

# MACCLESFIELD TOWN COUNCIL

## PLANNING COMMITTEE

Minutes of the meeting held on Monday 28<sup>th</sup> April 2016 at **10am** at Macclesfield Town Hall.

In Attendance:            Cllr Gareth Jones  
                                 Cllr Philip Bolton  
                                 Cllr Alift Harewood  
                                 Cllr Beverley Dooley  
                                 Cllr Liz Durham

Also in attendance was the Town Clerk, Pete Turner.

### **1. APOLOGIES FOR ABSENCE**

None

### **2. DECLARATIONS OF INTEREST**

Cllr Beverley Dooley declared a pecuniary interest in items relating to the Cheshire East Local plan and took no part in the associated discussions

Cllr Beverley Dooley declared a non-pecuniary interest in planning application 16/1890M.

Cllr Liz Durham declared a non-pecuniary interest in applications relating to Kings School and took no part in the associated discussions

Cllr Liz Durham declared a non-pecuniary interest in items relevant to Cheshire East Council's Strategic Planning Committee and took no part in the associated discussions.

Cllr Philip Bolton declared a non-pecuniary interest in items relevant to Civicance.

Cllr Alift Harewood declared a non-pecuniary interest in items relevant to Cheshire East Council's Northern Planning Committee.

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There were no members of the public present.

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### **3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4<sup>TH</sup> APRIL 2016**

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

### **4. CORRESPONDENCE**

#### **NOTICE OF PUBLICATION OF CHESHIRE EAST COUNCIL DRAFT SUPPLEMENTARY PLANNING DOCUMENT**

The received notice was recorded as noted by the committee.

### **5. CHESHIRE EAST LOCAL PLAN**

Members reflected that the engagement events were well received and well attended and that the formal response of the committee on behalf of the council was sent to Cheshire East, reflecting the majority of views expressed to Macclesfield Town Council.

### **6. NEIGHBOURHOOD DEVELOPMENT PLAN**

Members discussed at length the opportunity to facilitate a Neighbourhood Development Plan (NDP) for Macclesfield, commenting on the opportunity to engage with the community and also identifying that for an NDP to link with a Local Plan, the local plan should be adopted. It was also highlighted that the enforcement of such a NDP is yet to be proven and therefore the value of such a document may not be demonstrable when compared with the expected costs.

Members agreed to return to the committee with details of 3 sites within the town to review how they may be researched and theoretically designated within a planning context.

**RESOLVED:** That Macclesfield Town Council, through its Planning Committee, explores the possibility of developing a NDP, taking in to consideration the emerging Cheshire East Council Local Plan, supported by the national Planning Policy Framework, for the benefit of the future development of Macclesfield.

## 7. OBSERVATIONS ON PLANNING APPLICATIONS

Response to be with CEC by 20/4/16

Application No: 16/1379M  
Proposal: Certificate of Lawful Proposed Use to remove existing conservatory and build a single storey extension to the rear of the property extending 3.5M from the house into the garden by 8.85M wide.  
Location: 27, Ryles Park Road, Macclesfield, Cheshire, SK11 8AH

No Objections

Application No: 16/1410T  
Proposal: 1. 0086 Sycamore - Crown lift to 5m and remove 3 x lower branches 2. 0085 Sycamore - Crown lift to 5m and remove 2 x lower branches 3. 0084 Horse Chestnut - Crown Lift to 5m and crown thin by 15%  
Location: ROSE MOUNT, CHESTER ROAD, MACCLESFIELD, CHESHIRE, SK11 8QA

No Objections

Response to be with CEC by 22/4/16

Application No: 15/4287M  
Proposal: Outline application for partial change of use and partial demolition of existing buildings and structures, residential development for up to 300 units, landscaping, supporting infrastructure and means of access.  
Location: THE KINGS SCHOOL, FENCE AVENUE, MACCLESFIELD, CHESHIRE, SK10 1LT

**RESOLVED:** That the committee objects to this application on the following grounds:

- i. That any development on this site should be restricted to the existing curtilage of the school.

- ii. That the site, identified as CS9 within the Cheshire East Local Plan, is allocated for around 250 and the proposed level of development exceeds this.
- iii. That there is no provision for affordable or social housing.
- iv. Incursion in to the green belt, thereby not recognizing the green belt's principle of accepted permanence and failing to demonstrate exceptional circumstances to justify such incursion.

Application No: 15/4286M

Proposal: Construction of a new school comprising classrooms, libraries and supporting facilities together with additional playing fields and various associated outbuildings, infrastructure, car parking and access.

