

**Cheddleton Parish Council**

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE MEETING HELD IN  
MEETING ROOM, CRAFT CENTRE, HOLLOW LANE, CHEDDLETON ON  
TUESDAY, 5<sup>th</sup>. APRIL 2022.**

**ATTENDANCE** Chairman - Councillor M.T. Bowen  
Vice-Chairman - Councillor H.J. Tunna  
Councillors - Mrs. D.A. Hartley, H.R. Jennings, Mrs. C.A. Lovatt, Mrs. J.C. Parkes, G.W. Salt and Mrs. L.M. Salt and M.P. Worthington.

Clerk - Ms. L.J. Eyre. Councillors - R.J. Hartley & Mrs. L. Shaw.

181. **APOLOGIES** - Apologies were received from Councillor M. Ahmad, it was resolved to accept these.
182. **DECLARATIONS OF INTEREST** - Councillor Mrs. C.A. Lovatt as a close resident to Big Southlowe Farm Agenda item 186. Correspondence item f.
183. **PUBLIC QUESTION TIME** - No questions.
184. **MINUTES OF THE MEETING OF 1<sup>st</sup>. MARCH 2022** - It was resolved to accept these as a true record and signed by the Chairman.
185. **MATTERS ARISING THEREFROM**  
**Re. Min. 167. Minutes of the meeting** - The Clerk reported this should read 1<sup>st</sup>. February and has been amended.  
**Re. Min. 168. Matters arising Re. Min 157. Update Street Light - Ashcombe Road** - Councillor Worthington asked what the outcome was of the comment from the gentleman. The Clerk reported no response, and the insurance will now pursue him for the monies as they have paid the Council against our own insurance.  
**Re. Min. 169. Presentation from Sirius** - Councillor Jennings reported on applications for solar panels in South Derbyshire which is 3 villages and the biggest is 540 acres which will have to go to parliament. Councillor Mrs. Lovatt reported on a couple more in Staffordshire Moorlands. Councillor Bowen stated again that SMDC are developing a policy on Solar Panel applications.  
**Re. Min 175. Request to plant Cherry Trees on the open space Cheddleton Park Avenue** - The Clerk reported that she has emailed Councillor Joe Porter but has not received a response so Councillor Bowen will mention it to him as a future orchard.
186. **CORRESPONDENCE: -**
- a. Commercial Waste Agreements SMDC commencing 1<sup>st</sup>. April 2022.
  - b. Amey Report 4271670 - Grange Road, Cheddleton - Pothole - Completed 25/3/2022.
  - c. Amey Report 4272171 - Woodlands Avenue, Cheddleton - Pothole - Assessed 21/3/2022 non-urgent works.
  - d. Amey Report 4272398 - Cheadle Road, Cheddleton - Leaning Bollard - 21/3/2022 Unable to action. Councillor Worthington confirmed it has been repaired.
  - e. Amey Report 4273818 - Tall Trees, Leek Road, Wetley Rocks - Road damage - Assessed 21/3/2022 non-urgent works. Councillor Mrs. Lovatt confirmed that this has been done. She also notified that there has been a press release from SCC that they will be dealing with areas rather than individual potholes.

**186. CORRESPONDENCE (Cont'd...): -**

- f. Update SMC/2022/00021 - Land adjacent Big Southlowe Farm, Leek Road. The Clerk reported that Enforcement at SMDC have made further enquiries.
- g. SCC ROW Panel 11/3/2022 - David Rice update. The Clerk updated that the April ROW meeting has been cancelled.
- h. HMRC Information.
- i. Action Fraud Alerts - County Lines update.
- j. CCLA Public Sector Deposit Fund. Interest Rate increasing.
- k. SLCC Updates - National Salary Award, Jobs, Conferences & Training Courses.
- l. Support Staffordshire News - Training Courses.
- m. Staffordshire County Council News - Vacancies & News.
- n. Canal & River Trust Update.
- o. West Mids. Community Flood Resilience - Launch Event 6/4/2022.
- p. SMDC Business Rates 2022/23 - Zero Bills.
- q. Sunshine Gym Equipment Brochure.
- r. Enquiry via Council website - Ceilidh Dance Session advertised on Council website.
- s. Safe Clean Energy - Ray & Victoria Berringer.
- t. Verge maintenance Millstone Edge, Cheddleton - Future Agenda item and investigate ownership.
- u. AGAR 2021/22 from Mazars - Details of Annual Return.
- v. SMD/2022/0088 - FIE Bones Lane, Cheddleton - Food processing facility/edible bone factory - Comment.
- w. SMD/2021/0472 - 170, Boat Inn, Basford Bridge Lane, Cheddleton - Alterations to outbuilding including removal of roof, lowering of walls and creation of new outdoor seating terrace - No Objection - Approved 9/3/2022.
- x. ACCLC - Year End assistance.
- y. Storage containers - Cellarhead - Reported to Caverswall Parish Council.
- z. Community Engagement Meeting invite - Friday, 8/4/2022 @ 4pm. Railway extension to Stoke from Leek.
- aa. SMD/2022/0017 - Public Participation at planning meeting - Thursday, 7/4/2022 @2pm. Councillor Worthington confirmed that he will be representing the applicant at the meeting.

