
From:

Sent: 09 September 2021 16:54

To:

Subject: Planning Application 0530: conversion of The Swan Public House, Cheadle.

Good afternoon,

I have previously emailed with our concerns about the conversion of The Swan in Cheadle. I would like my comments to be published in the public comments section of the application.

Please find below our objections to the conversion of The Swan Public House in Cheadle to four residential units.

I refer to the Planning and Heritage Statement.

- 1.
2. Our first objection is to do with traffic, parking and safety. The road on which The Swan is situated is narrow and busy, being one of the main access roads into and out of Cheadle. Parking is already an issue due to the number of properties adjacent to the pub and its conversion to flats could result in at least 4, possibly more, extra parking spaces being required. There has been an accident within three weeks of writing and numerous car wing mirrors have been damaged. There is indeed a bus stop directly opposite The Swan Public House (5.23) but during the time that we have lived in Park Lane Close there may have been a 'regular service directly linking Cheadle to Hanley' but no bus has ever stopped at that bus stop in four years. (5.24) The bus stop usually provides an unofficial parking space for at least four cars. This emphasises the fact that the bus stop is not used for its original purpose and the high demand for car parking spaces for residents near The Swan Public House. We dispute the claim that 'the future occupiers' are 'unlikely to own a motor vehicle' (5.25) The majority of homeowners today own at least one car, often two, and, if adult children live at home, there may be more cars needing to be parked safely and securely. We cannot think of one public carpark, let alone 'a number' that are 'within a short walk' of the proposed residential units (5.26)
- 3.
4. In view of the Cheadle Local Plan Development, we question the need for further residential development in this area. The conversion of The Swan into residential units has resulted in the loss of another vital community facility. This public house has always been a viable business and could continue to be so. The conversion of this business does not 'complement' the town's 'social' infrastructure. (5.2) Neither does it promote 'social interaction'. (5.22)
- 5.
6. We do not believe that Cheadle has the infrastructure (i.e. doctors' surgeries and other medical facilities) to support further development.
- 7.
8. In view of the Cheadle Masterplan, viz. to invigorate the town centre, generate a greater footfall into the town centre and high street and generate vital tourism into the town, this proposed plan to develop yet more residential accommodation negates the 'big picture' plan for Cheadle.
- 9.
10. Finally, as we live at 6, Park Lane Close, our garden backs onto the garden of The Swan. Should plans go ahead, we will be forced to invest in a fence that is much higher than our present fence, in order to ensure our privacy and security and to block out any noise from the proposed Plot 1 garden.

Yours,

Cecily and Duncan Cowans.

Sent from my Huawei phone