

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday, 9th November 2015 at 7.00pm at Macclesfield Town Hall.

In attendance: Cllr G Jones
Cllr P Bolton
Cllr B Dooley
Cllr A Harewood
Cllr L Durham

Also in attendance was the Town Clerk, Pete Turner

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF INTEREST

Cllr Bolton declared a non-pecuniary interest in applications associated with Civicance and took no part in discussions or decisions relating to any such applications

Cllr Harewood declared a non-pecuniary interest in the meeting as a member of Cheshire East Council's Northern planning Committee and took no part in the decisions of this meeting.

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

1. Mr J Mattin spoke on behalf of the applicant for 15/2386M

Mr Mattin shared details of the revised plans with the committee which showed the development percentage of adjoining house plots. Mr Mattin maintained that the analysis provided showed that there was not a consistent approach to level of development in the surrounding plots (the proposed said to occupy 12.8% of its site and adjoining indicative properties ranging from 4% to 42.8% site occupancy).

With regard to concerns relating to shading from the proposed development, Mr Mattin stated that the trees already present on the site cast more shade than the proposed development and he stated that the proposed dwelling would cast no shade on the adjoining property.

Mr Mattin concluded by saying that based on his statement the committee should consider the occupancy of the available site as in keeping with the varied occupancy ratios in the surrounding development and that the property will create no overshadowing on adjoining properties.

2. Prof Waring spoke in objection to the proposed development 15/2386M

Prof Waring was concerned that the footprint had increased from the original application (Mr Mattin denied this in response from the floor). Prof Waring expressed cautious recognition that the redesign was a slight improvement on the previous design. Prof Waring maintained his objections that the proposed developed created an issue of overlooking adjoining properties as the land is higher than adjoining properties and as such overlooking was inevitable. Prof Waring expressed that he felt the amended design inclusion of a wooden screen was ineffective at preventing overlooking and in fact created greater privacy for the proposed development and no measurable improvement for the existing properties.

Prof Waring stated that the plans were inaccurate as they indicated the positioning of windows on his property incorrectly and if correctly drawn would demonstrate significant overshadowing and obscuring of his window.

Prof Waring did not agree with the percentage site development figures given by Mr Mattin.

3. Denise Newbury spoke in objection to application 15/2386M

Ms Newbury expressed that the proposed development would significantly overlook properties on Whirley Road and asked the committee if they had had the opportunity to consider the associated responses to the application – The Town Clerk responded to clarify that the committee had been provided with copies of and access to all associated documents, plans and objections.

Following this, the Chairman reconvened the Planning Committee Meeting (the public left the meeting, although they were not required or requested to do so).

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19TH OCTOBER 2015

Resolved: That the minutes are received as a true record of the meeting

4. OBSERVATIONS ON PLANNING APPLICATIONS

To be with the Planning Inspectorate by 16/11/15 (refused 30/03/15)

Application No: 14/5487M

Proposal: Proposed detached two storey dwelling house at garden plot (rear of 128 Oxford Road)

Location: 128 Oxford Road, Macclesfield, Cheshire, SK11 8JG

Resolved: That this committee objects on the grounds of overdevelopment.

To be with Cheshire East 3/11/15 (CEC notified of meeting date)

Application No: 15/4628D

Proposal: Discharge of condition 1 of existing permission 15/2411M; Rear decking area with privacy screen (retrospective)

Location: 5 Beech Grove, Macclesfield, Cheshire, SK11 7JU
(Last date for submitting comments not available. Decision date 4th Dec)

No Objections

To be with Cheshire East by 03/11/15 (CEC advised of late response)

Application No: 15/4332M

Proposal: Garden room/home office with pitched roof

Location: 4 Park Brook Road, Macclesfield, Cheshire, SK11 8QH

No Objections

To be with Cheshire East by 06/11/15 (CEC advised of late response)

Application No: 15/4717M

Proposal: Non Material Amendment to Approval 13/3280M

Location: 10 Highfield Road, Macclesfield, Cheshire, SK11 8EJ

(13/3280M: Construction of new house and associated work, and demolition of existing brick and tile garage)

