

Betley, Balterley and Wrinehill Parish Council Planning Committee

23rd January 2025

Commenced: 2.30 pm

Terminated: 2.50 pm

Present: Councillor Daly (Chair)
Councillors Berrisford and Karling

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bettley-Smith and Head.

2. DECLARATIONS OF INTEREST

There were no declarations of interest received at this meeting.

3. MINUTES

The Minutes of the proceedings of the Planning Committee held on 31st October 2024 were approved as a correct record and signed by the Chair.

4. PLANNING MATTERS

The Planning Committee considered the following planning matters:-

(i) Newcastle-under-Lyme Local Plan (2020-2040) - Regulation 22 - Submission to Secretary of State

Newcastle-under-Lyme Borough Council submitted its Local Plan 2020-2040 to the Secretary of State, on 20 December 2024, for examination. This follows on from consultation on the Final Draft Local Plan at Regulation 19 stage.

An independent Planning Inspector would be appointed to undertake the examination, which began from the date of submission. The role of the Inspector was to consider whether the Local Plan was legally compliant, and sound - whether it was justified, effective and consistent with national policy.

All submission documents could be viewed on the council's examination webpages, at <https://www.newcastle-staffs.gov.uk/planning-policy/local-plan-examination> alongside links to guidance which explained the process of examination.

Copies of the Final Draft Local Plan and Policies Map and other relevant documents would be made available to view in libraries and customer service centres across the Borough in the upcoming weeks. The opening hours for libraries could be viewed at:- <https://www.staffordshire.gov.uk/Libraries/branchlibraries/Homepage.aspx>

RESOLVED

That the Plan, in its current form, be fully supported by the Parish Council. (This decision was unanimous)

• New Planning Applications

(ii) Reference 25/00006/FUL

Address: Betley Court, Main Road, Betley, Crewe, Cheshire

Proposal: Following the disastrous fire in 2019, these works comprise the fourth phase of the reinstatement of the apartments (1 No apartment and associated works to escape routes, a staircase and adjacent rooms), including installation of new ceilings, apartment internal finishes, doorways and fittings.

RESOLVED

That the proposal be supported. (This decision was unanimous)

(iii) Reference 25/00007/LBC

Address: Betley Court, Main Road, Betley, Crewe, Cheshire

Proposal: Following the disastrous fire in 2019, these works comprise the fourth phase of the reinstatement of the apartments (1No apartment and associated works to escape routes, a staircase and adjacent rooms), including installation of new ceilings, apartment internal finishes, doorways and fittings.

RESOLVED

That the proposal be supported. (This decision was unanimous)

(iv) Reference: 25/00014/FUL

Location: Doddlespool Farm, Main Road, Betley

Proposal: Erection of Timber Garage/ Workshop

RESOLVED

That the Parish Council raises no objection to this proposal. (This decision was unanimous).

(v) Reference: 25/00033/FUL

Location: 8 Brassington Street Betley Crewe Staffordshire CW3 9AR

Proposal: Demolition of existing porch and ground floor extension to create enlarged dwelling and Installation of obscure glazed window.

RESOLVED

The Parish Council has no objections to the principle of this application however the Borough Council must satisfy itself that the application is in keeping with a Conservation Area, and that the size of the development is appropriate for the footprint of the original building. (This decision was unanimous).

(vi) Reference: 24/00884/FUL

Location: Prospect House, Main Road, Betley, Crewe, Cheshire CW3 9BH

Proposal: Installation of Electric Vehicle Charging Point and Associated Cabling (retrospective)

RESOLVED

The application and associated plans were not available on the planning portal at the date of the meeting however, as the charging point is clearly visible from the road the Parish Council feels able to comment.

The Parish Council would have liked to have seen the charging point and associated cabling placed in a more sympathetic position to the listed building, however, if there are reasons why this is not possible (as the Parish Council does want to support renewable energy) then the planning authority should ensure that appropriate screening is utilised. (This decision was unanimous).

(vii) Reference: 24/00885/LBC

Location: Prospect House, Main Road, Betley, Crewe, Cheshire, CW3 9BH

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The Parish Council would have liked to have seen the charging point and associated cabling placed in a more sympathetic position to the listed building, however, if there are reasons why this is not possible (as the Parish Council does want to support

renewable energy) then the planning authority should ensure that appropriate screening is utilised. (This decision was unanimous).

- **Notification of Decisions**

(viii) **Planning Reference: 24/00741/FUL, Checkley Grange**

Description of development Proposed replacement garage and new side extension.

Location of development Checkley Grange Checkley Lane Wrinehill

Decision: Permit

RESOLVED

The Parish Council was disappointed that yet again, on Checkley Lane near the junction with the A531, the Borough had not dealt with the extension of frontages into the highway, thereby reducing the width of the road and causing a hazard, in the same way that the Borough did not address the engineering works on Malt Kiln Farm, that led to the blocking of drainage channels and continued flooding.

(ix) **Planning Inspectorate ROW/3334566**

- This Appeal is made under Section 53(5) and Paragraph 4(1) of Schedule 14 of the Wildlife and Countryside Act 1981 against the decision of Staffordshire County Council not to make an Order under Section 53(2) of that Act.
- The Application dated 1 August 1992 was refused by Staffordshire County Council on 13 November 2023.
- The Appellant claims that the appeal route, Betley Footpath 20 should be upgraded to a Bridleway.

Summary of Decision: The appeal is allowed

The Members considered appealing against this decision but agreed to not pursue this avenue due to the limited chance of success and the costs involved.

RESOLVED

That the report be noted.

(x) **Reference: 24/00778/FUL**

Location: 20 Ladygates Betley Crewe

Proposal: Single Storey Rear Extension

Decision: Permit

RESOLVED

That the Planning report be noted.

(xi) **Reference: 24/00870/PLD**

Location: Ashwood Main Road Betley Crewe Cheshire CW3 9BH

Proposal: Single storey side extension

Decision: Permit under permitted development rights

RESOLVED

That the Planning report be noted.

5. DATE OF NEXT MEETING

Members noted that the next meeting of this Committee would be held at 2.15 pm or at the rise of the Finance and Audit Committee on 20th March 2025.

6. URGENT ITEMS

The Chair reported that there were no other items which he was of the opinion should be considered as a matter of urgency.