

Cheddleton Parish Council



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22nd October 2025

Dear Councillors,

The next meeting of the Planning and Amenities Committee will be held at Cheddleton Community Centre, Hollow Lane, Cheddleton on Tuesday 28th October, 2025 at 6.45pm prior to the Full Council Meeting.

AGENDA

1. Apologies
2. Members Declaration of Interest
3. Public Question Time
4. Minutes of the Meeting 27th May, 2025
5. Matters arising therefrom
6. Correspondence
 - New Applications for Comments
 - a. DOC/2025/0078 Land Adjacent Cellarhead (BESS) Rownall Road, Wetley Rocks. Discharge of Conditions 3,9,12,14,18,24 & 25 relating to SMD/2022/0548 – Statutory Consultation period.
 - b. SMD/2025/0349 Thornby Lodge, Consall Forge, Consall, Wetley Rocks. Certificate of Lawfulness for proposed erection of detached outbuilding to provide gymnasium and office – Under Assessment.
 - c. SMD/2025/0346 Lilac Grove Farm, 83 Folly Lane, Cheddleton. Application for variation of conditions 2,11,14 in relation to SMD/2023/0550 for the redevelopment of the site to provide 7 dwellings – Under assessment.
 - d. CON/2025/0016 Cicely Haughton School, Westwood, Wetley Rocks. Refurbishment of existing building to provide 4 teaching blocks/toilet/office/boiler room and additional parking – Awaiting Decision
 - e. SMD/2025/0276 Land North East of Brund Lane, Cheddleton. Conversion, alteration and extension of agricultural building to form dwelling house – Under assessment. (Previously refused 2/5/25 – we did not object to the last application).
 - f. SMD/2025/0269 9 Basford Bridge Lane, Cheddleton. Proposed two storey extension to side, first floor over existing garage and single storey extension to the rear – Awaiting Decision
 - g. SMD/2025/0248 Basford Hall Farm, Basford Green Road, Cheddleton. Proposed Natural Pool and associated landscaping to farmyard, existing garage to be utilised as changing area – Under Assessment
 - h. SMD/2025/0236 147 Ostlers Lane, Cheddleton. Proposed replacement garage and storage building – Awaiting Decision

- i. DOC/2025/0082 Land east of Cellarhead BESS, Rownall Road, Wetley Rocks. Discharge of Condition 15 relating to SMD/2022/0444 – Statutory Consultation Period.
 - j. DOC/2025/0076 The Tawny Hotel, Longacres Lane, Consall, Wetley Rocks. Discharge of Condition 4 relating to SMD/2024/0067 – Statutory Consultation Period.
 - k. NMA/2025/0023 Bath House, Basford Hall Road, Basford. Application for NMA in relation to SMD/2025/0058 – Under Assessment.
 - l. DOC/2025/0074 Land Adjacent to Cellarhead (BESS) Rownall Road, Wetley Rocks. Discharge of Condition 11 in relation to SMD/2022/0548 – Statutory Consultation Period.
 - m. SMD/2025/0429 John Pointon Sports Recreation facility, Felthouse Lane, Cheddleton. Removal of skateboard park including all equipment, surfacing, fenced enclosure and construction of two Padel courts. – Statutory Consultation Period.
 - n. SMD/2025/0423 Catswall Farm, Huntley Road, Denford. Variation of Conditions 2,3,4,5,6,7,8,9,10 in relation to SMD/2023/0631 – Statutory Consultation Period.
 - o. SMD/2025/0422 Catswall Farm, Huntley Road, Denford. Variation of conditions 2,7,13,14,15,16,17,18,19,20,21 in relation to SMD/2023/0630
 - p. SMD/2025/0410 29 Mill Lane, Wetley Rocks. Certificate of Lawfulness for proposed widening of existing access and install dropped kerb to front of property. – Under Assessment.
 - q. DOC/2025/0061 Advance Proteins Ltd, Bones Lane, Cheddleton. Discharge of Conditions 3,7,9,11,12,14,15,18,19,21,22,23,24 in relation to SMD/2022/0088 – Statutory Consultation Period.
 - r. DOC/2025/0055 Land East of Cellarhead (BESS) Rownall Road, Wetley Rocks. Discharge of Condition 22 in regards to SMD/2022/0444 & NMA/2025/0009 – Under Assessment by Case Officer
 - s. NMA/2025/0019 Cheddleton Community Centre, Hollow Lane, Cheddleton. Non material amendment in relation to SMD/2024/0126 for repositioning of solar panels from flat roof to pitched roof location. – Under Assessment by case officer.
 - t. DOC/2025/0051 Land off Mill Lane, Wetley Rocks. Discharge of Conditions 3,4,5,6,7,8 and 13 relating to SMD/2023/0528 – Under assessment by case officer.
7. Planning Applications that have been decided since May 27th 2025
- a. SMD/2025/0336 Leek Rugby Club, Chestnut Walk, Cheddleton. Replacement forward facing first floor balcony to the existing clubhouse building – Planning Permission Approved.
 - b. NMA/2025/0014 Higgins Hill Bungalow, Basford View, Cheddleton. Non Material Amendment in relation to SMD/2025/0171 – NMA Approved.

- c. SMD/2025/0309 4 Hazelhurst Drive, Cheddleton. Proposed two storey extension – Planning Permission Approved.
 - d. DOC/2025/0041 27 Cheadle Road, Cheddleton. Discharge of Conditions 5,10,11 in relation to SMD/2024/0494 – Approved
 - e. SMD/2025/0264 Darleyshire Farm, Leek Road, Wetley Rocks. Erection of single storey extension to annex – Planning Permission Approved.
 - f. SMD/2025/0221 Little Blakeley Lane Farm, Blakeley Lane, Dilhorne. Proposed erection of Agricultural Building for Livestock Accommodation – Planning Permission Refused.
 - g. DET/2025/0032 Land North of Richmore Hall, Leek Road, Dilhorne. Determine if prior approval is required for general purpose agricultural building – Prior Approval Granted.
 - h. NMA/2025/0018 Land East of Cellarhead (BESS) Rownall Road, Wetley Rocks. Application for Non Material Amendment in relation to SMD/2022/0444 wording of condition 15 – NMA Approved.
 - i. SMD/2025/0360 Oakleys Farm, Little Blakeley Lane, Dilhorne. Proposed erection of Agricultural Building for Livestock Accommodation. Planning Permission Refused.
 - j. NMA/2025/0016 The Old Bowling Green, Leek Road, Cellarhead. Non Material Amendment to SMD/2023/0496 NMA Approved.
8. Public Question Time
9. Any other business