No Objections

To be with Cheshire East by 10/11/15 (CEC advised of late response)

Application No: 15/4603M

Proposal: Variation of Condition 2 & 3 on Application 97/2033P

Location: 10 Chestergate, Macclesfield, Cheshire, SK11 6BA

(97/2033P: Change of use to coffee shop)

No Objections

To be with Cheshire East by 11/11/15

Application No: 15/4662M

Proposal: Variation of Conditions 1 and 13 to application 15/0674M - Variation of condition 2 (plans) and 14 (curtilage) attached to planning application 12/4271M - Demolition of outbuilding and conversion of barns (barns A and B) into two dwellings

Location: Upton Hall Farm, 161 Prestbury Road, Macclesfield, Cheshire, SK10 4AA

No Objections

Application No: 15/4659M

Proposal: Variation of Condition 1 to application 15/0675M - Variation of condition 2 (approved plans) attached to application 10/2596M - (The Listed Building Consent relates to the demolition of outbuilding and conversion of barns A and B into dwellings)

Location: Upton Hall Farm, 161 Prestbury Road, Macclesfield, Cheshire, SK10 4AA

No Objections

To be with Cheshire East by 12/11/15

Application No: 15/4756M

Proposal: Change of use of ground floor from B1 (Business) to B1 (Business) and/or D1 (Medical, Health & Dental)
Location: Ground Floor Pinewood Court, Larkwood Way, Macclesfield, Cheshire, SK10 2XR

No Objections

To be with Cheshire East by 16/11/15

Application No: 15/4708M

Proposal: Demolition of existing garage and utility. Proposed single storey side and rear extension.

Location: 33 Whirley Road, Macclesfield, Cheshire, SK10 3JW

Resolved: That this committee has no objections, but seeks that the development carries full consultation with and consideration of the neighbours to minimise the impact of construction works and their hours of operation.

Application No: 15/2386M

Proposal: Development of a new house within the existing site boundary

Location: 109 Whirley Road, Macclesfield, Cheshire, SK10 3JW

This application was discussed at length by members

Resolved: That this committee refers this application to the Cheshire East Council ward councillor and formally requests that a site visit is arranged prior to any further consideration of this application.

To be with Cheshire East by 17/11/15

Application No: 15/4726M

Proposal: Advert consent for totem boards and fascia signage

Location: Bristol Street Motors, Brindley Way, Lyme Green, Cheshire, SK11 0TB

No Objections

To be with Cheshire East by 18/11/15

Application No: 15/4733M

Proposal: Demolition of Existing Conservatory in Erection of Single Storey Extension.

Location: 389 Park Lane, Macclesfield, Cheshire, SK11 8JR

No Objections

Application No: 15/4820M

Proposal: Advertisement consent to display 9 signs

Location: Alm Garages Limited, Winterton Way, Lyme Green, Cheshire, SK11 0LP

No Objections

To be with Cheshire East by 25/11/15

Application No: 15/4363M

Proposal: Demolition of existing buildings and development of retail foodstore, a sub-divisible retail unit, car parking and associated works.

Location: The Towers And Progress Mill, Parsonage Street, Macclesfield, Cheshire, SK11 7LY

Resolved: That this committee has no objections, but seeks that the provision of publicly accessible toilet facilities are a condition of any associated planning consent.

Application No: 15/4770M

Proposal: Demolition of existing light industrial units and lock-ups and construction of 4 new dwellings

Location: Land at Station Street, Macclesfield, Cheshire

Resolved: That this committee has no objections, but seeks that adequate parking is secured in the application design as a condition of any planning approval.

5. NEIGHBOURHOOD DEVELOPMENT PLAN

Lead: Cllr Gareth Jones, Chairman

Action: To consider this committee's response to the opportunity to create a Neighbourhood Development Plan (NDP).

Resolved: That this committee defers any decision to recommend the development of a Neighbourhood Development Plan until June 2016.

6. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday 30th November 2015 at 7pm at Macclesfield Town Hall.

Meeting closed at 8.11pm

Chair Cllr Gareth Jones

Clerk Mr Pete Turner