Dear Councillor,

You are summoned to a meeting of Checkley Parish Council, at Hollington Village Hall on **Tuesday 17 June 2025 at 7:15pm**

The meeting will consider the items set out below.

Council are asked to note that in the exercise of their functions they must take note of the following: Equal opportunities (race, gender, sexual orientation, marital status and any disability; Crime and Disorder, Health and Safety and Human Rights).

Before the meeting there will be a public session to enable the people of Forsbrook to ask questions of, and make comments, regarding the Parish Council. Questions not answered at this meeting will be answered in writing to the person asking the question, or may appear as an agenda item for the next meeting. Members of the public are asked to restrict their comments, and/or questions to three minutes.

Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is permitted. A person may not orally report or comment about a meeting as it takes place if he is present at the meeting of a parish council or its committees but otherwise may:

•Film, photograph or make an audio recording of a meeting;

•use any other means for enabling persons not present to see or hear proceedings at a meeting of a parish council as it takes place or later.

•Report or comment on the proceedings in writing during or after a meeting or orally report or comment after the meeting.

However, anyone wishing to do so must speak to the clerk prior to the meeting as there is policy which must be followed.

Any person who may find difficulty in access to the meeting through disability is asked to advise the Clerk email at least 24 hours before the

meeting so that every effort may be made to provide access.

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| Agenda Item | Description | Requested by / Standard item |
| 1 | **Apologies – To receive apologies for absence** | 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. | Standard |
| 3 | **Minutes**: to consider for accuracy and to approve the minutes of the last meeting: May 2025 | Standard |
| 4 | **Public Participation** | Standard |
| 5 | **County and District Councillor reports** to include reports from representatives attending outside meetings. to update Council with any relevant information. | Standard |
| 6 | **Actions and Updates from Previous meetings** | Standard |
| 7 | **Planning Applications and related planning issues from the planning coordinators – See appendix** | Standard |

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| 8 | **Accounts/ Finance**: to consider/approve   1. 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.**  Lengthsman Coordinators  Police Coordinators  Planning Coordinators  GWH Management Committee  Checkley Community Centre  Hollington Village Hall  SPCA  SMDC Parish Assembly  Lafarge Liaison  Youth Committee  Events Committee |  |
| 10 | **Highways Issues** | Standard |
| 11 | **River Tean Flood Action update** | Chairman Akerman |
| 12 | **Lengthsman Contract** | Clerk |
| 13 | **Asset Transfers** | Cllr Wilkinson |
| 14 | **Playground Inspections** | Clerk |
| 15 | **Newsletters** | Standard |
| 16 | **Future proofing** | Cllr Wilkinson |
| 17 | **Village Halls** | Standard |
| 18 | **Village Gateways** | Cllr Peck |
| 19 | **Youth Club** | Standard |
| 20 | **Events committee updates** | Standard |
| 21 | **Hollington Play area funding** | Peter Wilkinson |
| 22 | **Items for the next agenda** | Standard |

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