

CHECKLEY

PARISH COUNCIL

Checkley Parish Council Agenda

Tuesday 17 March 2026 – 7:15pm
Hollington Village Hall

Clerk to the Council – Dawn Plant 07919 911938
clerk@checkley.staffslc.gov.uk

Chairman Akerman, VC Pearce, Cllr Stubbs, Cllr Flunder, Cllr S Buckley, Cllr G Buckley, Cllr Hulme. County Cllr Bentley

Agenda Item	Description	Requested by / Standard item
1	Apologies – To receive apologies for absence Cllr Wilkinson, Cllr Peck	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. Noted	Standard
3	Minutes: to consider for accuracy and to approve the minutes of the last meeting: February 2025 Proposal - Seconder Proposal – Cllr G Buckley Seconder Chairman Akerman	Standard
4	Public Participation	Standard
5	County and District Councillor reports County Cllr Bentley had circulated all the emails relevant to Checkley. The signs at St Thomas Road were in the pipeline. The work for the crossing starts in June. Chairman Akerman raised concerns that St Thomas Road is going to be no HGV, but that would be the diversion route. Clerk would feed back to SCC. Gorsty Hill – County Councillor Bentley has been applying pressure to SCC who were now again looking into it. Cllr Flunder – Brown Bin charges had still not been communicated to the residents.	Standard

CHECKLEY

PARISH COUNCIL

Checkley Parish Council Agenda

Tuesday 17 March 2026 – 7:15pm
Hollington Village Hall

Clerk to the Council – Dawn Plant 07919 911938
clerk@checkley.staffslc.gov.uk

	<p>Fowl Church depot is having 400K spent on the depot but with an uncertain future after LGR.</p> <p>Moorlands Partnership Board funding is now open and Chairman Akerman would investigate for GWH.</p>	
6	<p>Planning Applications and related planning issues from the planning coordinators – See appendix</p> <p>Please see below.</p> <p>Cllr S Buckley asked the Clerk to contact SMDC Planning to ensure that the Parish is listed to enable people to search on the portal.</p> <p>Cllr G Buckley would investigate the solar panels which appeared to be visible from the Parish Cemetery.</p> <p>Cllr G Buckley would reply to the BESS application from SBC</p>	Standard
7	<p>Accounts/ Finance: to consider/approve</p> <p>a) March accounts for approval Noted</p> <p>b) Bank Reconciliation (previously circulated by email and available on the web site. Noted</p>	Standard
8	<p>GWH Structural Works and lease</p> <p>VC Pearce took over the Chairmanship</p> <p>Cllr S Buckley had done a survey for GWH and he would send it to the Clerk.</p> <p>Cllr Flunder proposed a separate meeting and seconded by Cllr Stubbs to discuss the issues in detail to address the following issues Meeting, Check out the PC insurance, Survey, List of priorities</p>	
9	<p>Village Halls</p> <p>Cllr Wilkinson not present - Hollington</p>	Standard

CHECKLEY

PARISH COUNCIL

Checkley Parish Council Agenda

Tuesday 17 March 2026 – 7:15pm
Hollington Village Hall

Clerk to the Council – Dawn Plant 07919 911938
clerk@checkley.staffslc.gov.uk

	<p>Chairman Akerman – GWH Charity Shop was a success £1100 raised for the month. Events for the year were being planned, craft fair in April. A summer ball was being planned. Thank you to Cllr Stubbs for all his hard work at GWH. New gate is now in situ.</p> <p>Checkley VH – Cllr Flunder gave an update on the events and a band night was now being organised. Queen is in May.</p> <p>Thanks from the Council to Cllr Stubbs and Cllr Hulme for their work in the cemetery.</p>	
10	<p>Youth Club Chairman Akerman gave an update on the Youth Club. 79 Children were at the last session which is the largest amount so far. Trips to skating and bowling were planned. The NHS have been and talked to the Children. The AGM is 10.04.2026 at 6pm</p>	Standard
11	<p>Events committee updates May Day event has 23 stalls booked in and archery. The next meeting is 16th April 2026 at 6pm</p>	Standard
12	<p>Litter picking contract A discussion took place regarding advertising the position. The Clerk will draft an advert and send it round for approval.</p>	Clerk
13	<p>Checkley Charity Chairman Akerman proposed that we ask Ben Adamson to go forward with swapping the accounts to the umbrella organisation. Seconder Cllr S Buckley</p>	Clerk / Chairman
14	<p>Email hosting Clerk obtaining quotes</p>	Clerk
15	<p>Items for the next agenda Electrical tenders Structural work required at GWH Future planning for the parish and delegation in emergencies</p>	

Meeting ended 20:40

CHECKLEY

PARISH COUNCIL

Checkley Parish Council Agenda

**Tuesday 17 March 2026 – 7:15pm
Hollington Village Hall**

Clerk to the Council – Dawn Plant 07919 911938
clerk@checkley.staffslc.gov.uk

URL to application details:

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=182866>

Application number: SMD/2026/0085

Application type: Full - Householder

Proposal: Erection of 2no self-build dwellings

Site address: Lane rear of the Red Lion , Church Lane , Checkley , Staffordshire , ST10 4NJ

Comments:

Checkley Parish Council has reviewed the application documents including the site plans, proposed floor plans and elevations, heritage statement, planning/design/access statement and application form.

