MINUTES OF THE DEVELOPMENT SERVICES COMMITTEE HELD ON MONDAY 16th JUNE 2025

71. PRESENT – Councillors P. Jackson (Chair), ,S. Ellis (Vice Chair), C. Clark, P. Routledge, Miss Z. Routledge, A. Thomas and Ms M. Wells.

72. APOLOGIES – Councillor B. Charlesworth

73. DECLARATIONS OF INTEREST - None

74. SECTION 33 DISPENSATION REQUEST - None

75. CONFIRMATION OF THE MINUTES OF TUESDAY 22nd APRIL 2025

Approved and confirmed as a correct record of the meeting.

76. REVIEW OF PLANNING APPLICATIONS RECEIVED FROM SMDC:-

SMD/2025/0213 - C/O Hewitt &Carr Architects, 2 Hammersley Hayes Road, Cheadle
Proposed two-storey side extension.

Cheadle Town Council have no objections to this development and would support the Application in principle.

SMD/2025/0220 - Gorsty Hill Farm, Gorsty Hill Road, Upper Tean
Retrospective application for Change of use of part of an agricultural Building to mixed agriculture and log use.

Cheadle Town Council have no objections to this application and would support the Application in principle.

SMD/2025/0224 - St Giles Roman Catholic Primary School, Charles Street, Cheadle
Listed Building Consent for flat roof repairs, window replacements, and associated replacement brickwork and lintel repairs at St Giles' RC Primary School, Cheadle.

Cheadle Town Council have no objections to this application and would support the Application in principle.

SMD/2025/0241 - Capstone Therapeutic Care, Laburnum House, Park Lane, Cheadle
Certificate of lawfulness for a proposed non-material change of use from Class C3(a) to a residential home for up to 2 young people aged between 3 and 17 who would be cared for by up to 2 adult carers.

Cheadle Town Council resolved to object to this application due to highway concerns and vehicle movements associated with the property. The Council has been approached by numerous local residents, and it mirrors their concerns in relation to the nature of this Commercial Business in a location which is primarily elderly retired people.

SMD/2025/0254 - Woodcroft Park Drive, Cheadle

Single storey rear extension.

Cheadle Town Council have no objections to this application and would support the Application in principle.

SMD/2025/0243 - Land East of Manifold Drive and South of Rakeway Road, Cheadle

Outline planning permission with some matters reserved for access for residential development and associated landscaping and on-site infrastructure.

Cheadle Town Council recommend refusal on the following grounds:

1. SMDC Local Plan: The proposed development is on agricultural land not considered as suitable for development within the SMDC Local Plan. The SMDC Local Plan covers the strategic development of the Local Authority area from 2016 – 2033. The plan has been considered and revised many times over the last 8 – 10 years before being finally adopted as SMDC policy in September 2020. The land identified in this application agricultural land outside the areas considered as suitable for development. This area of land has never been considered for development at any stage whilst formulating the Local Plan.

2. Unnecessary Development: The SMDC Local Plan identifies land as suitable for development to meet local needs up 2031. The proposed development exceeds the agreed quota for housing in the area. The SMDC Local Plan identifies land as suitable for residential development to meet the anticipated needs for housing in the SMDC Local Authority area. Both Cheadle Town and Kingsley Parish have an allocated level of development within the Local Plan. The proposed development East of Manifold Drive significantly exceeds the housing allocation in the local Plan and is unnecessary to meet any perceived / identified need.

3. Inadequate Road Infrastructure: The existing road network in Cheadle Town Centre is wholly inadequate to cope with the existing level of local and through traffic. Other ongoing developments in other areas of the Town are already significantly adding to the problem. There are other areas where development has been granted (up to 228 house at Broad Hayes Farm SMD/2021/0610 - 48 houses off Oakamoor Road SMD/2022/0592 – 135 houses off Cheltenham Avenue – SMD/2018/0180). These developments will further exacerbate the often critical traffic problems in the Town. This is wholly unsatisfactory in a relatively small, rural market town. It is noted that Cheadle compares very poorly with the nearby similar sized market towns of Ashbourne, Uttoxeter and Stone.

4. Inadequate Cheadle Town Infrastructure: The existing infrastructure of the town is barely adequate to cope with the existing population in particular with regard to schools and medical facilities. The proposed development would significantly add to the problem. At present the school and medical facilities are barely adequate to cope with the existing population of the town. The aforesaid already granted developments will greatly increase the problem. The school and medical facilities in the town are wholly inadequate to cope with the proposed development.

5. Significant Harm to the Character and Appearance of the Area: The proposed development would be positioned on the side of a hill rising away from the Town and would be visible in large parts of the East and South of the Town. It would be positioned in the middle of the landscape, obstructing and interrupting views across the countryside. It would not relate well to the surrounding rural vernacular that is traditional to the Moorlands or its immediate landscape setting. The development would therefore be significantly harmful to the character and appearance of the area, immediately observable by and harmful to the rural landscape amenity enjoyed by users of the public footpaths Cheadle 5, 6, 7 and 8 and the dwellings that have outlook toward the site from the edge of Cheadle.

There being no further business the meeting was brought to a close.

Signed……