

Cheddleton Parish Council

Draft

The minutes of the Planning and Amenities Committee held at Cheddleton Community Centre, Hollow Lane, Cheddleton on Tuesday 28th October 2025 at 6.45pm.

ATTENDANCE

Councillors K. Grocott, D.S.Bagnall, Mrs V.B. Cornes, M.F. Cunningham. Mrs L.Shaw, S. Rogers, M.P. Worthington, T.Williamson, Mrs S. Beardmore, Ms G.Grocott

Multiple members of the public

NOT PRESENT

Councillors Ahmad, V.L. Salt

1. Apologies

Councillor Ahmad and Pointon, it was resolved to accept these. Cllr K. Grocott wished Cllr Ahmad a speedy recovery.

2. Election of new Chair

Cllr Shaw proposed and Cllr Worthington seconded Cllr Rogers. The decision was voted upon and Cllr Rogers was duly elected as Chair of the Planning and Amenities Committee. She thanked those present for their support.

3. Members Declaration of Interest

There were no declarations of interest. Cllr Rogers went on to remind those present that should they at any point realise that they do indeed have an interest that they should declare it immediately.

The meeting was being recorded by Cllr Beardmore, everyone's attention was drawn to this fact.

4. Public Question Time

Cllrs Worthington and Cunningham at this point declared an interest in Pointon's Park.

At this time there were no public questions.

5. Minutes of the Meeting 27th May 2025

They were gone through by page. It was resolved to accept these as a true record and they were signed by the Chairman.

6. Matters arising therefrom

No matters arising.

7. Correspondence New Applications for Comments - the chair introduced the correspondence and stated that they would be gone through in order.

- a. DOC/2025/0078 Land Adjacent Cellarhead (BESS) Rownall Road, Wetley Rocks. Discharge of Conditions 3,9,12,14,18,24 & 25 relating to SMD/2022/0548 – Statutory Consultation period.

Cllr Beardmore indicated that this application relates to trees, cutting down, replanting and the creation of a southern access onto the substation road. A plan was shared. The arboriculturist has commented on this application, regarding the ancient woodlands. Highways have not commented on this application. Cllr Grocott raised concern about the junction. The site is landlocked, with footpaths going through it.

Comment to be made on the tree matters, landscaping and the staggered junction at the top of Mill Lane, and access issues.

- b. SMD/2025/0349 Thornby Lodge, Consall Forge, Consall, Wetley Rocks. Certificate of Lawfulness for proposed erection of detached outbuilding to provide gymnasium and office – Under Assessment.

Cllr Shaw didn't feel there were any issues with this as it has been sunken into the ground. Cllr Grocott raised that this as it is detached may become a dwelling in the future. No neighbour comments have been received.

No objection/comment to be made, to follow should there be a change of use application in the future.

- c. SMD/2025/0346 Lilac Grove Farm, 83 Folly Lane, Cheddleton. Application for variation of conditions 2,11,14 in relation to SMD/2023/0550 for the redevelopment of the site to provide 7 dwellings – Under assessment.

Cllr Worthington declared an interest in this at this point. He continued to express his disappointment that the line of the houses has come forward very close to the pavement. Cllr Shaw raised concerns about the footpath narrowing from 2.3m to 1.4m. The guidance is that the footpath should be 1.8m.

Comment to be made to seek reassurance that the footpath guidance is followed.

- d. CON/2025/0016 Cicely Haughton School, Westwood, Wetley Rocks. Refurbishment of existing building to provide 4 teaching

blocks/toilet/office/boiler room and additional parking – Awaiting Decision

A discussion took place, it's a county matter, support for schools providing SEN teaching should be supported. No external change of appearance is noted.

Support for the proposal to be shared.

- e. SMD/2025/0276 Land Northeast of Brund Lane, Cheddleton. Conversion, alteration and extension of agricultural building to form dwelling house – Under assessment. (Previously refused 2/5/25 – we did not object to the last application).

This was previously supported, Cllr Beardmore indicated that has gone to committee, but it is not shown as approved on the planning portal. An element of confusion was raised. [REDACTED] reported that the building was not like for like but, it is possible that this is a different application. Cllr Worthington said the building where the two sisters had lived has sound walls but no roof. Cllr Bagnall indicated that he felt this was first refused then passed by SMDC.

Comment to continue with no objection, but the exact application needs to be questioned.

