

**Cheddleton Parish Council**

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE MEETING HELD IN  
CHEDDLETON COMMUNITY CENTRE, MAIN HALL, HOLLOW LANE,  
CHEDDLETON ON TUESDAY 3rd. AUGUST 2021.**

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

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

Clerk - Ms. L. J. Eyre, 2 Members of the public & Councillor S. Scalise.

51. **APOLOGIES** - Apologies were received from Councillor Jennings, and it was resolved to accept these. Councillor Mrs. Hartley left the meeting early due to another engagement so agreed that planning applications to be discussed first.
52. **DECLARATIONS OF INTEREST** - Councillor Mrs. Hartley for item 56. f. as it is her appeal.
53. **PUBLIC QUESTION TIME** - No questions.
54. **MINUTES OF THE MEETING OF 6<sup>th</sup>. JULY 2021** - It was resolved to accept these as a true record and signed by the Chairman.
55. **MATTERS ARISING THEREFROM**  
**Re. Min. 35. Trees Overhanging Wetley Rocks Playing Field - Randles Lane** - The Clerk reported that she has received a letter from Fisher German with regards to an inspection that has been done on the playing fields and that a request for the removal of some trees planted by the Council along the roadside edge. Councillor Tunna stated they reported on the same thing previously. The Clerk also stated that the rent was mentioned as an agreement for rent has not been finalized which goes back to 2008 and therefore the rent will increase from September to £650 per annum. The Clerk has responded to both issues stating that a plan of the trees would be required to establish which ones he is referring to and why they are an issue. He suggested meeting on site should we wish to relocate the trees to discuss the new location. There has been no agreement made about the rent so going forward this needs to be discussed and gave him details about the mature trees overhanging Randles Lane which are under Tree Preservation Order. Councillor Tunna stated he was very happy to meet with them.  
**Re. Min. 42. Update on Basford Green, Cheddleton - Road/Verge Damage** - Councillor Worthington asked if there was any further update on this item. Councillor Bowen stated he was awaiting to hear from the Police but had not had any further information from the residents either.  
**Re. Min. 44. Update on St. Johns Drive Housing Development** - Councillor Bowen stated hopefully these will be occupied by the end of August and would like publicity when this happens. Councillor Mrs. Hartley reported that one of the new occupiers had been told that the properties have not yet been registered with land registry so we will see.

**Re. Min. 45. Update on Park Lane, Cheddleton Road Issues/Works** - Councillor Bowen reported that the water is continuing to run down the road and the residents have had their own independent assessor to look at it and discovered that there is an issue with the water pipes. Severn Trent have been contacted and been out to inspect and have discovered a leak and it has been running for 20 years. They dug a hole to find the damage and it immediately filled with water so now there is a 5-foot square hole filled with water and the road is closed whilst this is being dealt with. So, it is no wonder the houses are suffering from water damage with this, and the rainwater not being directed to the drains properly by SCC, but progress is being made thankfully. Councillor Tunna asked is it fenced off properly to prevent any harm and Councillor Bowen he had been to have a look and it is and the road is closed.

**57. PLANNING APPLICATIONS -**

- a. **SMD/2021/0483** - Wayfields Farm, Rownall Road, Wetley Rocks - Change of use of land and buildings from agricultural to business uses falling within use class E including the associated development for new openings in existing buildings.  
**Defer this for further information of what will be stored and frequency of change to establish the amount of additional traffic it will attract as there is always an issue previously with numbers of large vehicles going to and from the site by residents.**
- b. **SMD/2021/0496** - Land at Greenfields Farm, Thorney Edge Road, Bagnall - Proposed development: solar farm approximately 1.5MW with energy storage capacity of up to 57MW on 4.25 hectares of land at Greenfields Farm, ST9 9LA.  
**STRONGLY OBJECT - In the middle of the greenbelt and is overlooked especially from Wetley Moor so will not be screened completely. Potential Hazard to human life, inaccessibility, and loss of amenity to the local population and no demonstration that the benefits are significantly more than the harm. This should go to Planning Committee for the decision. Also, the technology is changing at pace.**
- c. **SMD/2021/0499** - 10, Cheadle Road, Cheddleton - Rear two storey extension and other renovations including window replacements.  
**No Objection.**

**56. CORRESPONDENCE: -**

- a. **SMD/2021/0316** - 79, Basford Bridge Lane, Cheddleton - Side/rear/front extensions. Single storey and two storey to form hall dayroom utility and WC on the ground floor additional bedrooms ensuite on first floor. No objection. Application approved 23/7/21.
- b. **SMD/2021/0356** - 10, Boucher Road, Cheddleton - Proposed Single Storey Side Extension to Dwelling. No Objection. Application approved 23/7/21.
- c. **SMD/2018/0715** - Number 2 Summer House, St. Edwards Park, Cheadle Road, Cheddleton - Listed Building Consent for the partial demolition and removal of summer house No.2 on St. Edwards Park. Strongly Objected. Listed Building Consent Refused 26/7/21.
- d. **SMD/2021/0362** - Glan Lea, The Avenue, Cheddleton - Proposed detached 2 bedroomed dwelling. Objected. Refused 27/7/21.
- e. **SMD/2021/0382** - Land at Greenfields, Thorney Edge Road, Bagnall - Screening Opinion for a proposed construction and operation of an energy storage facility. Deferred. Application Withdrawn.
- f. **Appeal 3274342** - Stanhopea, Mill Lane, Wetley Rocks - Formation of vehicular access - Appeal Granted 27/7/21.
- g. **SMD/2021/0321** - The Dairy, Ringe Hay Farm, Basford Green Road, Basford - Proposed rear extension. No Objection. Refused 30/7/21.

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

- h. CON/2019/0003 - Pipe Bridge Across, The River Churnet, East of Cheadle Road, Cheddleton - Replacement of pipe bridge, foul sewer pipe and abutment. No Objection. Approved 15/4/19.

**58. FORWARD AGENDA ITEMS**

- Wall collapsed A520 Wetley Rocks - Already reported to SCC.
- Update on Bus Shelter - A520 Cheddleton.

Chairman

7<sup>th</sup>. September 2021.