Chairman Akerman, Vice Chairman Pearce, Cllr Wilkinson, Cllr G Buckley, Cllr S Buckley, Cllr Peck, Cllr Flunder

|  |  |  |
| --- | --- | --- |
| Agenda Item | Description | Requested by / Standard item |
| 1 | **To elect a Chairman**  Nomination for Cllr Pearce by Cllr Wilkinson. Cllr Pearce refused.  Proposal from Cllr Peck for Cllr Akerman  Seconded Cllr Wilkinson  Unanimous |  |
| 2 | **To elect a Vice Chairman**  Proposal from Cllr G Buckley for Cllr Pearce  Seconded Cllr Flunder  Unanimous  The Clerk would advertise for more Councillors. |  |
| 3 | **Apologies – To receive apologies for absence**  Cllr Stubbs. | Standard |
| 4 | **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 |
| 5 | **Minutes**: to consider for accuracy and to approve the minutes of the last meeting: April 2025  Unanimously agreed to sign  Proposal Chairman Akerman  Seconded Cllr Wilkinson | Standard |
| 6 | **Public Participation**  No members of the public present | Standard |
| 7 | **County and District Councillor reports** to include reports from representatives attending outside meetings. to update Council with any relevant information.  Cllr Flunder gave an update on a recent training course on the part that utilities play in planning.  Cllr Wilkinson gave an update on SMDC. Cheadle Hospital beds were being reduced again. The new positions were ratified and Cllr Wilkinson was chair of planning for a further year. | Standard |
| 8 | **Actions and Updates from Previous meetings**  Cllr Flunder gave an update on the Parish Assembly. | Standard |
| 9 | **Planning Applications and related planning issues from the planning coordinators – See appendix**  **Noted.**  S106 Agreement Cllr Wilkinson explained that the S106 agreement was going back to committee with the amended agreement.  Cllr Wilkinson would like one of the Parish Councillors to speak on the Councils behalf. Unfortunately there were no Councillors available.  The old S106 agreement had been previously been agreed but had now been altered due to the amendments in the planning application. The Councillors did not think that this was fair or appropriate.  Cllr Wilkinson would keep the Council updated. | Standard  Cllr Wilkinson |

|  |  |  |
| --- | --- | --- |
| 10 | **Accounts/ Finance**: to consider/approve   1. May accounts for approval 2. Bank Reconciliation (previously circulated by email and available on the web site)   Noted   1. Earmarking reserves defer 2. To note the annual internal report and any actions required   Councillors inspected and noted.   1. To sign the annual Governance Statement   Proposal from Cllr S Buckley proposed to sign, Seconded by Cllr Flunder.   1. To sign the annual accounting statement   Proposal from Cllr S Buckley proposed to sign, Seconded by Cllr Flunder.   1. To note the letter from Kim Squires IA Services regarding her independent services for the fourthcoming financial year.   Noted   1. To note the annual renewal premium   Noted | Standard |
| 11 | **To elect members to outside bodies and committees.**  This was deferred until June |  |
| 12 | **Highways Issues**  Cllr Peck – concerns over the speed of traffic in Hollington. The recent installation of the SIDS have had an impact, however there are some drivers still speeding for the SID to record a high speed. Drivers were also speeding in between the SIDS.  Cllr Peck – Land at the side of the highway now has Japanese knot weed.  Cllr Pearce – Hedge on Gorsty Hill is overgrown. |  |
| 13 | **River Tean Flood Action update**  A meeting is arranged for 15th July 4pm at GWH with the head engineer from Severn Trent. | Chairman Akerman |
| 14 | To note the continuation of General Power of Competence as the following criteria was met Checkley Parish Council in May 2023 : -   1. At the precise moment that the council resolves that it meets the criteria, the number of councillors elected at the last ordinary election, or at a subsequent by-election, must equal or exceed two thirds of its total number of councillors. 2. A Qualified Clerk The clerk must hold at least one of the sector-specific qualifications and should have completed the relevant training designed as part of the National Training Strategy for local councils. The recognised sector-specific qualifications are: a. The Certificate in Local Council Administration (CiLCA) awarded by Ascentis   **Noted** |  |
| 15 | **Village Halls**  Items covered in annual meeting.  Chairman Akerman gave £32 to Hollington and Checkley Village Hall raised from the repair café. | Standard |
| 16 | **Youth Club**  Covered in annual meeting | Standard |
| 17 | **S137 Tean Church**  Now that the Church had a bank account it was unanimous to give a grant of £250 |  |
| 18 | **Events committee updates**  Covered in the annual meeting | Standard |
| 19 | **Items for the next agenda**  **Lengthsman contract**  **Assets transfer**  **Playground inspections**  **Newsletter**  **Future proofing** | Standard |
|  | **8:41pm** |  |

