

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Minutes for the meeting held on 2nd September 2016 at **9.30am** at **Macclesfield Town Hall**.

In attendance: Cllr Gareth Jones
Cllr Philip Bolton
Cllr Liz Durham
Cllr Aliff Harewood
Cllr Beverley Dooley

Also in attendance was the Town Clerk, Pete Turner

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF INTEREST

Cllrs Harewood and Durham declared non-pecuniary interests as members of Cheshire east Council's Northern Planning Committee.

The Chairman adjourned the meeting to allow questions and/or comments from members of the public.

Mr Booth relating to 16/4048M

Mr Booth expressed his objection, which he has lodged with Cheshire east Council, relating to the above planning application. These objections are summarised as:

Building forward of the development line – which has not been previously permitted.

Proximity to the neighbouring premises

Overbearing and intrusive effect

Sloping land will exacerbate the overbearing nature of the proposed development

The proposed development will include a window directly overlooking Mr Booth's property.

There are existing open plan development covenants that should be considered.

Possibility of requirement for adjoining retaining wall, which will alter the character of the estate.

The development requires the permission of the development company.
Mr Booth raised concerns relating to the impact on the vehicular visibility splay when exiting his property on to the highway

Mr Booth was thanked for the information.

Following this, the Chairman reconvened the Planning Committee Meeting.

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28TH JULY 2016

RESOLVED: That the minutes are accepted as a true record of the meeting

4. PLANNING DATA BRIEF

The Town Clerk updated the committee with regard to the agreed data brief, clarifying that he had a meeting booked for 2/9/16 at 12pm with a planning consultant.

5. OBSERVATIONS ON PLANNING APPLICATIONS

The planning authority has been informed of the date of this meeting and any delays in responses as they relate to all applications with response closing dates before the date of this meeting.

Application No: 16/3493M

RESOLVED: That this committee objects on the grounds of encroachment in to the green belt

Application No: 16/3616M

No Objection

Application No: 16/3617M

No Objection

Application No: 16/3645M

No Objection

Application No: 16/3669M

No Objection

Application No: 16/3671M

RESOLVED: That this committee has no objection to the proposal but seeks that any decision takes in to consideration the submissions of the residents.

Application No: 16/3678M

No Objection

Application No: 16/3682M

No Objection

Application No: 16/3708M

No Objection

Application No: 16/3772M

The committee remarked positively on the provision of parking in this proposal.

Application No: 16/3784M

No Objection

Application No: 16/3814M

No Objection

Application No: 16/3831M

No Objection

Application No: 16/3832M

No Objection

Application No: 16/3857M

No Objection

Application No: 16/3858M

No Objection

Application No: 16/3852M

RESOLVED: That this committee has no objections in principle with regard to the proposal, but seeks that the floodlighting is specified in such a way as to minimise impact on residents and that the submitted residents comments are considered within any decision made.

Application No: 16/3854M

No Objection

Application No: 16/3891M

No Objection

Application No: 16/3934M

No Objection

Application No: 16/3940M

No Objection

Application No: 16/3965M

No Objection

Application No: 16/3983M

No Objection

Application No: 16/4005T

RESOLVED: That the committee objects to the loss of trees and that the application is subject to detailed arboricultural officer inspection and report.

Application No: 16/4037M

No Objection

Application No: 16/4048M

RESOLVED: That this committee objects to the proposal on the following grounds:

- i. The adverse impact on the vehicular visibility splay when exiting the neighbouring property on to the highway
- ii. Building forward of the uniform development line
- iii. Proximity to the neighbouring premises creates an overbearing and intrusive effect. Sloping land will exacerbate the overbearing nature of the proposed development. The proposed development will include a window directly overlooking the neighbouring property.

Application No: 16/4053M

No Objection

Application No: 16/4056M

No Objection

Application No: 16/4122M

No Objection

Application No: 16/4123M

No Objection

Application No: 16/4200M

No Objection

Application No: 16/4201M

No Objection

Application No: 16/4194M

No Objection

Application No: 16/4192W

No Objection

Application No: 16/4146M

No Objection

6. PLANNING STRATEGY

7. CORRESPONDENCE

8. MEMBER ITEMS

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on **23rd September 2016 at 9.30am at Macclesfield Library**

DRAFT