

Cheddleton Parish Council

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE MEETING HELD IN
CHEDDLETON COMMUNITY CENTRE, ROOM 1, HOLLOW LANE,
CHEDDLETON ON TUESDAY 7th. DECEMBER 2021.**

ATTENDANCE Chairman Councillor - M.T. Bowen
Vice-Chairman - H.J. Tunna

Councillors - M. Ahmad, Mrs. D.A. Hartley, T. James, H.R. Jennings, Mrs. C.A. Lovatt,
G.W. Salt, Mrs. L.M. Salt, and M.P. Worthington.

Clerk - Ms. L.J. Eyre.

Councillor - R.J. Hartley.

4 Members of the public & Tom Sylger Jones.

116. **APOLOGIES** - Apologies were received from Councillor Mrs. J.C. Parkes and it was resolved to accept these.
117. **DECLARATIONS OF INTEREST** - Councillor Ahmad stated that his land is next to the proposed solar farm agenda item 121. Councillor Bowen is a member of Staffordshire Wildlife Trust agenda item 122h. Councillors Mr. & Mrs. Salt are members of CPRE agenda item 122g.
118. **PUBLIC QUESTION TIME** - No questions.
119. **MINUTES OF THE MEETING OF 2nd. NOVEMBER 2021** - It was resolved to accept these as a true record and signed by the Chairman.
120. **MATTERS ARISING THEREFROM**
Re. Min. 100. Matters Arising therefrom Re. Min. 63. Update on St. Johns Drive Housing Development - Councillor Worthington reported that the well will not be reinstated until the spring.
121. **PRESENTATION FROM TOM SYLGER JONES FROM HUT ON A HILL LTD, ABOUT PROPOSED SOLAR FARM ON LAND NORTH OF CELLARHEAD SUB-STATION AND Q&A** - The Chairman introduced Tom a planning consultant for the proposed Solar Farm. The Clerk handed out copies of the presentation. The survey assessment stage for the application and want to ask if anything that residents have concerns that can be addressed. Application will be made once all assessments have been conducted which will not be complete until after the spring next year possibly April 2022. Any implications can be raised with Tom today or via email. No public exhibitions are being held now due to Covid, but a website will be able to be accessed by residents of the proposal once we have further information. Tom went through the presentation explaining what the solar farm will consist of etc. He went through the classification of the grades of the land that the solar farm will be on. Councillor Bowen asked who has classified the land and Tom said he could provide the report from the consultant who is a specialist in soil has provided this classification. Impact of the build of the solar farm will initially take 4 months and will influence highway traffic coming and going to the site whilst it is under construction. Councillor Jennings stated that A P Protein already causes a lot of traffic up and down the main road which is an issue on a terribly busy road. He also asked how far along is the application before it will be applied for. Tom explained that there are lots of reports need to be conducted prior to the application such as highways, ecology etc.

Councillor Ahmad asked that the traffic will only be initially whilst its being constructed but that will reduce once its built. Tom stated that there would be a Highway Management Plan completed prior to the construction stage. Councillor Mrs. Lovatt stated that the area is large that is being proposed and is an irregular shape is there and optimum size that if it reduces would make in not viable to construct it? Tom stated the developer will approach the National Grid and ask if they have any capacity to accept the renewable energy and how much and then seek land close to the sub-station to provide the amount they will accept. That is why there is a battery storage site application for close to the site too. The land is then looked at and see if there is any area which would be suitable. Therefore, it is forever evolving based on reports as they are produced. Councillor Jennings stated that residents need to be informed and shown the plans and approach them for their thoughts. Tom stated that it is important to engage with those who know the area and the practicalities that a project like this might need to be highlighted. Councillor Bowen stated its fine to have the information via a website but not everyone has access so there does need to be information available to those without access to that but how you do that is down to the developer. Councillor Tunna asked is the plan to develop the entire site? Will the land be purchased? Tom explained as much of the site as possible and the land would be rented. Councillor Tunna stated that there will be nothing left of Rownall with this and the proposed battery site. A resident asked will it be longer that 4 months as there are massive supply issues with resources for all sorts of materials etc. Tom stated that until they have the materials, they would not start construction. He asked what sort of output it will give? Tom stated 43 Mega Watts which would supply 12,000 houses. And the information will be available for viewing by anyone. Councillor Mrs. Hartley stated that when demand is at its highest solar panel produces the least amount of output. Councillor Mr. Hartley asked what storage facilities you do have planned and Tom stated its down to the National Grid how and where it is stored. Councillor Mrs. Lovatt asked if the battery storage is via the same company and Tome stated two separate companies, but land owned by the same landowner. Councillor Worthington asked if the Battery Storage facility does not get approved will that mean you would not go ahead? Tom stated that separate so no. Councillor Jennings asked about the visual cover to protect the views. Councillor Mrs. Hartley stated that if its too screened will it not hinder the solar panels from getting the maximum capture of rays if it is shaded by trees and screening. Councillor Jennings asked how many more applications we will see coming through. Tom stated that it all depends on what the National Grid have stated what supply they want. He will forward the agricultural report to the clerk and information of the website for residents and Councillors to have access to these. Councillor Bowen thanked Tom for his presentation on behalf of the Council.

