

DELEGATED DECISION REPORT

SMD/2026/0263
Valid 15/06/2026

UNIT 5
SARRAINE INDUSTRIAL
PARK THE GREEN
CHEADLE

PROPOSED CHANGE OF USE
OF EXISTING COMMERCIAL
UNIT TO A MARTIAL ARTS
AND FITNESS (USE CLASS E).

(FULL - MINOR)

MAIN ISSUES

- Impact on the provision of employment opportunity

DESCRIPTION OF SITE

The application relates to a vacant warehouse within Brookfield Industrial Park, west of Cheadle. It was formerly a vehicle premises specialising in commercial vehicles. It is part of a row of 5 units located south of the established industrial estate and lies in close proximity to a large modern housing estate on the opposite/ east side of Brookhouse Way. The site fronts palisade fencing, beyond the borders are open fields with extant planning permission to expand the industrial estate by an additional 15 units.

Buildings in the area are generally functional industrial buildings and comprise, usually, brick or concrete plinths with coloured sheeted walls and roofs. Internally, there is a Mezzanine to the front of the warehouse. The entrance to the application site is via a side road off Brookhouse Way which connects directly to the A521, which is part of the moorlands primary road network.

PROPOSAL

The application proposes to change the use of the existing warehouse into a martial arts academy (Class E use). The proposed martial arts and fitness facility will provide indoor sports and recreation. No external and internal alterations have been proposed.

The opening times are Monday to Friday 8am to 9.30, Saturday 8am to 8pm and Sundays/ Bank Holidays 10 to 2pm

The proposed development will employ 1 full time worker and 11 part time workers.

No parking provisions have been provided and will utilise the existing 6 parking spaces within the gated premise of the unit.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

SS7 Cheadle Area Strategy

E1 New Employment Development

E3 Existing Employment Areas
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 9/07/26

Neighbour consultation period ends: 8/07/26

Press Advert: N/A

Public Comments

One representative Objection

- Concerns with parking. This is a starter unit with 2 allocated parking spaces. People parking on single yellow lines and no adequate parking for customers.

Town / Parish Comments

No comments

Staffordshire Police

No objection subject to informatives relating to lighting, video surveillance and alarm systems

Staffordshire County Council Highways

No objection. Unit is on an existing industrial estate.

Opening hours of the martial arts/fitness unit are likely to be outside the working hours of other units on the site. Additional parking has been formally provided.

Parking is unlikely to take place on the highway. Access is unaffected

Environmental Health

No objection subject to conditions.

The primary issues caused by Gyms to amenity can be loud music/ amplified coaching noise, vibration and structure borne noise as weights etc. impact the ground causing transmission of sound through the structure of the building. The proposed site is in an industrial estate which from a noise perspective is a suitable location. The primary concern for the developer would be to prevent transmission of excessive sound into neighbouring commercial units (see advisory). Amplified sound and plant noise can be controlled through condition.

OFFICER COMMENTS

Principle of Development

The site is located in an established industrial/employment site to the east of Cheadle, outside of the Town Centre. The change of use- Martial Arts school is classed as Class E. Policy SS7 Cheadle Area Strategy, E1 New Employment

Development and E3 Existing Employment Areas, Premises and Allocations are applicable.

Taking the relevant part of Policy SS7, the policy supports employment growth and increase diversity of employment opportunities to meet existing and future needs. The policy focuses on established employment units such as JCB and New Haden/ Brookhouses and extends to other existing businesses within the town. It also mentions the provision of providing facilities and land for new start-up businesses.

Policy E1 New Employment Development states all proposal should help maintain or enhance an appropriate range of employment premises and sites across the district in terms of their scale, location and types. Specific to this development as a Class E unit, it mentions other types of employment uses should be located in existing or proposed employment areas. Such development outside of existing or proposed employment areas but within the settlement boundary may also be acceptable when it would not create undue harm to the character, appearance or amenity of the area.

Policy E3 states the Council will resist the loss of these existing employment land and uses as they are a finite resource and once it is lost, it is effectively lost for good. There would be no conflict with this policy as the proposal does provide employment.

Taking the above, the development would accord with Policy SS7 as it sits within an established employment site within the settlement boundary of Cheadle. It would be a small scale development that would be confined within the unit with its own parking provisions to the front of the building. Therefore, it would accord with Policy SS7. It would also provide employment opportunity while creating new community facility within an existing employment unit that promises access to sport and recreation facility in accordance with Policy E1. The benefits in these regards would weigh in favour of the proposal.

According to the applicant's statement, three enquires were made during the marketing period in April 2026; one of the enquires aligned with the unit's pre-existing use as a car garage however, the individual specialised in vehicle repairs noted the site would be unable to accommodate the number of vehicles not being worked on and would result in being parked on either side of the access road, causing an hindrance to road users. The LHA raise no objection to the proposed change of use. They are of the opinion that the use will be staggered and run during the evening and over the weekend to fit within most people's working hours, therefore, alleviate the parking pressures on site during normal business hours.

A condition will be added restricting any use of Class E other than a Martial arts and Fitness use. The reason being Class E encompasses a very broad range of uses which could have a materially different impact which the Council will want to control. This also ensure nearby residential amenities are maintained.

The development would be compliant with the area strategies and the employment policies discussed above.

Design and Impact on the Character and Appearance of the Area

There are no external and internal works required given the nature of the use would be open plan as per the pre-existing layout. There would be no adverse impacts to the character and appearance of the area.

Impact to neighbours' amenities

Local plan Policy DC1 seeks to ensure that amenity is preserved and this includes matters relating to daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

The proposals comprise of commercial development on the edge of an existing established employment area. Land to the south of the site is currently undeveloped but has approved planning permission for additional employment units therefore, earmarked for more commercial activity within the area (SMD/2023/0096). The site with the approved permission would provide a buffer between the proposed development and adjacent residential site to the east and as such, noise, privacy and outlook implications would be maintained.

Environmental Health has been consulted and have made a number of recommendation for conditions relating to preservation of amenity such as construction hours, hours of operation, artificial lighting assessment, plant and machinery noise.

Staffordshire Police have raised no objection subject to informative relating to video surveillance that would be added to any decision.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking.

There would be no increased demand for parking provision or loss of existing spaces. It is an established employment site.

Highway officer commented that as the opening hours of the martial arts/fitness unit are likely to be outside the working hours of other units on the site, parking provisions would be maintained. Additional parking has been formally provided. Parking is unlikely to take place on the highway. Access is unaffected

A member of the public had commented on the potential impact the proposal will have on the existing on-street parking outside of the unit. Given that County Highways, the Council's technical consultee has raised no concerns to highway safety, this matter has been considered.

CONCLUSION / PLANNING BALANCE

Compatible small scale business diversification on an established employment site. The development would comply with the Strategy policies of the Local Plan and there would be no conflict with employment policies listed above.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa O'Brien

Recommendation Date: 7/08/26

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council