

**Cheddleton Parish Council**

**MINUTES OF THE PARISH COUNCIL MEETING HELD VIA ZOOM ON  
TUESDAY 25<sup>th</sup> AUGUST 2020.**

**ATTENDANCE** Chairman - Councillor M.T. Bowen.  
Vice-Chairman - H.R. Jennings.

Councillor – I. Dakin, Mrs. D. A. Hartley, R. J. Hartley, G. W. Salt, Mrs. L. M. Salt,  
S. Scalise, H. J. Tunna, K. Harvey, Mrs. C. A. Lovatt, M.P. Worthington, Ms. C. Y. Ball

Interim Clerk - Mrs K St Leger

9. **APOLOGIES** Apologies for absence were received from: -  
Councillor - M. Ahmad, J. Carr and Miss. O. Lucas, it was resolved to accept these.
10. **DECLARATIONS OF INTEREST** – There were no declarations of interest.
11. **MEMBERS’ SEC. 33 DISPENSATION REQUESTS** - There were not written requests for dispensation.
12. **VIRTUAL MEETING POLICY** – It was resolved to accept the policy.
13. **PUBLIC QUESTION TIME** – It was resolved to allow members of the Public to comment on the Planning Application(s), however they would not be permitted to participate in the vote. Planning Application 18(a) SMD/2020/0365 would be addressed as the next item on the agenda.
- 18(a) **PLANNING APPLICATION SMD/2020/0365** -- Land at Cheddleton Park Avenue, Cheddleton. Cllr Bowen had a further meeting with SMDC Planning Department, they reiterated that the Parish Council could only comment on the application on its own merits and could not take into account possible future planning applications. They gave assurances the roof heights would be in line with existing houses.
- A visit had been made to site and the width of the road was recorded as 3.7m. Cllr Worthington had confirmation from County Highways that this would not comply with the minimum requirement width for a road installation. The access can only be used by farm vehicles. It was therefore resolved to approve the planning application.
- Cllr Bowen opened the floor for comments from the Public. A resident advised the drawings showing the roof height are misleading, they appear to show a similar roof height to the existing houses, however measurements were taken from within in the field show if the builders are only digging out 1m in depth and the land rises 6m above the avenue, the houses will be much higher. The Parish Council appreciated the efforts the residents had made in undertaking these findings. It was resolved to request a clause be applied to the planning application to restrict the roof height to those of the neighboring houses.
- A resident expressed disappointment in the position the Parish Council were taking. The Parish Council recognized the strength of feeling with regards to this Planning Application and the large number of objections submitted, however the risk in submitting an objection could see the application going to appeal and a larger estate being built. The best option available would be to build the 3 houses and close off the site for future development. It was reiterated that the Parish Council submit their response to SMDC, this will be considered along with other responses and SMDC will make their recommendations accordingly.
14. **MINUTES OF THE MEETING 17<sup>TH</sup> MARCH 2020** – Cllr Dakin requested the climate crisis was added to the agenda. It was resolved to add this to the next agenda.

## **15. MATTERS ARISING THEREFROM**

**5677** – Playfield Fields football team request, it was resolved to add this to the Playing Field agenda.

**5680** – Ground maintenance report, it was resolved for all Cllrs to report their updates on works required, these will be added to the next PC agenda.

**5682** – It was noted the windows were now installed. A request for an urgent meeting was made to progress outstanding works required. Cllr Bowen advised urgent items could be added to the September meeting, however these would be restricted due to the background information required from the Clerk. Building Control would be required to ensure the relevant regulations were followed, the associated costs had been previously agreed. It was resolved for Cllr Scalise to make the necessary arrangements. The details of the previous recommendations were noted on Minute **3095**. A meeting of the Craft Centre sub-committee to be convened.

**5684** – The asbestos removal has been undertaken.

**5687** – Basford Bridge Lane. It was noted the proposed signage from the County Highways has no width restrictions. The Canal & River Trust are fully supportive of the Parish Council and want to have a physical restriction on both bridges. Concerns were raised that the next incident would not just be the parapet, but the collapse of the bridge. With a 7.5 tonne weight limit and a 30 tonne vehicle crossing it, it would only be a matter of time before this happens. Cllr Bowen has spoken to Highways who are supportive but note the legislation will not let them do what is needed. An approach is needed with the new Highways portfolio holder Mr. David Williams, to ensure they address this, if needs be, they need to get dispensation from Government to put the restrictions in place. At a cost of £200K per incident, we cannot continue to repair the bridge.

Residents have approached people driving round the road closure sign, including articulated vehicles, they deny seeing the sign. Police will not prosecute unless the signage is accurate, once these are legal they will prosecute offenders. Assistance was also sought with Staffordshire County Council from Cllr Worthington.

