Present:- Chairman Akerman, Vice Chairman Pearce, Cllr S Buckley, Cllr G Buckley, Cllr Peck, Cllr Hulme, Cllr Wilkinson

Members of Public - 2

|  |  |  |
| --- | --- | --- |
| Agenda Item | Description | Requested by / Standard item |
| 1 | **Apologies – To receive apologies for absence**Cllr Stubbs, Cllr Flunder will be late.County Cllr Gary Bentley – SMDC Meeting | Standard |
| 2 |  **Declarations of Interest and Dispensations (from agenda)** – Councillors must declare any personal or prejudicial interests in items on the agenda and their nature, and leave the room for the relevant items.Usual items see table below.Cllr Pearce declared an interest in the public participation item.A minutes silence was held for the sad passing of Cllr Stubbs wife | Standard |
| 3 | **Minutes**: to consider for accuracy and to approve the minutes of the last meeting: May 2025 Proposed Cllr WilkinsonSeconded Cllr S BuckleyUnanimous | Standard |
| 4 | **Public Participation**SMD/2025/0220 - Retrospective application for Change of use of part of an agricultural building to mixed agriculture and log use - Gorsty Hill Farm , Gorsty Hill Road , Upper TeanRob Stevenson and Ivy Stevenson addressed the meeting regarding their planning application. He expressed concerns that the previous application had been refused.Cllr S Buckley advised that he thought that a change of use is what is required. He had offered to help with suggestions with the planning application.Cllr Pearce expressed concerns regarding the lack of support for diversification in farming from SMDC. | Standard |
| 5 | **County and District Councillor reports** to include reports from representatives attending outside meetings. to update Council with any relevant information.Cllr Bentley had told the Clerk that he was in touch with SCC Flood team.Cllr Flunder – entered 19:47Cllr Wilkinson gave an update on the District Council planning application committee with regard to the S106 agreement. The matter is to revisited under confidential at planning committee 19.06.2025. The developer had now agreed to give the original amount on the first 40 units but not on the second 47 units. Cllr Wilkinson expressed concerns over this. Cllr Wilkinson suggested that Checkley Parish Council seek legal advice on the matter. Cllr Wilkinson gave an update on a recent complaint made about him and his campaign leaflets saying no to solar. The complaint stated that they felt he could not be impartial due to this opinion.Cllr Flunder gave an update on the devolution process.Cllr Flunder gave an update on the issues at SMDC. | Standard |
| 6 | **Actions and Updates from Previous meetings**JCB – Chairman Akerman had attended the LIV Golf meeting. There would be business as usual signs for business areas. Gates would be open earlier, taxi rank on site, signage starts from M6 & M1. Signage from A50 Blythe Bridge. JCB would bein touch about theareas for signs, we can ask for extra signs if needed. Variable message signs will be in situ. Urban clear way in certain areas. JCB will issue passes to residents who need to park or access certain areas. JCB are liaising will SCC to alter SAT NAV routes to say road closed. The Clerk had an email contact for JCB to ask any questions.Cllr G Buckley asked about any emergency road maintenance and the plan for that. | Standard |
| 7 | **Planning Applications and related planning issues from the planning coordinators – See appendix.** Cllr S Buckley had submitted the planning responses (attached)Rakeway planning residents groups have contacted Cllr Akerman regarding the sewage and flooding information.  | Standard |

