MINUTES OF THE CHEADLE TOWN COUNCIL DEVELOPMENT SERVICES COMMITTEE MEETING HELD ON MONDAY 19th FEBRUARY 2024.

564. PRESENT – Councillors S. Ellis (Chair), P. Jackson (Vice-Chair), C. Clark, Miss Z. Routledge, G. Bentley, Ms L. Wood Williams and P. Routledge

565. APOLOGIES – Councillors B. Charlesworth (absent)

566. DECLARATIONS OF INTEREST

Councillor G. Bentley declared an interest on SMD/2024/0068 as known to applicant.

567. SECTION 33 DISPENSATION REQUESTS

None.

568. CONFIRMATION OF THE MINUTES OF MONDAY 22nd JANUARY 2024

Approved and confirmed as a correct record.

RESOLVED ITEMS

569. REVIEW OF APPLICATIONS RECEIVED FROM SMDC

SMD/2024/0047 – Thornleigh, 167, Tean Road, Cheadle
Proposed single storey rear extension to enlarge the kitchen and living area and the replacement of the existing side elevation single storey structure with a smaller structure to allow better access to the existing garage. The proposal would supersede the previously approved applicationSMD/2021/0792.

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

SMD/2023/0648– Park View, Park Hall, Leek Road, Cheadle,
Change of use from C3(a) to C3(b) including modest entrance alterations and external changes.

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

SMD/2024/0024 – 2, Charles Street, Cheadle,
The development of 2, Charles Street, ST10 1ED: Conversion from Commercial Restaurant (Use Class E) and upper floor residential to supported living (use Class C2) to establish 5 supported living bedspaces and 1 overnight bedspace, along with the construction of a rear outbuilding and landscaping enhancements.

Cheadle Town Council do not object to the change of use element of this Application, however it is observed that this development is directly next to a local primary school and historical Roman Catholic Church. Therefore, should the proximity of the rear outbuilding have a visual impact on local heritage and the occupancy and layout of this development compromise the safety and security of school children and staff, Cheadle Town Council would clearly object on that basis.

SMD/2024/0068 – DUART, Dilhorne Road, Cheadle,
Application for Approval of Reserved Matters in relation to Application SMD/2020/0105 Re: outline permission with details of access and layout (all other matters reserved) for change of use of part field into two building plots with associated landscaping and planting.

Cheadle Town Council do not object to the proposals on the Application, however it is observed that the proposed access to the development would require the removal of established hedgerows and would have visual impact considerations in the locality, and the requirement to reinstate appropriate hedgerows and landscaping.

RECOMMENDATIONS FOR THE APPROVAL OF FULL COUNCIL

570. LICENCE APPLICATION- 42, CHAPEL STREET, CHEADLE

Cheadle Town Council recognise that this Application would support the regeneration strategy for Cheadle, however Committee Members raised some concerns over the requested opening hours submitted by the Applicant and felt that they would conflict with similar established businesses in the town. Other Off-Licenced premises in the town have been restricted to shorter opening hours, and Cheadle Town Centre has seen a reduction in anti-social behaviour through the restricted sale of alcohol and the effective management of trading hours by the District Licensing Department. The District Council have committed to the prevention of Crime & Disorder across the District and, alongside its further commitment to the prevention of Public Nuisance, would risk an escalation in both by granting the approval of this Application. Additionally, there are safety considerations in terms of parking directly outside this location, which sees frequent parking infringements and compromises the safety of pedestrians using the adjacent pavement. In light of this, Cheadle Town Council would ask the Licensing Committee to reject the existing Application, and request a further Application that agrees with the restrictions imposed on existing licensed premises in the town in terms of its hours of business.

ACTION PLAN FOR DEVELOPMENT SERVICES COMMITTEE

None.

CONFIDENTIAL ITEMS

None

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

Signed…….