

Heald Green and Long Lane Ratepayers' Association

Watching over the interests of Heald Green ward since 1927



Update on Cheadle Area Committee, 5 March 2024

The McDonald's planning application for a "drive to" restaurant and take away off the roundabout at Stanley Green was of interest to a large number of people, it was a very busy meeting with at least 70 people in attendance.

The planning application for a restaurant was previously rejected by the council, with this being overturned on appeal by the Planning Inspector. So, there is permission in place for a restaurant to be built, which the council can't overturn, with access for this already being constructed.

The new application, which includes the take away service from the restaurant, will be considered by Cheadle and Bramhall area committees before going to the Planning and Highways Committee for final decision.

As part of the discussions Cllr Stuart asked for clarification that only material issues to the planning application can be considered, a number of people had written to express their dislike of McDonald's employment ethics, but this can't be considered as it isn't material to the application. She also asked the planning officer to confirm that councillors at the committee weren't able to reject the application, as the decision has to be determined by the Planning and Highways Committee.

The members of the committee asked questions of the resident speaking against the development, the planning consultant and the planning officer, Cllr McCann raised particular concerns about the proximity of the site to St James's High School, also why the provision had to be 24 hours.

Cllr Stuart asked a number of questions about the figures given in the report relating to trip generation. She was particularly concerned to understand about the implications of the removal of the out of hours security barrier from the B&Q car park. Having dealt with a number of residents' complaints about serious anti-social behaviour caused by large car meets in the area she was very concerned that the proposals would be designing in the potential for crime.

Cllr Charles-Jones sits on the Planning and Highways Committee, so she has reserved her comments until that meeting.

At the meeting a motion was passed unanimously recommending that that Highways Committee undertake a site visit, that this be done at peak time and that the distance to the high school be assessed as part of the visit.

A second motion was passed recommending refusal of the development to Planning and Highways Committee, Cllr Charles-Jones abstained on this to avoid predetermination ahead of this meeting, Cllrs McCann and Stuart voted for the refusal of the development.