

From:

To:

Subject: FW: Application number SMD/2025/0428 Application type Outline - MINOR apps

Sent: 21/10/2025 09:19:38

Please find below Checkley Parish Councils response to this planning application.

Thanks

Dawn Plant

Clerk to the Council

From:

Sent: 21 October 2025 08:00

To:

Subject: Application number SMD/2025/0428 Application type Outline - MINOR apps
Comments for Application number SMD/2025/0428 Application type Outline - MINOR apps

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=182084>

Checkley Parish Council has reviewed the outline application (SMD/2025/0428) for two bungalows on land south of 57 Cheadle Road, Upper Tean, based on the planning statement, surveys, access plan, block and location plans, and biodiversity assessment.

The site falls within Upper Tean's settlement boundary, supporting infill development under the Staffordshire Moorlands Local Plan and our Neighbourhood Plan, contributing to local housing needs while preserving rural character. However, local feedback, while not a formal planning matter, highlights concerns about traffic congestion near Cheadle Road, especially after the Cross Keys pub, where the new access and increased activity could worsen existing issues. Similarly, the observation that households often have more than two cars and or a caravan, potentially leading to roadside parking with only four spaces proposed, raises safety and flow concerns, though this is also outside formal planning criteria and should be noted for Highways consultation.

The biodiversity assessment shows a net loss against the required 10% gain, necessitating a conditioned plan with enhancements like native planting and wildlife features. The single-storey design suits the site's topography and context, aligning with policies, but materials should match local styles per our Green Guidance. Given the traffic and parking feedback; while not planning matters, we recommend approval with conditions for a revised biodiversity net gain plan, Highways approval to address congestion and parking adequacy, and reserved matters ensuring design and amenity standards. We request decision notification and amendments to protect Upper Tean's character.