MINUTES OF THE DEVLOPMENT SERVICES COMMITTEE HELD ON MONDAY 17th MARCH 2025

556. PRESENT – Councillors P. Jackson (Chair), S. Ellis (Vice Chair), C. Clark, P. Routledge, Miss Z. Routledge, A. Thomas and B. Charlesworth

557. APOLOGIES – Councillor Ms M. Wells

558. DECLARATIONS OF INTEREST

Cllr A. Thomas declared an interest on Item 5 SMD/2022/0612 as he had been lobbied on the Application.

559. SECTION 33 DISPENSATION REQUEST

None

560. CONFIRMATION OF THE MINUTES OF MONDAY 17th FEBRUARY 2025

Approved and confirmed as a correct record of the meeting.

561. REVIEW OF PLANNING APPLICATIONS RECEIVED FROM SMDC:-

SMD/2025/0076 – Flat 23, High Street, Cheadle

Change of use from office to dwelling.

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

SMD/2025/0025 – 3, Alton Castle, Tape Street, Cheadle

Change of use on partial ground floor and first floor from Class E to Class C5 short term let to accommodate 6 units. Proposed single storey extension to rear of property.

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

SMD/2022/0612 – Woodhead Hall, Cherry Lane, Cheadle

Erection of three storey apartment block containing 21 one-bedroom apartments (Class C2 retirement living apartments be marketed for over 55's) and a single storey building accommodating staff facilities, and 3 one bedroom apartments. Widening and re-surfacing of access and track from Lockwood Road.

Cheadle Town Council previously resolved that this proposal represents over-development in this area. Despite the proposed associated 'Communal Facilities' mentioned in the Application; we do not consider this would provide sufficient sustainability for the development. Therefore we would object on sustainability grounds. The Council also considers that there would be significant road safety issues, whether by Cherry Lane or Lockwood Road. Councillors also feel that it would not be in-keeping with the setting of a Grade II Listed Building and the heritage that is associated with this area. For all of these reasons, Cheadle Town Council strongly and unanimously object to the Application. The Council has heard from numerous local objectors, and are in agreement with their views.

Having been asked to review this amended Application, which is a reduced number of apartments, Cheadle Town Council believe that the above comments remain relevant and applicable.

Concern was also expressed, that should this Application be approved the Applicant would submit a further Application to extend the number of apartments on the grounds of viability.

SMD/2021/0456 – Persimmon Homes, Land to the east of Froghall Road, Cheadle
Variation of Condition 2 relating to SMD/2028/0180

Cheadle Town Council now understands that a meeting has taken place, at which all relevant parties have come to an agreement. If this is the case then the Council has no wish to stand in the way of the resolution. It remains a significant concern to the Council about the manner in which this Application has been managed since its inception, whereas development has not taken place in conjunction with the original plans, and there has been no move to enforce a stop-notice during development outside of these plans.
Indeed, all of the points and issues raised in Cheadle Town Councils previous submissions remain valid and of great concern.

562. <u>PERSIMMON HOMES REPORT.</u>

Councillor B. Charlesworth confirmed that Persimmon Homes had been working with residents who had been adversely affected by sections of the development and that all matters had been addressed or were in the process of being addressed. It was considered that the issues previously raised in terms of the development not being constructed to the original plans, and the failure to order a timely stop notice, should be reflected in the planning response.

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

Signed……