

CHEADLE TOWN COUNCIL

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Your Ref: Planning Ref SMD/2021/0456
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.

<u>Date</u>	7th September 2022
<u>APPLICATION</u>	SMD/2021/0456 – Land to the East of Froghall Road, and North of Ayr Road, Cheadle.
<u>PROPOSAL</u>	Variation of condition 2 relating to SMD/2018/0180 seeking minor amendment to Phase 1 Planning Layout Rev Z3 (Ref: ARCH/PL/PH1 Rev Z3) for the addition of retaining walls (part retrospective) to plots 60-67 and 70, resiting of plots 1-5 (retrospective), garage serving plots 66/67 and reconfiguration of approved SUDs pond (retrospective) and minor amendment to Site Location Plan (Ref: ARC/LP/01 Rev B).
<u>OBSERVATIONS</u>	Cheadle Town Council Object to the proposal for the following reasons:-

Cross Section Drawings A to J have been submitted in Aug 2022 for the new development in relation to the existing properties on Froghall Road and Ness Grove.

A number of sections including A and B appear to show the ridge of the existing properties as running left to right inferring that the measured distance runs from an end wall to the new development when in fact it is a

rear to rear dimension. I.e The old Property drawing should show the Gable end. Regarding Sections A and B (Including No 116 Ness grove, and noting No 118 is likely similar).

SMDC 'Space about dwellings standards' indicate a minimum distance of 22 Metres between Rear Elevations of 3 or more bedroom properties. Greater if either property has less than 3 bedrooms. Section A-A of ARCH/PS-03 details only 19.54 Metres for Section A-A and 20.88 For Section B-B.

In addition, the ground level of the new properties backing onto Ness Grove and Froghall Road has also been elevated significantly. Drawing ARCH/PS03 shows an elevation of 2.3 Metres on section A-A (116 Ness grove) and 2.35 Metres on section B-B. For elevations, best practice allows an additional 2 Metres for each 1M elevation suggesting an additional 4.6 Metres should be applied to the level ground distance.

We feel there should be a distance of at least 26.6 Metres where there is only 19.54 Metres according to the drawing.

Regarding Section C (Including 100 Froghall Road).

SMDC 'Space about dwellings standards' indicate a minimum distance between a rear elevation and flank or corner wall of 14 Metres. No Section drawing shows the distance between Plot 66 and 100 Froghall Road. Residents have measured the distance as 9 Metres.

In addition the ground level of the new properties backing onto Froghall road has been elevated by 2.4 Metres and therefore an additional allowance should be made of 4.8 Metres.

We feel there should be a distance of over 18.8 Metres where there is only 9 Metres according to residents at 100 Froghall Road.

All other sections should be checked to ensure adequate distances.

Cheadle Town Council.

Signed Dave Mullington

Town Clerk