The proposal is for two detached dwellings of traditional design using red/brown brick and blue/grey roofing tiles, accessed via the existing historic vehicular access off Church Lane. The site is backland to the rear of the Red Lion Pub and 30-34 Church Lane.

In principle the development aligns with Checkley NDP policies supporting appropriate residential infill within the village envelope, Staffordshire Moorlands Local Plan Policy SS8 which identifies Checkley as a larger village suitable for small-scale housing, and NPPF guidance encouraging sustainable rural housing including self-build opportunities.

The materials and overall form reflect local characteristics and the heritage statement identifies no significant harm to nearby historic assets including the public house.

However, the proposed dwellings include full second floors with dormers resulting in a 2.5 to 3 storey appearance. In this backland location this scale has the potential to appear dominant and out of keeping with the predominantly two-storey character of surrounding properties in the immediate area. This could conflict with NDP design policies requiring development to complement local character, Local Plan Policy on achieving high quality design that respects surroundings, and NPPF relating to good design and local character.

CHECKLEY

PARISH COUNCIL

Checkley Parish Council Agenda

**Tuesday 17 March 2026 – 7:15pm
Hollington Village Hall**

Clerk to the Council – Dawn Plant 07919 911938
clerk@checkley.staffslc.gov.uk

The upper floor windows and rear elevations also raise concerns over potential overlooking and loss of privacy to neighbouring properties including those on Church Lane, the Red Lion and Manor Farm. This could affect residential amenity contrary to relevant Local Plan policies and NPPF requirements.

The application form indicates no trees or hedges on the site or adjacent land that could influence the development or local landscape character. Satellite imagery shows established boundary hedging and vegetation around the site perimeter which contributes to the rural village setting. Retention and protection of these features (with enhancements where appropriate for screening, privacy and biodiversity) would help align with NDP landscape policies, Local Plan requirements on settlement character and NPPF guidance on integrating development with surroundings.

The existing access is historic and narrow. Intensification of use should be assessed for safety, visibility and suitability in line with Local Plan highways standards and NPPF requirements for safe access.

No major ecology, flood risk or other constraints are apparent from the submitted information.

Checkley Parish Council supports the principle of this small-scale self-build proposal in a sustainable village location. The Council therefore supports approval subject to conditions or amendments to address the following:

- Reduction in overall height (maximum two storeys, or lowered roof pitch/dormer arrangement) to better respect local character and minimise amenity impact
- Retention and protection of existing boundary hedging/vegetation with appropriate enhancements for screening, privacy and biodiversity net gain
- Confirmation of satisfactory access, parking and turning arrangements

If these matters are not adequately addressed the Council would object on grounds of harm to local character, residential amenity and landscape integration.

No public comments have been received to date.

CHECKLEY

PARISH COUNCIL

Checkley Parish Council Agenda

**Tuesday 17 March 2026 – 7:15pm
Hollington Village Hall**

Clerk to the Council – Dawn Plant 07919 911938
clerk@checkley.staffslc.gov.uk

URL to application details:

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=182791>

Application number: SMD/2026/0067

Application type: Certificate of Lawfulness (Proposed)

Proposal: Removal of pitched roof and replacement with new flat roof and lantern light.
Removal of 2 No. windows and replacement with new bifold doors.

Site address: 4 Garden Village, Upper Tean, Staffordshire, ST10 4JG

Comments:

Checkley Parish Council recommends refusal of the Lawful Development Certificate.

The proposed works do not fall within permitted development rights under the Town and Country Planning Order 2015.

The complete replacement of the pitched roof with a flat roof and lantern light materially alters the external form, shape and appearance of the dwelling. This exceeds the scope of permitted development under Class C (other roof alterations), which is limited to minor works that do not fundamentally change the roof's profile or character.

It also does not qualify under Class B (roof enlargements or additions), which is intended for works that add volume or extend the roof (such as loft conversions or dormers).

The proposal reduces rather than enlarges roof space and involves removal/replacement of the entire pitched roof structure rather than an addition or alteration to the existing roof form.

The lantern light cannot be assessed in isolation under Class C protrusion limits (max 0.15m beyond the original roof plane), as the prior pitched-to-flat change eliminates the original sloped roof plane against which those limits are measured.

The window to bifold doors replacement may qualify in isolation under Class A, but the overall

CHECKLEY

PARISH COUNCIL

Checkley Parish Council

Agenda

Tuesday 17 March 2026 – 7:15pm

Hollington Village Hall

Clerk to the Council – Dawn Plant 07919 911938

clerk@checkley.staffslc.gov.uk

scheme must be considered holistically and falls outside permitted development due to the dominant roof works.

The proposal therefore requires full planning permission and cannot be certified as lawful.

No other planning matters identified.