- f. SMD/2025/0269 9 Basford Bridge Lane, Cheddleton. Proposed two storey extension to side, first floor over existing garage and single storey extension to the rear – Awaiting Decision

No neighbour objection.

Comment no objection.

- g. SMD/2025/0248 Basford Hall Farm, Basford Green Road, Cheddleton. Proposed Natural Pool and associated landscaping to farmyard, existing garage to be utilised as changing area – Under Assessment

Cllr Rogers indicated that members of the public could comment at any time if they had a matter to raise on an individual application. [REDACTED] asked if this was a retrospective application. This does not say it is retrospective. Work has apparently been going on, the member of the public asked for reassurance about what has been granted and the permissions will be abided by. Cllr Shaw indicated that there is quite a lot of detail available. It was reported that a number of applications from this venue were retrospective.

Cllr Rogers drew reference to an email from the Basford Green Community relating to a wood chip storage facility.

To be clarified if it is retrospective, what is going on and request more information.

██████████ then spoke to the matter of the wood chip storage facility. There is an existing facility but if permission for 0248 is given they will not be able to store the woodchip where they do now. The proposed storage barn will be 8.5m high, a kin to an industrial estate style building. The noise associated with chipping, is of concern. 200 tonnes of trees have been felled, currently stacked in the field behind Sneyd Yard Farm. The chip has to be dried; articulated lorries are to be used to move the product from Consall to Basford. A digger and another item will be stored but the need for an 8.5m building was questioned. If the building is sunk into the ground associated flooding issues may arise. To be investigated further. The narrowness of lanes, the weight limit on Basford Bridge was raised by ██████████

Comment to be made following investigation, the size of the building in green belt inappropriate, traffic issues.

- h. SMD/2025/0236 147 Ostlers Lane, Cheddleton. Proposed replacement garage and storage building – Awaiting Decision

Cllr Beardmore confirmed this has now been approved since the agenda was drawn up.

- i. DOC/2025/0082 Land east of Cellarhead BESS, Rownall Road, Wetley Rocks. Discharge of Condition 15 relating to SMD/2022/0444 – Statutory Consultation Period.

Cllr Beardmore led the comments on this. This application relates to the material management plan for the BESS which suggest that between 40 and 60,000 tonnes of soil waste coming off the BESS site and going across the road is to be tipped in the field opposite. Circa 15,000 journeys. Concerns raised as this is where the water runs down from Rownall Road to the bottom of Mill Lane. The planning committee SMDC wanted this to be put down in the ground to reduce noise nuisance. A one end it is being sunk into the ground by 8m and at the other end 2m. Some of the soil will be used to make bunds around the outside of the site. A further issue concerns the restoration of the site after 40 years; how will 60,000 tonnes of soil be put back? Cllr Worthington asked if the soil could remain on site but apparently this is not possible. Traffic, road conditions, school traffic, a cut through from Stoke-on-Trent and wheel cleaning were all referenced.

Comment to be made raising concerns.

- j. DOC/2025/0076 The Tawny Hotel, Longacres Lane, Consall, Wetley Rocks. Discharge of Condition 4 relating to SMD/2024/0067 – Statutory Consultation Period.

This concerns the solar panels that have been passed and the planting around the panels. Cllr Worthington commented that this was not a big site. ██████████ indicated that this screening was a particular concern for residents, Consall PC did not raise any specific objections when this plan was put forward, they engaged with concerned residents. The conditions are believed to be strict with regards the views from neighbouring properties.

More information to be obtained for further comment. This will be circulated to ensure appropriate comment may be made. A question to be asked regarding the consultation list and respectfully ask that it be expanded as required.

- k. NMA/2025/0023 Bath House, Basford Hall Road, Basford. Application for NMA in relation to SMD/2025/0058 – Under Assessment.

██████████ indicated the tower; the Folly was of concern and the bats therein. The applicant has previously received advice on mitigation measures at his Consall development where it is alleged that maternal roosts were destroyed before those measures were proven effective. The work on the Bath House commenced before permission was granted, The Folly is listed, is this additional work. Cllr Rogers expressed concern at the comment by Historic England, they offered advice, declined to comment and basically implied that they didn't need to be consulted again.

Comment to be made immediately as this is under assessment.

- l. DOC/2025/0074 Land Adjacent to Cellarhead (BESS) Rownall Road, Wetley Rocks. Discharge of Condition 11 in relation to SMD/2022/0548 – Statutory Consultation Period.

Cllr Beardmore explained that this relates to archaeology scheme that is required on each site. There is little that we can do or comment about as it must be done.