|  |  |  |
| --- | --- | --- |
| 8 | **Accounts/ Finance**: to consider/approve1. June accounts for approval
2. Bank Reconciliation (previously circulated by email and available on the web site)
 | Standard |
| 9 | **To elect members to outside bodies and committees. –** Differed**.** |  |
| 10 | **Highways Issues –** Cllr Peck – The speed of the traffic is still a major concern. The road speed limit along with speed bumps are needed. Clerk to find who the cabinet member is. Cllr Pearce – hedge on Gorsty Hill is an ongoing concern.Cllr S Buckley – Hedge on Riverside Road. Roadside Verge adjacent to the river needs attention. Clerk to report it. | Standard |
| 11 | **River Tean Flood Action update**Meeting 15th July with Severn Trent.  | Chairman Akerman |
| 12 | **Lengthsman Contract**The Lengthsman had expressed that he only wanted to perform grass cutting. The handyman items could be covered by MW Garden Care. | Clerk |
| 13 | **Asset Transfers**Nothing to report the Clerk is continually chasing this. | Cllr Wilkinson |
| 14 | **Playground Inspections**The Clerk suggested that the playground inspections was taken on by MW Garden care who is a trained RoSPA inspector.Unanimously agreed to accept this. | Clerk |
| 15 | **Newsletters & Future proofing –** The Parish would use The Voice for editorial. Chairman Akerman had been gifted a printer to enable the Parish to design a newsletter. Cllrs would provide copy for their areas.Cllr G Buckley asked if a working group could be bought together to bring ideas to the Council.  | Standard |
| 17 | **Village Halls****VC Pearce took over** Hollington – Cllr Wilkinson had submitted a UKSPFF additional funding application for more solar panels. The VH had exported £500 to the grid. The electricity bill is £16 – 20 a month. Another grant application from JCB had been applied. Play equipment for the playground was the next project. Carpark is now in situ.GWH – Chairman Akerman updated the funding applications, an application for the Co-op causes had been submitted. Quotes for the works in the hall were being accepted. The pride in the moorlands torch was visiting GWH, there was pride bingo. Bookings were busy. Bar room quotes were being obtained. The water tank is now defunct and new smaller heaters were being investigated.Checkley – Cllr Flunder gave an update on the rock nights. | Standard |
| 18 | **Village Gateways**Chairman Akerman – we need to identify the village entrance. Clerk to send a link to the gateway signs and ask what the protocol was.  |  |
| 19 | **Youth Club –** Chairman Akerman gave an update on the last sessions of this season at the Wentlows. Progress to employ a new Youth Club leader was on going.  | Standard |
| 20 | **Events committee updates -** Chairman Akerman explained that the August event is unlikely to take place due to lack of volunteers able to help out. | Standard |
| 21 |  **Hollington Play area funding –** Mentioned in the Village section | Peter Wilkinson |
| 22 | **Items for the next agenda** The Clerk remined the Council that she was annual leave between 28.06.2025 – 21.07.2025No additional items on the agenda other than essentials.Cllr Peck explained that she wanted to resign, the Councillors asked if she wanted to ask for dispensation. She agreed on this. | Standard  |

|  |  |  |
| --- | --- | --- |
| Member | Agenda Item | Nature |
| Cllr Akerman |  | Youth Leader, GWH committee, Clerk of events, New Dec of interest submitted 18.06.2024 |
| Cllr Wilkinson |  | Planning and Hollington Village Hall |
| Cllr Peck |  | Hollington VH |
| Cllr Hulmes |  | Planning and Events |
| Cllr Stubbs |  | Events, Andrew Carr lights |
| Cllr Buckley |  | United Charities |
| Cllr Flunder |  | Planning, events, County Council, Parishes Together  |
| Cllr Pearce |  | Events, Heath House |
| Cllr S Buckley |  | Chair of events, Parishes Together |
| Cllr Hulme |  | Events |
| Cllr Flunder |  | Events and finance pecuniary interest in the Laser Hire Quote |
|  |  |  |

Checkley Parish council (CPC)  acknowledge that the Applicant is applying for a change of use of part of a Church Building used as a community room (F1) to residential use as a Ground floor flat (C3).

CPC note that the Applicant has not provided sufficient and satisfactory evidence that the community use is no longer viable or that there is convenient alternative provision as required by the Checkley Parish Neighbourhood Development Plan policy COM1.

 " COM1: Community, Sport and Recreational Facilities ; Clause 2. Development proposals that would involve the loss of an existing community facility will only be supported where a similar existing or replacement facility will be available in a convenient location for users, or it can be demonstrated in accordance with SMDC Local Plan Policy C1(3) that the community use is no longer needed or viable. "

CPC are therefore of the opinion that this Application can not be approved as the Applicant has failed to demonstrate that a similar existing or replacement facility will be available in a convenient location for users, or that the community use is no longer needed or viable.