Location: Kings School Pavilion, ALDERLEY ROAD, PRESTBURY, SK10 4RH

**RESOLVED:** That the planning authority is directed to this committee's previous response to this application.

Response to be with CEC by 25/4/16

Application No: 16/1047M

Proposal: Proposed single storey front/side garage extension & covered porch

Location: 4, MARLBOROUGH DRIVE, MACCLESFIELD, SK10 2JX

No Objections

Response to be with CEC by 26/4/16

Application No: 16/1302M

Proposal: Advertisement consent for fascia and hanging signs

Location: Stanley Mill Studio, STANLEY STREET, MACCLESFIELD, SK11 6AU

No Objections

Response to be with CEC by 27/4/16

Application No: 16/1368M  
Proposal: Two/three storey new build dwelling with basement.  
Previous application 14/5324M  
Location: New Gables, 2, BIRTLES ROAD, MACCLESFIELD,  
CHESHIRE, SK10 3JQ

No Objections

Application No: 16/1095M  
Proposal: Single storey rear extension, alterations to boundary  
wall position and alteration to position of timber  
shed  
Location: 2 , Birkdale Close, Macclesfield, Cheshire , SK10 2UA

No Objections

Response to be with CEC by 28/4/16

Application No: 16/1374M  
Proposal: Redevelopment of former haulage depot for 88  
dwellings and associated works  
Location: R H Stevens Transport Ltd, Gunco Lane, Macclesfield,  
SK11 7JL

**RESOLVED:** This committee has no objection in principle, but seeks  
that appropriate measures are taken to ensure the  
highways infrastructure meets the capacity requirements  
of the additional development.

Application No: 16/1435M  
Proposal: Demolition of two existing dwellings and four disused  
commercial buildings and the construction of seven  
detached dwellings with garages  
Location: 327, Buxton Road, Macclesfield, SK11 7EP

No Objections

Response to be with CEC by 2/05/16

Application No: 16/1694M  
Proposal: Proposed Demolition of Existing Conservatory & Erection of Single Storey Rear Extension  
Location: 167, CHESTER ROAD, MACCLESFIELD, CHESHIRE, SK11 8QA

No Objections

Application No: 16/1712M  
Proposal: Proposed two storey side extension to form ground floor study, utility and first floor master bedroom with ensuite. Demolition of double detached garage and forming additional car parking spaces  
Location: 16, FALMOUTH CLOSE, MACCLESFIELD, CHESHIRE, SK10 3NS

No Objections

Response to be with CEC by 4/5/16

Application No: 16/1601M  
Proposal: Extension and renovation of existing detached garage  
Location: 201, VICTORIA ROAD, MACCLESFIELD, CHESHIRE, SK10 3JE

No Objections

Application No: 16/1666M  
Proposal: Single storey front and side extension creating dining area, kitchen, roofspace, bedroom & front porch  
Location: 17, MOSS CHASE, MACCLESFIELD, CHESHIRE, SK11 7WJ

No Objections

Response to be with CEC by 6/5/16

Application No: 16/1731M

Proposal: Advertisement Consent for 4 no. non-illuminated projecting signs, 5 no. non-illuminated signs and 2 no. illuminated signs

Location: GROSVENOR SHOPPING CENTRE, MACCLESFIELD, SK10 1DY

**RESOLVED:** That this committee objects to signs B, C and D on the following grounds:

- i. That the signs are a highways distraction on a busy highway
- ii. That the signs are not in keeping with the building or its surroundings

Application No: 16/1682M

Proposal: Two storey rear extension

Location: 108, BOND STREET, MACCLESFIELD, CHESHIRE, SK11 6QR

No Objections

Response to be with CEC by 9/5/16

Application No: 16/1831M

Proposal: Single Storey Rear, Side and Front elevation extension

Location: 131, ST AUSTELL AVENUE, MACCLESFIELD, CHESHIRE, SK10 3NY

No Objections

Application No: 16/1860M

Proposal: Non material amendment to approval 14/4338M

Location: GEORGES COURT, CHESTERGATE, MACCLESFIELD, CHESHIRE, SK11 6DP

No Objections

Response to be with CEC by 10/05/16

Application No: 16/1544M  
Proposal: Single storey side and rear extension to bungalow  
Location: 16, SPINNEY MEAD, MACCLESFIELD, SK10 2BY

No Objections

Response to be with CEC by 11/05/16

Application No: 16/1691M  
Proposal: The removal of the existing 11.5 metre high monopole, the installation of a 12 metre high Phase 5 monopole, the installation of 2No. equipment cabinets (a Side by Side (SBS) cabinet measuring 1200 x 480 x 700mm located at ground level, and a APM30H version D cabinet measuring 600 x 480 x 700mm located on top of proposed SBS cabinet), and associated development.  
Location: 8, GILCHRIST AVENUE, MACCLESFIELD, CHESHIRE, SK11 8UH

No Objections

Application No: 16/1406M  
Proposal: Proposed dormer and single storey side and rear extension.  
Location: 35, TYTHERINGTON LANE, MACCLESFIELD, SK10 2JS

No Objections

Application No: 16/1885M  
Proposal: Demolition of existing garage, removal of roof to carport and single storey side and rear extension & alterations.  
Location: 35, IVY ROAD, MACCLESFIELD, SK11 8QN

No Objections



Application No: 16/1890M  
Proposal: Advertisement Consent for new signage scheme  
Location: The White Lion, 105, MILL STREET, MACCLESFIELD,  
CHESHIRE, SK11 6NN

No Objections

## **8. DATE/TIME AND PLACE OF NEXT MEETING**

The next Planning Committee meeting will take place on **Monday 16<sup>th</sup> May 2016 at 10am** at Macclesfield Town Hall.

Members discussed and agreed that the meeting schedule is amended to show the following meeting dates:

3/6/16 at 10am

24/6/16 at 10am

15/7/16 at 10am

28/7/16 at 10am

2/9/16 at 10am

Meeting closed at 11.48am

Chairman Cllr Gareth Jones

Clerk Pete Turner