CHEADLE TOWN COUNCIL

"The Lodge",
21, Tean Road,
CHEADLE,
Stoke-on-Trent.
ST10 1LG

Telephone 01538 754288
Facsimile 01538 757495
email gill@cheadletowncouncil.com

Your Ref:
Our Ref: HH/GDF

Observations on applications for planning consent within the Parish of Cheadle as notified to the Cheadle Town Council by the Head of Development Control and Building Control, Staffordshire Moorlands District Council.

Date 7th February 2017

APPLICATION SMD/2016/0732 – Birchenfields Farm, Birchenfields Lane, Dilhorne

PROPOSAL Creation of a vehicular access to Birchenfields Farm Off Perkins Road, Dilhorne to be used for agricultural purposes.

OBSERVATIONS **The Council have no objections this application.**

Signed.....
Town Clerk

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Date 8th February 2017

APPLICATION SMD/2016/0785 - 89 High Street, Cheadle

PROPOSAL Proposed change of use from (A1) Shop to Sui Generis Tattoo Parlour

OBSERVATIONS **The Council have no objections this application.**

Signed.....
pp **Town Clerk**

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Date 8th February 2017

APPLICATION SMD/2016/0808 – 78 The Cottage, The Green, Cheadle

PROPOSAL Proposed two storey extension to side to form kitchen, Shower & Dressing Room with En-Suite above together With Boot Room

OBSERVATIONS **The Council have no objections this application.**

Signed.....
pp **Town Clerk**

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Date 8th February 2017

APPLICATION SMD/2016/0811 – Land off Tenford Lane, Tean

PROPOSAL Outline planning application with some matters reserved (except access) for a residential development of up to 49 houses (resubmission of SMD/2016/0200)

OBSERVATIONS **The Council have the following objections to this Application.**

Noise – This application was previously refused as occupants would have to keep their windows closed due to the noise from the nearby kennels. The applicants have submitted revised plans for this application leaving a 90m buffer zone for green space, however, when people are in the green space area it is likely that the dogs will be barking even more. In any event people can hear the noise from the kennels now from around 200m-400m away.

Highways – The Council has concerns regarding Highway safety implications. Tenford Lane is very narrow and in some parts impassable for two vehicles leaving pedestrians at risk.

Impact on flora & fauna – The site is greenfield pastureland with mature trees, hedgerows and woodland with no doubt and abundance of wildlife it is hoped that this can be preserved.

Elevated site – which leads to an invasion of privacy to existing houses.

Flooding – The surface water from the development could have a flooding impact on locations downstream from the river Tean.

Greenfield site – In the local plan consultation, Tean is said to have identified sites to meet the housing needs in the Core Stratregy. Approval has already been given for housing on Cheadle Road of approximately 67 houses. In addition, 3 to 4 years ago the site of Fole Dairy was given permission for housing for approximately 80 dwellings as at today's date no development has been started. These sites should developed prior to those identified in the local plan as being not a preferred site.

Signed.....
Town Clerk

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Date 8th February 2017

APPLICATION SMD/2017/0045 – 4 Patch Meadow Road, Cheadle

PROPOSAL Side kitchen extension

OBSERVATIONS **The Council have no objections this application.**

Signed.....
pp **Town Clerk**

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Date 8th February 2017

APPLICATION SMD/2017/0004 – Land West of 168 Ashbourne Road, Cheadle

PROPOSAL Proposed demolition of existing detached garages and construction of new dwelling (Re-submission of SMD/2016/0418)

OBSERVATIONS **The Council have no objections this application.**

Signed.....
Town Clerk