122. CORRESPONDENCE: -

- a. SMD/2021/0117 - Ashcombe Park, Cheadle Road, Cheddleton - Change of use of dwelling (C3) to shooting lodge and private function venue (Sui Generis). No Objection. Approved 12/11/2021.
- b. SMD/2021/0118 - Ashcombe Park, Cheadle Road, Cheddleton - Listed Building consent for change of use of dwelling (C3) to shooting lodge and private function venue (Sui Generis). No Objection. Approved 12/11/2021.
- c. Amey Report 4221334 - Heath Avenue, Wetley Rocks - Missing Bollard - Completed 19/11/2021. Councillor Mrs. Lovatt stated that there is a bollard in the field behind her property.
- d. SLCC News/Branch Meeting. The Clerk circulated information about bullying of clerks that SLCC have taken on as a project going forward. Staffs Branch Meeting 9/12/2021.
- e. Information Commissioners Office Renewal Confirmation - ZA030735
- f. HMRC information.

122. CORRESPONDENCE (Cont'd...): -

- g.** CPRE - Newsletter/ Confirmation of Membership 512.
- h.** Staffordshire Wildlife Trust Updates.
- i.** Public Sector Deposit Fund Updates. Interest Rates etc.
- j.** Fields In Trust Bulletin.
- k.** This is Revival - Covid Home Welfare Checks - sponsored by Staffordshire County Council.
- l.** SMDC Tree Works St. Edwards Church Graveyard - Information passed to Lichfield Diocese as it is the Church Graveyard.
- m.** PTTRO Longacres Lane, Consall - 4/1/2022 until 28/1/2022.
- n.** SMDC Commercial Waste Monthly Collection - Cheddleton Cemeteries 2022.
- o.** SMDC New Register of Electors 1st. December 2021 - Requested a copy.
- p.** City of Stoke-on-Trent incorporating Staffordshire Care & Support Directory 2021. Passed a copy to Wetley Rocks for the Village Hall.
- q.** Healthwatch Staffordshire E-bulletin.
- r.** Moorlands Heritage Partnership Grants - How to apply for grants.
- s.** Staffordshire County Council News/ Climate Action Fund - grants available upto £2k
- t.** Action Fraud Alerts.
- u.** Support Staffordshire News.
- v.** SMDC Regeneration News.
- w.** Staffordshire Commissioner volunteer for Independent Scrutiny Panel. Councillor Bowen has been put on a forum with the Police for SMDC.

123. UPDATE BASFORD BRIDGE LANE BRIDGES/CCTV - The Clerk reported that works on the bridge 44 have been taking place as notified. Councillor James reported that the Weight Limit sign at the top of Basford Bridge Lane has been hit and needs reporting. The Clerk has contacted Paula Lees the Highways Liaison Officer about her suggestions, but she stated its down to the C&RT to make an application. We still seem to be going around in circles but a copy of the minutes of the last meeting suggesting access only would help so we will await the outcome of that if any. Councillor Bowen stated to include John Henderson in the information as CEO of SCC. Councillor Worthington updated that Ameys are being let go and works will be back inhouse soon.

124. UPDATE ON RENOVATIONS IN CRAFT CENTRE - Councillor Jennings reported that the corridor is done, the floor is levelled, ceiling in the new room and plasterers working at lining the room. Councillor Bowen added that the door and steps have been removed to our meeting room.