- m. SMD/2025/0429 John Pointon Sports Recreation facility, Felthouse Lane, Cheddleton. Removal of skateboard park including all equipment, surfacing, fenced enclosure and construction of two Padel courts. – Statutory Consultation Period.

Cllr Rogers reminded those present of the two declarations of interest in this item. A comment made to Cllr Rogers by email about where is the equipment going as it is usable, could it be used in Cheddleton. The nearest skate park is Cheadle or Leek otherwise. Cllr Cunningham did indicate that at the moment there were no intentions for the equipment but that Pointon Park may be sympathetic to an approach regarding the equipment. The insurance costs are high, early enthusiasm for skate parks has dwindled. Cllr Rogers raised the possible noise from padel courts. Cllr Cunningham says the noise factor has been considered, there are no near neighbours. Should a noise issue develop if the approved, Cllr Shaw indicated that we could make a future suggestion, if necessary, about the times of use.

No objections to be raised.

- n. SMD/2025/0423 Catswall Farm, Huntley Road, Denford. Variation of Conditions 2,3,4,5,6,7,8,9,10 in relation to SMD/2023/0631 – Statutory Consultation Period.

Cllr Beardmore indicated that this relates more to the internal layout, the outside remaining pretty much the same.

No objections to be raised.

- o. SMD/2025/0422 Catswall Farm, Huntley Road, Denford. Variation of conditions 2,7,13,14,15,16,17,18,19,20,21 in relation to SMD/2023/0630

No objections to be raised.

- p. SMD/2025/0410 29 Mill Lane, Wetley Rocks. Certificate of Lawfulness for proposed widening of existing access and install dropped kerb to front of property. – Under Assessment.

Cllr Grocott indicated that it it helps removed congestion it is a good thing.

No objections to be raised.

- q. DOC/2025/0061 Advance Proteins Ltd, Bones Lane, Cheddleton. Discharge of Conditions 3,7,9,11,12,14,15,18,19,21,22,23,24 in relation to SMD/2022/0088 – Statutory Consultation Period.

Cllr Beardmore stated that this application relates to hard landscaping, lighting, planting and drainage. Cllr Rogers reported on her attendance at the Advanced Protein meeting on the 26th September the reports there would indicate that they are working with the right intentions.

No objections to be raised.

- r. DOC/2025/0055 Land East of Cellarhead (BESS) Rownall Road, Wetley Rocks. Discharge of Condition 22 in regard to SMD/2022/0444 & NMA/2025/0009 – Under Assessment by Case Officer

Cllr Beardmore indicated that this relates to the attenuation pond the will collect the runoff water from the BESS which sits in a field that runs along the roadside of Rownall Road before the corner by Rownall Hall Farm. Concerns were raised about the pond containing run off water, it's possibly OK unless there is some sort of fire. The fire engine would use the 1200 litres of water they carry to cool the batteries, when water hits the batteries, a chemical reaction takes place causing hydraulic acid to be formed, which could end up in the pond. If the pond floods that water overflows into Rownall Road, with a potential that the water could go down the valley and into the Churnet.

██████████ spoke about his previous objections to this site which is now 10 feet from his property. Comment was made that similar battery storage sites in Germany are not allowed to be within 500m of properties. He also stated that he accepted the approval decision as a democratic process but referenced the specialist who said the pond was going to be more usually empty than full, but acknowledging the size, acreage of this site this situation of overspill and contamination was very serious.

Comment to be made to the case officer, about property proximity and water going down the valley and damage to the area as a whole.

- s. NMA/2025/0019 Cheddleton Community Centre, Hollow Lane, Cheddleton. Non material amendment in relation to SMD/2024/0126 for repositioning of solar panels from flat roof to pitched roof location. – Under Assessment by case officer.

Cllr Worthington indicated that he had asked [REDACTED] for an update but that he had not received this yet.

An update is to be requested.

- t. DOC/2025/0051 Land off Mill Lane, Wetley Rocks. Discharge of Conditions 3,4,5,6,7,8 and 13 relating to SMD/2023/0528 – Under assessment by case officer.

No information available. Cllr Rogers asked if this was the land by the phone box, the footings had been dug but them filled in to create a carpark for the road working equipment.

An update is to be requested.

- 8. Planning Applications that have been decided since May 27th, 2025. The list below was read out by the Chair. This had been prepared by Cllr Beardmore, no comment had been provided on the items below by the Parish Council.

