

**Cheddleton Parish Council**

**MINUTES OF THE PLANNING & AMENITIES COMMITTEE MEETING HELD IN  
CHEDDLETON COMMUNITY CENTRE, MAIN HALL, HOLLOW LANE,  
CHEDDLETON ON TUESDAY 7th. SEPTEMBER 2021.**

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

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

Clerk - Ms. L. J. Eyre, 1 Member of the public.

59. **APOLOGIES** - Apologies were received from Councillor T. James, and it was resolved to accept these. Councillor Ahmad left the meeting early due to another meeting he had to attend.
60. **DECLARATIONS OF INTEREST** - Councillor Mr. & Mrs. Salt as members of CPRE.  
Councillor Bowen as a member of Staffordshire Wildlife.
61. **PUBLIC QUESTION TIME** - No questions.
62. **MINUTES OF THE MEETING OF 3<sup>rd</sup>. AUGUST 2021** - It was resolved to accept these as a true record and signed by the Chairman.
63. **MATTERS ARISING THEREFROM**  
**Re. Min. 55. Matters Arising therefrom Re. Min. 44. Update on St. Johns Drive Housing Development** - The Chairman reported he had spoken to Peak Housing, and they are desperate to get the people in occupation. The delays are through the Developers' agents. Peak Housing are required to sign a bond with SCC to adopt the road and the document has not been submitted by the Agents. So, all delays are down to the Agents not Peak Housing or SCC. The new occupiers have not been given another date. It's appalling that these people have had to wait so long. Councillor Tunna asked again with regards to the well again. Councillor Bowen stated this will be re-instated as promised.  
**Re. Min. 55. Matters Arising therefrom Re. Min. 45. Update on Park Lane, Cheddleton Road Issues/Works** - Councillor Bowen reported that SCC have stated the works will be started at the beginning of October to improve the road drainage.
64. **CORRESPONDENCE: -**
- a. SMD/2021/0402 - Hollywell Cottage, Huntley Road, Denford - Lawful development certificate for a proposed detached oak garage. No Objection. Approved 25/8/2021.
  - b. SMD/2021/0352 - Land East of Cellarhead Battery Site, Rownall Road, Wetley Rocks - Adoption of an Environmental Impact Assessment screening opinion. No Objection. Screening Opinion - EIA Not Required 5/8/2021.
  - c. Staffordshire County Highways automated reports. Emails closing reports after 6 months.
  - d. Amey Report 4230463 - Tall Trees, Leek Road, Cellarhead - Pot Hole - Update from Paula Lees stated she would check it herself.
  - e. Amey Report 4217154 - Rownall Road - Damage around manhole cover - Update from Paula Lees belongs to Severn Trent Water. Report closed 19/7/21.
  - f. Amey Report 4219671 - Southlowe Road - Damage around manhole cover - Update from Paula Lees. Report Closed 19/7/21.

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

- g. Amey Report 4196511, 4217943 & 4271948 - Cheadle Road, Cheddleton - Road Damage - Update Paula Lees. Report Closed 19/7/21.
- h. Amey Report 4157049 - Bones Lane, Cheddleton - Pot Hole - Update from Paula Lees. Report Closed 16/7/21.
- i. Amey Report 4221334 - Heath Avenue - Missing Bollards - Update from Paula Lees. Closed 19/7/21.
- j. Amey Report 4236363 - Park House Farm, Leek Road - Storm Drain - Update from Paula Lees.
- k. Amey Report 4239018 - Leek Road, Wetley Rocks - Collapsed Wall - Update from Paula Lees has sent it back to the Reactive Inspector.
- l. Amey Report 4235816 & 4247571 - Leek Road, Cellarhead - Damaged tactile pavement - Update 19/8/2021 - non-urgent.
- m. Amey Report 4245263 - Leek Road, Cheddleton - Overgrown Hedge - Full pavement accessible - 9/8/21.
- n. Amey Report 4247563 - Spring Cottage, Leek Road, Wetley Rocks - Damage around grid. 17/8/21 - non-urgent.
- o. Amey Report 4250079 - Plough Bank - Sink Hole - Emergency Repair 23/7/21.
- p. Equality in Education: Strategies to Tackle the Attainment Gap Digital Conference 14/10/21.
- q. Transforming Customer Insight & Experience Digital Conference 20/10/21.
- r. Safeguarding Adults Digital Conference 25/11/21.
- s. Third Sector Commissioning Digital Conference 26/11/21.
- t. HMRC information.
- u. Cyber Crime updates.
- v. Canal & River Trust Newsletter.
- w. SLCC News Bulletin.
- x. CPRE - Newsletter. Councillors Mr. & Mrs. Salt volunteers corner article which was circulated to members.
- y. SMDC Funding for Disabled adaptations and improvements. Details forwarded to Councillor Mrs. Salt.
- z. Staffordshire Commissioners Office - Dedicated email for Councils to contact the Commissioner with regards to issues.
- aa. Staffordshire Wildlife Trust Updates.
- bb. Support Staffordshire News - Village Hall Network Meeting 28<sup>th</sup>. September 2021 which the Clerk will attend.
- cc. DM Hospice - Thank you letter for our £200 donation.
- dd. Rt. Hon. Karen Bradley MP - Virtual Meetings response from Luke Hall on our evidence provided.
- ee. SMDC Register of Electors Updates.
- ff. The Chapel, St. Edwards Park, Cheddleton. A resident made enquiries about its renovations and the Clerk updated them with details.
- gg. PTTRO 4238764 - Tompkin Road/Knowsley Road Bagnall. Works now completed.
- hh. Letter from Karen Fielden - Thank you for the sympathy card. Complained about smell from Advanced Protein which will be taken forward to the next Liaison Meeting.
- ii. Planning Committee SMDC - Application SMD/2021/0436 - The Barn, Ringe Hay Farm on 9/9/2021.
- jj. Planning Appeal 3272703 - Land at Basford View, Cheddleton - Refused on appeal 2/9/2021.