**5691** – Cllr Scalise asked for a copy of the inspection report to ensure any actions required are addressed. Cllr Dakin will forward a copy however no major issues were highlighted.

**16. MINUTES OF THE MEETING 18<sup>th</sup> AUGUST 2020** – Cllr Bowen read through the minutes.

## **17. MATTERS ARISING THEREFROM**

**8(b) SMD/2020/0349** – It was noted the application could not be considered as infill, this to be added to the response to SMDC. Clerk to action.

**18(b) PLANNING APPLICATION SMD/2020/0389** – 81 Heath Avenue, Cellarhead – there were no objections to this planning application, it was noted all the houses on this avenue were growing and spaces between these was limited. It was noted this was not a planning consideration for the Parish Council but for SMDC planning officers to address.

**18(c) PLANNING APPLICATION SMD/2020/0421**– Darleyshire Farm, Leek Road, Wetley Rocks  
It was resolved to reject this planning application on the basis of inappropriate development in the green belt, there were no special circumstances exhibited.

**19, COMMUNITY CENTRE UPDATE** - Crèche now not opening as it would be months again before Ofsted could inspect so she has cut her losses and removed all her stuff and left in a tidy manner

Hirers are making enquiries about using the Community Centre, Cllr Dakin has undertaken a Risk Assessment and Stan & Chris are happy that they know what they are doing. The relevant signs are in place and cleaning etc undertaken. Hirers have been issued with details making

them aware of their responsibilities to the people in their classes. Most starting in September. Asbestos and boiler were removed during lockdown and full electrical testing and works completed to make us compliant. Still need the fire alarm system sorting which Cllr Dakin was trying to sort out.

20. **CRAFT CENTRE UPDATE** – Both the Tearoom and Beauty room are open, the Clerk has requested a risk assessment however it is their responsibility to ensure compliance. They have both received the £10k grant and have commenced paying hire charges from August. It was noted this payment from the Government was to cover rent during this period. The Council resolved to charge the Tearooms and Beauty Room for the April – July payments. It was noted the Beauty Room was charged at £134 month, the Tearooms £257.50 per month.

Windows have been fitted in the old pottery room, refurbishment works need to be progressed. There was an issue with the toilet lights with one of the fittings needing to be replaced, a request has been made to order a replacement. The Tearooms have asked if we would consider a dog poo bin be installed by the footpath as her trade waste bin was being used. It was resolved to approach SMDC to install a waste bin, this could be used for general waste and dog waste.

A health concern was raised with regards to people moving back into buildings where there has been little or no air movement during lock down, which could pose a health risk. It was resolved to add this to the Craft Centre agenda to be addressed by the Caretaker.

The Clerk issued a summary of the meeting she had with the Auditor to discuss the hiring methodology currently used, charging rooms at an hourly rate where the room was a dedicated long-term resource puts the Parish Council at risk, the Crèche has cost the Parish Council approximately £12k in lost revenue. It was resolved to add this to the Community Centre Committee agenda. The Clerk will look at a long-term contract for consideration.

The Tea Rooms have requested maintenance to be undertaken, the contract needs to be reviewed to determine who is responsible for such items.

21. **BUS SHELTER WETLEY ROCKS** – Cllr Bowen has liaised with SMDC, it is noted Derbyshire County Council are contracted to look after these assets on behalf of SMDC. They are looking to depart from the contract due to the unsatisfactory response to maintenance requests. It is envisaged the bus shelter repairs will cost in the region of £1300, it was questionable as to whether a new shelter could be procured based on this cost. Cllr Bowen will approach SMDC to request a grant for works to be undertaken, it was resolved to accept this recommendation

- 22 **CALENDAR OF MEETINGS** – Due to the number of items needing to be addressed, it was resolved to hold a Community/Craft Centre Management Committee meeting on 22 September 2020 via Zoom.

A full Council meeting will be convened on 29 September 2020. The Clerk will request items to be added to the agenda, these are items which need to be addressed as a matter of urgency. The remainder of the calendar of events to commence as per the schedule set at the beginning of the year. Clerk to reissue the calendar.

Initial items to be added: Tree works - lock to gain access over the Churnet is required; Footpath 38, debris being thrown from gardens onto the path; Playing Fields – debris being deposited from residents; Broadband in Council Chamber and/or Community Centre; Climate Change.

Due to Government Guidelines, all meetings will be undertaken via Zoom until the position changes.

Clerk to check Cllr attendance at meetings to determine if any Cllrs are in breach of the 6-month ruling.