MINUTES OF THE DEVELOPMENT SERVICES COMMITTEE HELD ON MONDAY 28th SEPTEMBER 2026

246. PRESENT – Councillors S. Ellis (Chair), Miss Z. Routledge (Vice-Chair), P. Routledge and M. Downie.

247. APOLOGIES – Ms M. Wells and A. Thomas.

248. DECLARATIONS OF INTEREST - None

249. SECTION 33 DISPENSATION REQUEST - None

250. CONFIRMATION OF THE MINUTES OF MONDAY 22nd JUNE 2026

Approved and confirmed as a correct record of the meeting.

251. REVIEW OF PLANNING APPLICATIONS RECEIVED FROM SMDC:-

SMD/2026/0335 – Toll Gate Cottage, Tean Road, Cheadle

Proposed balcony to first floor rear elevation.

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

SMD/2026/0323 – Bracks Farm, School Lane, Freehay, Cheadle.

Erection of self-build replacement dwelling and associated works and proposed wildlife pond.

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

SMD/2026/0342 – Market Place, High Street, Cheadle

Full Planning permission for the refurbishment, enhancement and expansion of Cheadle Market Hall and Market Square.

Cheadle Town Council very much welcome this much needed development, and would of course support the proposals in principle. We note the design and layout objection from Mrs S. Barker, and would ask that these concerns are reviewed, and where necessary amended, to provide the necessary assurance that neighbouring properties will not be adversely affected by the proposals. We further note that the Cheadle Market Place is located in a strategic part of the main High Street, and would therefore ask that the integrity of the town centre is preserved; specifically the conservation impact in terms of style, character and materials used. Some concern was raised relating to the 'prohibited' use of 'roller shutters' within the conservation area, and we would ask that careful consideration is given to the design and layout of the proposed expansion.

SMD/2026/0095 – 18, Tape Street, Cheadle.

Proposed sub-division of existing ground floor area into four units, conversion of the first floor to one residential flat and elevational alterations.

Whilst this Application is seen as an opportunity to restore the conservation of this building, which is sited in a prominent location in the town centre, some concerns were raised given the amount of space that currently exists, and the fact that the Application does not specify use once the sub-division has taken place. No material planning objections were raised.

DET/2026/0035 – Cheadle Equestrian Centre, Eaves Lane, Cheadle

Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service to dwelling houses.

Given this Application asks 'if prior approval is required', the Committee felt that this was a matter for Planning Officers, and therefore submit no further comments.

SMD/2026/0403 – 22, The Gables, Donkey Lane, Cheadle

Proposed change of use to a Children's Residential Care Home.

The public comments in terms of accessibility are particularly relevant, and the Committee would support the objections raised.

SMD/2026/0417 – 48, Froghall Road, Cheadle.

Installation of air source heat pump to front of property.

It was felt that the environmental benefits of this installation were favourable, and therefore no objections were raised.

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

Signed……

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