

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 27 March 2023 12:24:18

Application Reference No. : SMD/2022/0612

Site Address: Woodhead Hall Cherry Lane Cheadle Staffordshire ST10 4QS Stoke On Trent

Comments by: D Simms

From:

Froghall Road
Cheadle North East
Cheadle

Phone:

Email:

Submission: Objection

Comments: Too members of the Planning Committee.

I would like to OBJECT to Planning Application SMD/2022/0612, Proposed Development of 45 unit Retirement Village At Woodhead Hall, Cherry Lane, Cheadle, Stoke-On-Trent, Staffordshire, ST10 4QZ.

This actually looks good on paper. I'm in my 70s & I agree that places for Oaps & Retirement Villages ect are much needed in the county, (As all building Developers in Cheadle & the Surrounding area don't seem to be interested or even bothered.) But that's where it ends.

In Reality, I Object to this proposed Development because its clearly in the wrong location, To far away from any Amenities & Facilities, To walk (if you don't have a car) it would take a good 3 hours there & back as there is no bus service in the area, Then you have got to consider the volume of traffic already on the roads in the area, It will simply be a life & death battle every time you went out, To drive (for those with a car) it is a around a 6 mile round trip (via Lockwood Road, i've been told), Then there's the added danger that Lockwood Road is just a country lane, Which is very narrow, Has many blind bends & if this was to get approved it would just add to the danger, With the additional traffic volume, If they use Cherry Lane then you have the same problem, The access & exit to this lane onto Oakamoor Rd is an accident waiting to happen, Oakamoor Rd is a very busy & fast moving Road with narrow pavements so clearly public safety will be a serious issue, Also Cherry Lane is very narrow, poorly maintained ect, The lane just cannot cope with large amounts of traffic, Plus the lane is a well used Public Footpath, Increased traffic will just lead to someone getting seriously hurt or even killed, My son walks Cherry Lane everyday as it helps with his mental health & so do many others, Allowing this will take that away from so many people. So even walking from the proposed site (via Cherry Lane) to the town centre is over 2 miles away. The site is just too far away from any essential Amenities & Facilities & clearly not within comfortable or safe walking distance for the Elderly Community. Also the development is offering next to no on site facilities, Which will put a lot of people off right away, Very limited parking, Very limited outdoor space, Which will be noisy if the planned holiday lodges also get approved as well & there more or less will be a couple hundred yards away, Which again will put a lot of people off, Sorry but this has clearly not been thought through properly at all. This clearly will not help the Elderly Community, It will actually just make things harder for them. Basically this proposed development might as well be called a block of flats, Not a retirement village, End of.

The site is at the back of the former Air Ministry, I also believe that the Retirement Village is going to be nearly 5 times bigger than the hall itself & 3 stories high, This is absolutely unacceptable it will totally destroy the setting of the former Air Ministry which is Grade 2 Listed, & can be seen for miles around, Also this Retirement Village will clearly tower above many trees & the hall itself, this just cannot happen as it will be nothing but a complete eyesore for miles around, Plus what about the former Air Ministry's Historic Importance & Heritage? Talk about disrespect, This is absolutely disgusting. The proposed site should be landscaped & in

return add value to the hall, Not have a 3 story eyesore right next to it, Which will just destroy it & make the hall harder to sell in the future, So please save this important & beautiful country hall from what could easily be called vandalism.

Simply put, It would be sheer insanity to approve this Planning Application. So please do the right thing & reject this application, As i said before, This will clearly NOT help the Elderly Community at all, In truth it will actually make things harder for them, As i cannot see any positives about this proposed development at all, End of.

Cheadle Town is just been bombarded by developers & it just cannot cope with anymore.

Thank you & I hope you do the right thing here, Mr D Simms, Cheadle North East.

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