125. UPDATE ON RESIDENTS WALL DAMAGE ON PARK LANE, CHEDDLETON - Councillor Bowen reported that Rob Marsden has fixed his wall and trying to claim against the company who caused the damage. The Clerk reported that she has raised a report with Highways with suggested new signage that Rob has come up with and forwarded to Paula Lees. She will contact community traffic monitor officer to liaise with the Council. The Clerk will inform the Police about the damages being incurred.

126. SET UP OF COUNCIL EMAIL ADDRESSES - The Clerk reported they have been set up but still an issue so awaiting an outcome before rolling them out to Councillors.

- 127. UPDATE ON BASFORD GREEN, CHEDDLETON - ROAD/VERGE DAMAGE** - Councillor Bowen reported that no further communication received from Sgt. Andy Bland but no further reports of any anti-social behavior.
- 128. UPDATE ON DEFIBRILLATORS** - The Clerk reported that Liz Rhodes had contacted her on behalf of a Walking Group who are winding up and they had funds £275.07 which they have donated towards the next defibrillator at Leek Rugby Club at St Edwards Park. So total funds of £364.12 funding as well as community initiative funding from Councillor Bowen & Worthington from District which the Rugby Club needs to apply for asap. Councillor Mrs. Salt reported that the Defibrillator at the Black Lion was almost needed for use recently as CPR was performed on a customer. The Clerk also stated that the Red Lion are looking to also get one and are raising funds which Councillor Mrs. Salt is assisting them with.
- 129. UPDATE OVERHANGING TREES RANGLES LANE/ 7, MAIN ROAD, WETLEY ROCKS - RT. HON. KAREN BRADLEY M. P.** - The Clerk reported that she had received a letter with regards to the trees which are overhanging a resident's property which we have been telling the Diocese about and provided reports to Fisher German from Steve Massey at SMDC previously. The Clerk forwarded the letter to them from Karen with a response that they will be no longer acting on behalf of the Diocese from January 2022. The Clerk had explained this to Karen, and she will take this up now with the Diocese on behalf of the resident and ourselves. The other letter received was a problem with a manhole cover and road surface outside 7 Main Road, but there are no outstanding reports. The Clerk has checked and there are no outstanding reports, but she will raise another one and let Karen have an update.
- 130. SMDC CLIMATE SUB/GROUPS** - The Clerk reported that Parish Councils could come together to work together and meet on a quarterly basis so it was suggested that Councillor Dakin might want to be our representative.
- 131. CASH FOR KIDS - MISSION CHRISTMAS** - The Clerk reported that she had received a request for help from this charity. After some discussion it was decided that if Councillors want to donate it is up to individuals. The Clerk will forward details to all members.
- 132. PARKING ON GRASS OVAL, MILL LANE, WETLEY ROCKS** - Councillor Mrs. Hartley reported that this is being used by a commercial vehicle and let the local PCSO know and write to the company. The Clerk will follow this up with a letter.
- 133. REMOVAL OF SIGNS CHEDDLETON PLAYING FIELD/DOG FOULING** - The Clerk reported that all the signs have been removed and so a quote for 5 new Dogs on Leads at all entrances and 1 for the Toddlers play area stating No Dogs. £96 from Leek Signs which was proposed by Councillor Jennings and seconded by Councillor Worthington, and all agreed to get those made and put up. Councillor Bowen stated that a report has been provided to the Dog Warden for a resident who is a serial offender.
- 134. DAMAGED TREES ASYLUM BURIAL GROUND, CHEDDLETON** - Councillor Jennings reported and showed photographs of some damaged trees which the Clerk will report to Steve Massey for advice. He also reported that a Christmas Wreath has been put on the gates now.
- 135. PLANNING APPLICATIONS** -
- a. SMD/2021/0745** - 1, Southlowe Avenue, Cellarhead - Single storey side extension.
No Objection.

136. FORWARD AGENDA ITEMS -

Chase up Potholes Mill Lane by the Zebra Crossing.
Additional Dog Bin on Mill Lane.

**137. CONFIDENTIAL ITEM - FINANCIAL REQUIREMENTS 2022/23 -
ADMINISTRATION/AMENITIES/OPEN SPACES**

After considering the budget required the committee made their recommendations.

Chairman
11th. January 2022.