65. **UPDATE ON MORTUARY - ST. EDWARDS PARK, CHEDDLETON** - The Clerk reported that she had information from the receivers and that the property will be sold before the end of this year. The Clerk has updated SMDC as it had been suggested a Section 215 Notice be issued. Councillor Worthington reported that the auction date has been set for November for the sale with a guide price of £75,000.
66. **PUBLIC LIABILITY INSURANCE - FIELDS IN TRUST - CHEDDLETON PLAYING FIELDS** - The Clerk reported that the annual insurance had been received and a request for any update on any new equipment which she reported the Zip Wire platform and that this had been replaced by claiming on the Council's Insurance. Further information was sent to Fields in Trust, and it has been established that we do not need the additional public liability insurance as our own insurance covers us. The Clerk reported that the cheque for £73 had been issued but that they will return it.
67. **UPDATE CHEDDLETON CONSERVATION AREA REVIEW** - The Clerk reported that the review is being looked at and a report is being produced for the consultation with the public to see whether additional areas need to be included. This needs to have residents involved in providing details of what needs to be included within. Councillor Bowen will investigate getting a map and information as soon as its available.
68. **UPDATE ON OWNERSHIP OF VERGE 19, BEECH AVENUE, CHEDDLETON** - The Clerk reported that she had established that the small piece of land is owned by Your Housing and that they are now investigating establishing the maintenance of the area. This has been reported to the resident, so she has details of who is responsible.
69. **UPDATE ON BUS SHELTER - HEATH HOUSE, CHEDDLETON** - The Clerk reported that she had no further update. Councillors Worthington & Mr. Salt reported that this has been worked on over the last couple of days. The Clerk will confirm this with SMDC.
70. **UPDATE ON BASFORD GREEN, CHEDDLETON - ROAD/VERGE DAMAGE** - Councillor Bowen reported that Constable Lee Pattinson is investigating the evidence provided by residents and he has also spoken to the Protection Officer at SMDC who is of the opinion that the CPS will now be approached who will decide if there is sufficient evidence to prosecute. SMDC do have powers if the Police do not move forward with a prosecution that they can investigate, and he works closely with the Police so will take it from there. Councillor Bowen stated he will go back to Constable Pattinson for an update. The Clerk also reported that she had received information from SCC that they are pursuing a claim for damages due to the spillage on the road by the person responsible and are very grateful for the details and evidence provided which will certainly help them to do this.
71. **QUOTES FOR MOWER - CHEDDLETON PLAYING FIELD** - The Clerk reported that the Mountfield Mower from Screwfix cost is £291.66 but that Robbie had been to PJS and a better model costing £366.67 would be his preferred option and as we have an account and good relationship with PJS. Councillor Worthington proposed buying the mower from PJS and this was seconded by Councillor Jennings. All Councillors agreed.
72. **UPDATE WETLEY ROCKS PLAYING FIELD** - The Clerk reported that previously it had been discussed about the correspondence received from Fisher German with regards to the trees and rent increase to which she had responded requesting a meeting. She reported that the invoice has been received for the next instalment of rent for the same price of £210 and no further response with regards to a meeting. All agreed to pay the invoice.

73. **UPDATE ENFORCEMENT SMC/2021/00042 - JENNYS WAY, CHEDDLETON** - The Clerk reported that she had received confirmation that enforcement will not be pursuing the complaint for the narrowing of the pathway through onto the playing field as it is not on the definitive map as a Right of Way. The Clerk will make the application for it to be added to SCC ROW. Also, investigate who maintains/owns the hedge as it could be replaced to make it wider.
74. **REQUEST FOR PERMISSION TO TIDY UP 25-31, BEECH AVENUE REAR OF PROPERTIES** - The Clerk reported that the residents asked if they could trim the area. It was discussed and agreed if it's understood that they need to inform us of any maintenance and can not lay claim to any of the land should they maintain it. The Clerk agreed to call and discuss it with the residents as soon as possible.
75. **DAMAGE TO HEADSTONE - CHEDDLETON LAWN CEMETERY** - Councillor Bowen reported that there are tiny marks which has been caused by strimming around the grave. The owner requested it be lifted onto a paving slab to raise it, but this would need to be fixed by a qualified stonemason. The Clerk suggested contacting a stonemason to see what they could do to repair it and at what cost and report back.
76. **PLANNING APPEAL 3275138 - SMD/2020/0727 - 1, SOUTHWAY AVENUE, CELLARHEAD** - Notification that it has gone to appeal and as a Council we had no objection.
77. **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 - Further information received and Highways objected.  
**Object on additional information is insufficient and the 60 car parking spaces not shown on the map and what materials are being stored and that Highways object to the access being inadequate.**
  - b. **SMD/2021/0472** - 170, Boat Inn, Basford Bridge Lane, Cheddleton - Alterations to outbuildings including removal of roof, lowering of walls and creation of new outdoor seating terrace.  
**No objection provided that the conditions are adhered to.**
  - c. **SMD/2021/0557** - Oldfield Farm, Basford Green Road, Basford, Leek - Demolition of existing single storey utility room and replacement with two storey rear extension.  
**No Objection.**
78. **FORWARD AGENDA ITEMS**  
Lands Charity - Needs some attention maintenance.  
Sundial Stones maintenance.  
St Edwards Park need to look at slowing traffic.  
Commonwealth Tree.