**187. UPDATE BASFORD BRIDGE LANE BRIDGES/CCTV** - Councillor Bowen reported that we had been advised that a gritter had gone over the Canal Bridge which is overweight vehicle. A response from SCC stated that its not the gritters causing the damage. The Clerk reported that she had received a road closure the day after the closure had started which is not very helpful and received the information about the gritter from Councillor Dakin as he witnessed it. The Clerk then sent an email about both and basically got the response already mentioned and if we did not want the road gritting below Cheddleton Park Avenue to let him know. Councillor Bowen & Councillor Jennings responded stating they have a duty to grit the road. The Clerk reported that a resident had emailed with regards to the temporary barriers nearly two years on asking when they will be removed now that the new signs have been erected. Councillor Bowen suggested forwarding the email to Councillor David Williams. Councillor Worthington stated it is not affecting the tourists coming. Councillor Jennings suggested a meeting with County & Police to look at pedestrianizing it. The Clerk has not been updated with regards to action by the Police against the two new incidents. The Clerk had informed the Canal & River Trust with regards to the gritter and received a response from them at there surprise at the SCC attitude. The Clerk will invite Councillor David Williams and Police Inspector Mark Thorley to meet with the Council.

- 188. UPDATE FROM PREVIOUS HIGHWAYS LIAISON MEETING WITH PAULA LEES**  
- The Clerk reported that Paula has not got the time to meet quarterly and had responded with updates on the previous meeting.
- 189. UPDATE ON RESIDENTS WALL DAMAGE/SIGNAGE ON PARK LANE, CHEDDLETON** - Paula had responded stating that Councillor Worthington had brought it up at DHP but that the signage is adequate. She has also looked at the passing places and stated that they are acceptable. Councillor Bowen stated that this isn't any help for residents. Councillor Worthington stated that an Access only sign would update satnavs so to request this via Councillor David Williams.
- 190. SMDC CONSULTATION - DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT** - Councillor Bowen updated that this has been produced to include climate change and tighten up S106. Agreements from developers. Councillor Mrs. Lovatt reported that a development at Stoke near Stoke station is to be developed with no affordable housing which is completely wrong. The Clerk stated all individuals can comment to SMDC and as a Council we need to put forward our response. Councillor Bowen put forward that this does tighten certain loopholes in areas of climate change and viability for affordable housing, so the parish Council supports this being implemented. All agreed that the Clerk respond in his way.
- 191. CONSERVATION AREA APPRAISAL RESPONSE** - This was discussed prior to the meeting and agreed that Councillor Jennings drawn up a map to have discussions with SMDC as to what the Parish Council feel should be included in the Conservation Area as a lot of the village is of sufficient heritage to be included. Councillor Bowen will organize the officer from SMDC to then meet with the Council to discuss options.
- 192. UPDATE RT. HON. KAREN BRADLEY MP - WETLEY ROCKS PLAYING FIELD/ OVERHANGING TREES RANGLES LANE** - The Clerk reported that Rt. Hon. Karen Bradley MP has now emailed Ven Dr. Megan Smith at Lichfield Dioceses for a response. The Clerk also updated that she had rang Balfours the managing agent as she had not even received acknowledgment from her email in January and left an answerphone message and no response.
- 193. REFURBISHMENT CENTENARY BENCH - LANDS CHARITY WETLEY ROCKS** - The Clerk reported that Steve has had a look and it needs rubbing down and repainting and he suggested coach paint at around the cost of £25 a tin and a few hours of his time to do the job. Councillor Worthington had got some paint and was going to do it but when he looked it needed more attention than just painting. He had also contacted Karl Pointon to fill in the potholes on the Car Parking area which hasn't been done yet. Councillor Worthington offered to pay for the better paint and proposed Steve to do the works. All agreed that this was the best option so the clerk will arrange Steve to do the job.
- 194. UPDATE ON RENOVATIONS CRAFT CENTRE/BEAUTY ROOM** - The Clerk reported that the snags in the new room need to be completed by 29<sup>th</sup>. July 2022. Duncan Barber has come up with a solution for the fire door issues which Sam stated was adequate under fire regulations so he will complete it. The Fire Exit sign over the Fire Exit from the tearooms has not got signage so if we wanted an illuminated sign it would have to be paid for as it was not in the original specification, but he would put up a normal sign over the door free of charge. For the pointing it will cost £70 per m2 and additional cost of £150 for scaffolding tower.