**SMD/2025/0186 - Full Householder for Proposed 2 storey side extension over existing garage including replacement porch roof with lean-to canopy to front elevation - 7 , Wallfield Close , Upper Tean**

Checkley Parish council (CPC)  acknowledge that the Applicant is  applying for Full Householder Planning Application for Proposed 2 storey side extension over existing garage including replacement porch roof with lean-to canopy to front elevation.

The Relevant Application history for this site is as follows:

Application SMD/2019/0114 for Full Householder Planning Permission for Proposed single storey rear and side extension.. Planning Permission was Approved  by Planning Officer on 18/04/2019

Checkley Parish Council (CPC) are of the opinion that the proposal appears to be sound provided it is in keeping with neighbouring property and there are no local objections and it conforms with planning policies as defined in the Checkley Parish Neighbourhood Development Plan and the Staffordshire Moorlands District Council Core Strategy and the National Planning Policy Framework.

However the Application is lacking sufficient information to make a definitive decision and the Applicant should be requested to provide the following required information.

A design and access statement detailing the design, choice of materials and general appearance and layout of the building.

**application SMD/2025/0220 - Retrospective application for Change of use of part of an agricultural building to mixed agriculture and log use - Gorsty Hill Farm , Gorsty Hill Road , Upper Tean**

Checkley Parish council (CPC)  acknowledge that the Applicant is  applying Retrospectively for Full Planning Permission for Change of use of part of an agricultural building to mixed agriculture and log use.

The Relevant Application history for this site is as follows:

Application SMD/2024/0538 for Full Planning Permission for Continued use of farm building for a mix of livestock housing, agricultural storage and in association with the log business. Planning Permission was Refused by Planning Officer on 28/03/2025 .

Application SMD/2023/0185 for Full Planning Permission for Replacement of existing farm storage and cattle buildings with new farm storage barn and associated works. Planning Permission was Approved by Planning Officer on 08/11/2023.

Application SMD/2024/0276 for Full Planning Permission for Proposed replacement dwelling. Planning Permission was Approved by Planning Officer on 03/10/2024.

CPC are concerned that unfortunately this Planning Application cannot be approved as planning Condition 6 of previously Approved Application SMD/2023/0185 for Full Planning Permission for Replacement of existing farm storage and cattle buildings with new farm storage barn and associated works would render the building unusable.

 "SMD/2023/0185 Condition 6. The building hereby approved shall be used solely for agricultural storage purposes in connection with agricultural operations at Gorsty Hill Farm and for no other purpose including any non-agricultural business or commercial / domestic storage uses. The building shall be demolished and all materials used in its construction shall be removed from the site within 6 months of the date on which it ceases to be required for agricultural purposes. Reason:- In the interests of ensuring appropriate development in the countryside. "

CPC would also Note that for an agricultural land classification to apply the wood/logs used for processing must derive from the site or even nearby and be used for the Applicants own consumption, the only wood you can cut up on your own land is wood that is derived from that land. Transporting wood/logs from elsewhere off site, cutting and storing for selling is considered as industrial/commercial land classification.

CPC would also note that Class R permitted development rights could apply. Which defines the conditions of an agricultural building and land within its curtilage to be converted for flexible commercial use. Class B8 – storage or distribution would apply in this instance.

"In addition to the proposed building use adhering to a use class as above, there are other criteria that must be met. These are as follows:

- The building must have been solely in agricultural use on the 3rd July 2012, or when last in use if before this date.

- If brought into use after 3rd July 2012, it must have been used in this way for a minimum of 10 years.

- The total cumulative floor area of the existing building(s) within the planning unit must not exceed 500 square metres.

The building(s) must not be:

- a listed building (or within the curtilage of a listed building)

- a scheduled monument

- located within or form part of a safety hazard area

- located within or form part of an explosives storage area

Once deemed consent under Class R has been received, a building can change to another identified use, usually without obstruction from the planning authority. For example, an office building may be converted into a restaurant."

 CPC are therefore of the opinion that this Application can not be approved as the previous Application SMD/2023/0185 conditions prevents approval and also the use would not comply as agricultural land use. However CPC would suggest that the Applicant should reapply for deemed consent under Class R.

Cllr Steve Buckley

Planning Coordinator