

CHEADLE TOWN COUNCIL

**“The Lodge”,
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**Telephone
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Your Ref: SMD/2022/0074, SMD/2022/0069, SMD/2021/0703, SMD/2021/0491,

Our Ref: DM

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.

Date 9th March 2022

SMD/2022/0074 – Brow Nook Farm, School Lane, Freehay, Cheadle.

Proposed ne garage with office over, together with
relocating route of drive within site.

It was resolved that Council had no objections to this application.

SMD/2022/0069 – 36 Thorley Drive, Cheadle.

Retrospective application for retention of single storey
extension with sub level garage. Level raised garden for
landscaping.

It was resolved that the Chair of Development Services and the Clerk would liaise to provide an appropriate response to this application due to its complexities.
Having now been and had a look at the application in the flesh, it is my opinion that the project was started and following advice the applicant was advised to apply for retrospective planning permission.

Work has started on the project ground has been removed and a parking place, all be it temporarily established.

The application itself is expanding the floor plan by almost 50% with the garage under the proposed kitchen and bed room.

From a council view point I would say there are no reasons to object to the application other than size, it is not overlooking any property and the new concrete and wood panel boundary fence is in keeping With the local properties and street scene.

*The main concern I believe there may be issues, requiring the applicant satisfying the planning office regarding its size and it meeting building and planning regulations. For this reason I have spoken with the clerk and suggested we “**move the application**” and leave the planning department to satisfy themselves on the plan meeting their requirements. If there are no adverse responses to this, I have asked the clerk to process this with the other applications from Monday night. **Cllr A. D. J. Thomas Chair of Development Services***

SMD/2021/0703 – Lower Grange Farm, Oakamoor Road, Cheadle.

Change of use of existing equestrian facilities from private use to riding school. A total of 7 permanent stables (at least 4 will remain as private use only), a 20x40m riding arena and a room (an Equi-gym) housing an equisimulator.

It was resolved that Council had no objections to this application.

SMD/2021/0491 – Land off Tenford Lane, Cheadle.

Approval of Reserved Matters, appearance, landscaping, layout and scale in relation to SMD/2016/0811.

It was resolved that Cheadle town Council object to this application on the grounds of Highways (narrow width of the road leading to proposed development), Elevation (proposed development is significantly higher than existing dwellings in the area and would overlook at upper floor height), drainage and the overbearing aspect of the development against existing properties.

Signed - Dave Mullington Town Clerk