- a. SMD/2025/0336 Leek Rugby Club, Chestnut Walk, Cheddleton. Replacement forward facing first floor balcony to the existing clubhouse building – Planning Permission Approved.
- b. NMA/2025/0014 Higgins Hill Bungalow, Basford View, Cheddleton. Non Material Amendment in relation to SMD/2025/0171 – NMA Approved.
- c. SMD/2025/0309 4 Hazelhurst Drive, Cheddleton. Proposed two storey extension – Planning Permission Approved.
- d. DOC/2025/0041 27 Cheadle Road, Cheddleton. Discharge of Conditions 5,10,11 in relation to SMD/2024/0494 – Approved
- e. SMD/2025/0264 Darleyshire Farm, Leek Road, Wetley Rocks. Erection of single storey extension to annex – Planning Permission Approved.
- f. SMD/2025/0221 Little Blakeley Lane Farm, Blakeley Lane, Dilhorne. Proposed erection of Agricultural Building for Livestock Accommodation – Planning Permission Refused.
- g. DET/2025/0032 Land North of Richmore Hall, Leek Road, Dilhorne. Determine if prior approval is required for general purpose agricultural building – Prior Approval Granted.

- h. NMA/2025/0018 Land East of Cellarhead (BESS) Rownall Road, Wetley Rocks. Application for Non Material Amendment in relation to SMD/2022/0444 wording of condition 15 – NMA Approved.
- i. SMD/2025/0360 Oakleys Farm, Little Blakeley Lane, Dilhorne. Proposed erection of Agricultural Building for Livestock Accommodation. Planning Permission Refused.

Cllr Worthington added that this is likely to go to court. An unapproved farm shop which has been issued with an injunction, but they are ignoring it. He asked Cllr Beadmore about the signs on the roadside, which is county council land, advertising the farm which have no planning permission, asking that they be removed.

Cllr Beardmore to deal.

- j. NMA/2025/0016 The Old Bowling Green, Leek Road, Cellarhead. Non-Material Amendment to SMD/2023/0496 NMA Approved.

Cllr Rogers thanked all those present for the courtesy she had been afforded as a beginner in the position of Chair. She promised to take forward the issues at Basford, to collect the information required as listed above and to put the responses out in the public domain.

9. Public Question Time

██████████ spoke about the large number of hay bales blocking the view from his property for 14 months: "This visual blockade has been added to by a 40-foot curtain sided trailer just before two pivotal applications last month which prompted an invitation to me by an absent Cllr of our Parish and District. I was led to believe that if I refrained from my objections in defence of the Rownall Green Belt that these would be moved. I've only objected lawfully. I have self-imposed a moratorium on myself for two months and not attended any meetings or made any objections yet still the appalling barricade next to my dwelling remains. The curtain sided trailer rattles in the wind and is disturbing my sleep. I'm 75, I'm retired, I've lived there over 45 years. I've never caused any offence to anyone until this sustainable energy initiative started and I believe and expect the PC to support me about doing something about this. I really do feel residents have a right, particularly when a battery site comes within 10 feet of my home to have the right to complain. I also feel that I have been threatened and intimidated which I consider to be utterly appalling, in what we call a democratic society within which we live." ██████████ continued: "I thought I had a mutual understanding following a one-to-one meeting with a Parish Cllr, but nothing has happened. Yes, by being present I have broken my self-imposed moratorium..." that he offered simply because he cannot live with the situation, his property has now halved in value. His plans to downsize are now impossible because no one would be interested in a property with such an appalling barricade. ██████████ added: "I consider this [statement of] retaliation to my legal objections over recent years not only lawful but reasonable." ██████████ received a round of applause.

Cllr Rogers offered to pursue the complaints raised.

██████████ made a comment about the woodchip storage application commented on earlier, closing date for comment 31/10/25. She asked should it not be on the list.

Cllr Rogers agreed it should have come up on the search and been on the agenda.

The objection to this was confirmed and will be submitted before the closing date.

██████████ asked that the PC come out and support ██████████ as he has clearly been harassed. It ought to be done. It's malicious if those bales have not been used in 12 months.

All Cllrs showed their hands in support of Cllr Rogers trying to resolve this matter.

10. Any other business

Cllr Bagnall raised the possibility of a screen facility. It was agreed that a projection facility would be provided at the next meeting so that all present could see the matters, plans being discussed.

Action: Cllr Rogers

Meeting closed at 19:52.

11. Date of next meeting 25th November 2025, 18:45.