**DOC/2025/0018 - Discharge of conditions 1-8 in relation to DET/2022/0044 - Barn off , Heath House Lane , Lower Tean**

The Applicant is presenting this Application as being a proposal for Discharge of Conditions in relation to DET/2022/0044 A Prior Approval Application for Class Q Change of Use of Agricultural Building to one Dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion. Application Approved by Planning Committee on 10/03/2023.

The Application history for this site is as follows:

Application SMD/2025/0134 for Variation of a Condition following a conversion at Barn off Heath House Lane, Lower Tean. Application was subsequently withdrawn.

Application SMD/2024/0227 Full Minor for Change of use of an agricultural building to a dwelling with a basement extension at Barn off , Heath House Lane , Lower Tean. Application Refused by Planning Committee on 12/11/2024.

Application DET/2020/0018 A Prior approval for change of use of agricultural building to a dwelling house including alterations to front elevation. Application Refused by Planning Officer on 13/08/2020.

Checkley Parish Council (CPC) are concerned that the Applicant is applying for Discharge of all conditions in one instance regardless of whether they are pre commencement conditions , pre occupation conditions or are in fact are imposed conditions. Furthermore CPC are concerned that the Applicant has failed to provide any significant or sufficient detail on how they intend to meet the conditions or any supporting information to demonstrate compliance.

CPC in considering the spurious Application history for this site and the obvious lack of relevant supporting information are of the opinion that the Applicant is now attempting to have any /all conditions discharged so that they can commence development regardless of any necessary further planning considerations or permissions required.

CPC would also note that An application for approval of details reserved by a condition should only follow the previous granting of planning permission It cannot be used as a ‘standalone’ application for planning permission.

CPC are therefore of the opinion that this Application for Discharge of conditions 1-8 in relation to DET/2022/0044 is invalid as a result of the aforementioned lack of detail and would fully support the Planning Officer in Refusing the application.

This Application is for Discharge of Condition 13 of  SMD/2022/0160 ,which refers to the submission of a written scheme of archaeological investigation, which must be satisfied before work can commence and is still Under assessment by the case officer.

However, only part of the condition is satisfied. The elements of the condition relating to fieldwork, reporting, and archiving have not been addressed and will remain outstanding

Checkley Parish Council are therefore of the opinion that this Application for Discharge of Condition 13 can only be approved in part and not fully satisfied provided there are no local objections and it conforms with planning policies as defined in the Checkley Neighbourhood Development Plan (CNDP) and the Staffordshire Moorlands District Council Core Strategy and the National Planning Policy Framework.

However it should be noted that the Applicant  is still required to provide details to apply for Discharge of outstanding Conditions 4 , 5 , 6 , 7 , 8 , 9 , 10, 11, 13 Part remaining relating to fieldwork, reporting, and archiving , 16 and 24 imposed on the approved Full Planning Permission which must be satisfied before work can commence.

|  |  |  |
| --- | --- | --- |
| 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 |
|  |  |  |