**194. UPDATE ON RENOVATIONS CRAFT CENTRE/BEAUTY ROOM (Cont'd...)**

Councillor Mrs. Salt stated she could get free use of a tower and Councillor Bowen proposed that Duncan do the works around the window and then we have come back which all members agreed and if it still is not sufficient, we can look at further action. The Clerk stated that Duncan will then be able to do the re-decoration inside of the paint. The Clerk reported that an asbestos survey needs to be done on the Beauty Room before works are carried out. Two quotes have been received from Sam at Cornes being Griffin Environmental who did it last time quoted £370 and another quote of £795 from QualSurv. Councillor Bowen proposed Griffin carry out the survey and all agreed. The Clerk reported that all members have been sent the specification for approval. Councillor Jennings stated it needs to be scrutinized by Full Council. Councillor Bowen suggested that members have a close look and agenda item to agree at Full Council and then we can move forward with the tender process. Any amendments let the Clerk know. Walkers Windows have provided a quote for the replacement windows but have a 15-week lead time. Councillor Worthington stated we need more quotes to compare. The Clerk will bring these back to Full Council.

**195. UPDATE WELL ON WELL MEADOW, WETLEY ROCKS** - Councillor Bowen reported that he has spoken to Ben Hayward at SMDC, and he has been chasing the developers to get it put back. Enforcement will get involved as it was stated it would be back by the spring. Councillor Tunna asked where is it being stored? Councillor Bowen said he will ask Ben Hayward.

**196. PARKING ISSUES ST. HILDA'S AVENUE, CHEDDLETON** - The Clerk reported that further incident involving an ambulance near miss due to parked vehicles reported by a resident. The Vets has a car park which was empty at the time. Councillor Bowen stated should not park close to a junction. After some discussion it was agreed to forward the details to SCC Highways and request a restriction or suggestion to help with this situation and report back to the resident.

**197. THE QUEEN'S PLATINUM JUBILEE CELEBRATIONS/COMMEMORATIVE ITEMS** - The Clerk updated that the numbers for school children have been established to be over 500 for the 4 schools and Councillor Mrs. Salt is trying to source mugs from a local firm. Next meeting is scheduled for Saturday, 23<sup>rd</sup>. April 2022 at 3pm. Councillor Mrs. Lovatt asked if there is any other funding as Heath Avenue want to have a street event. The Clerk will investigate that and so will Councillor Bowen as to if SMDC have anything else. The Clerk reported that St Edwards is holding its own street party for the school on Friday 27<sup>th</sup>. May and a road closure outside the school on Hollow Lane. Councillor Mrs. Hartley reported that Wetley Rocks is lighting the beacon on the Friday.

**198. POTHOLE NEAR BUS SHELTER A520 OPPOSITE TO FOLLY LANE** - Councillor Worthington reported this and asked for it as an agenda item. The Clerk asked for photographs to report it to SCC Highways and Councillor Worthington will take some.

**198a. NEWSPAPER ADVERT FOR ANNUAL PARISH MEETING** – The Clerk reported that to advertise in the Leek Post would cost £52.92. Councillor Worthington proposed putting on Facebook rather than the paper. This was seconded by Councillor Jennings and the Clerk will check the implications and where we must legally advertise it. Councillor Mrs. Salt suggested the Leek Echo rather than the Leek Post. It was agreed free advertisement would be better as people do not buy newspapers in the same volume.

**199. PLANNING APPLICATIONS -**

- a. **SMD/2021/0674** - 83, Lilac Grove Farm Folly Lane Cheddleton - Redevelopment of the site to provide 8 dwellings in the form of 4no semi-detached two-storey dwellinghouses, 2no detached chalet bungalows and 2no single-storey detached bungalows - Amended application.  
**No Objection.**
  
- b. **SMD/2022/0019** - 57, Willow House Ostlers Lane, Cheddleton - Fitting of agate grey composite cladding to the upper half of the front elevation of the property.  
**Comment. Do not agree with retrospective applications and no information about the thermal insulation under the cladding and fire safety/building regulations.**
  
- c. **SMD/2022/0066** - Langdale House, Cheadle Road, Cheddleton - Change of use of flats into a single dwellinghouse.  
**No Objection.**
  
- d. **Appeal 3287802 - SMD/2021/0437** - Esterchem Ltd. Brooklands Way, Leekbrook - Proposed storage building.  
**No Objection on the original application.**

**200. FORWARD AGENDA ITEMS -**

None were raised.

Chairman  
3<sup>rd</sup>. May 2022.