# CHEADLE TOWN COUNCIL

"The Lodge",
21, Tean Road,
CHEADLE,
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ST10 1LG

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

Your Ref: SMD/2017/0526
Our Ref: HH

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**Observations on applications for planning consents 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 .**

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| **Date** | **17th October 2017** |
| **APPLICATION** | **SMD/2017/0526 – Park Bungalow, Blakely Lane, Cheadle.** |
| **PROPOSAL** | **Replacement Dwelling.** |
| **OBSERVATIONS** | **It was resolved that the Council has no objections to this application.** |

**Signed** *Helen Hunter*

**Town Clerk**

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Your Ref: SMD/2017/0556
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**Date** 17th October 2017

**APPLICATION** SMD/2017/0556 – 8 Mutual House, Cheadle Shopping Centre, High Street, Cheadle.

**PROPOSAL** Change of use from B8 to D2 to create indoor play centre.

**OBSERVATIONS** It was resolved that the Council has the following objections to the application;

That there was no waste/recycling storage access for the building which cannot be shared with adjoining butchers shop at the rear of the building who store category 3 waste and there is no access off the High Street.
The only access leads onto a busy car park and the Council were concerned that this could pose a danger to children.

Signed *Helen Hunter*

Town Clerk

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Your Ref: SMD/2017/0504
Our Ref: HH

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**Date** 17th October 2017

**APPLICATION** SMD/2017/0504 – Turners Pasture, Churchill Road, Cheadle.

**PROPOSAL** Replacement of 3No. Dwellings (plots 22-24) with 4 No. dwellings and rear single storey conservatory extension-siting of plots 25 and 26 under previously approved application SMD/2015/0050.

**OBSERVATIONS** It was resolved that the Council has no objections to this application.

Signed *Helen Hunter*

Town Clerk

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Your Ref: SMD/2017/0586
Our Ref: HH

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**Observations on applications for planning consents 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 .**

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**Date** 17th October 2017

**APPLICATION** SMD/2017/0586 – Land South of Thorley Drive, Cheadle.

**PROPOSAL** Reserved matters for layout, appearance, landscaping and scale relating to application SMD/2016/0083.

**OBSERVATIONS** It was resolved that the Council fully supported the objections below received from local residents;

No mention of Mining and Archaeological surveys taking place. In Application SMD/2016/0083 the Coal Board stated that this site was in a development high risk area, further site investigations to be undertaken.

Staffs County Council stated there was a precomencement condition for Archaelogical investigation.

No drainage plans are included other than the provision of a pond which shows no provision of a run-off when capacity is exceeded meaning flooding further West onto Thorley Drive football pitches that are already waterlogged and unusable for many weeks.

The proposed pond is to be surrounded by tall grasses presenting a Health and Safety hazard,

partiularly for young children from nearby housing.

No indication of who will be responsible for the maintenance of the pond.

Considerable reduction in grassed area and replacement with parking spaces and Private Roads will exacerbate the potential for flooding.

Layout and Design shows an overintensification of residual use on the boundary of designated countryside area.

Moving West along the site shows residences becoming closer to properties in Thorley Drive.

The Landscape Plan shows a two storey gable end with a window in close proximity to other properties, which is too close for privacy and removes sunlight from certain properties, particularly in Winter when the Sun is lower.

At a previous Planning Meeting Coucillor Bull stated that bungalows should be built opposite bungalows and gable ends should not be close to existing properties. These were accepted at the meeting.

No street lights are marked, leading to an invasion of privacy of current occupiers.

No indication of how the boundary of the site will be delineated, nor of how existing trees on the boundary will be protected. At least two such trees are not marked on the plan.

106 agreement has not been adhered to other than no residence being over two storeys high.

There has been no consultation with residents

No indication of sewage management is included in this Application.

Position of playground and recreational area between a main road and an access road means an increase in noxious fumes from vehicles that have no other available routes.

**No indication as to who will be responsible for the maintenance of this area and the equipment in the play area.**

**Two points on the South boundary of the site are marked as future extension points, this indicates potential further plans for future housing.**

**Cheadle Town Council have previously (2015) unanimously rejected a similar outline plan.**

**Signed** *Helen Hunter*

**Town Clerk**