

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Agenda for the meeting to be held on Friday 3rd June 2016 at **10am** at Macclesfield Library.

In attendance: Cllr Alift Harewood
 Cllr Beverley Dooley
 Cllr Philip Bolton
 Cllr Gareth Jones

Also in attendance was the Town Clerk, Pete Turner

1. APOLOGIES FOR ABSENCE

Cllr Liz Durham

2. DECLARATIONS OF INTEREST

None

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 16TH MAY 2016

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

4. CORRESPONDENCE

None

5. NEIGHBOURHOOD DEVELOPMENT PLAN

It was discussed that it would be very helpful to generate a useful portfolio of information relating to Macclesfield potential development sites and that such a portfolio may assist in informing the potential for an effective NDP within Macclesfield.

Councillors provided the following information, which the Town Clerk will collate to develop a file of information:

London House awaiting further information

Craven House – Up for sale; no known progress; CEC considering the site for a Local development Order (LDO)

Registrars Office – Sold by CEC to private investor(s) in 2015. The building is available to rent, but not offered for sale. Annual rental is quoted as £65,000 and it was commented that there is no parking associated with the site and that significant refurbishment was required.

Sutton Castings – Although a planning application has been submitted for adjoining residential property, no application has yet been submitted for the cleared site and comments have been heard that indicate the owner is considering the site for a carwash and/or a car park.

Lower Mill Street Shop front improvement scheme may be available from late July

Castle Pub – members of the community have expressed an interest in acquiring it as an asset of community value.

Gradus Mill – CEC may be considering a Section 215 order for site improvement.

Members discussed at length the risks and benefits of creating a NDP, including concerns relating to the costs (expected to exceed £100,000 over 2 years), that the end result may not have any significant weight in influencing local planning policy delivery; that the process of creating an NDP would benefit community engagement; that an NDP will generate income for the council through CIL; That the NDP may have significant planning control benefits.

RESOLVED: That the Town Clerk is instructed to provide this committee with a detailed report for further consideration of the matter of a NDP for Macclesfield.

6. OBSERVATIONS ON PLANNING APPLICATIONS

Applications listed in file number order. 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 1954M
Proposal:	Change of use from C2 Use class to C3. No changes whatsoever to the internal or external fabric of the flat or building
Location:	WARDENS FLAT 56, MILLERS COURT, HOPE STREET WEST, MACCLESFIELD, SK10 1BR
No Objection	
Application No:	16 2245M
Proposal:	Change of Use from a retail shop selling fireplaces to dog grooming salon and dog boutique
Location:	3, MILL LANE, MACCLESFIELD, CHESHIRE, SK11 7NN
No Objection	
Application No:	16 2276M
Proposal:	Construction of pair of semi-detached houses.
Location:	Gardens To The Rear Of 19 To 23, COTTAGE STREET, MACCLESFIELD
RESOLVED:	That this committee objects to the application on the following grounds: <ul style="list-style-type: none"> i. DC1 – over development ii. DC3 – loss of privacy iii. DC5 – over development iv. DC36 - Adverse impact on highways congestion

	v. DC38 – over development
Application No:	16 2301M
Proposal:	Change of Use of former Public House (Class A4) to Residential (Class C3)
Location:	DURHAM OX, 68, HURDSFIELD ROAD, MACCLESFIELD, CHESHIRE, SK10 2QJ
No Objection	
Application No:	16 2311T
Proposal:	Works to trees
Location:	BLUEBELL MEWS, CAVENDISH CLOSE, MACCLESFIELD, CHESHIRE
No Objection	
Application No:	16 2375M
Proposal:	To demolish an existing ground floor extension and 1st floor level conservatory and replace with a larger brick built extension aligned and in keeping with to a previously agreed application next door (78 Arlington Drive, Macclesfield)
Location:	59, ARLINGTON DRIVE, MACCLESFIELD, SK11 8QL
No Objection	
Application No:	16 2386M
Proposal:	Remove existing two tiered stone steps and narrow paved patio area leading to front and side entrances and replace with wider steps and wheelchair access
Location:	185A, WHIRLEY ROAD, MACCLESFIELD, CHESHIRE, SK10 3JJ

No Objection	
Application No:	16 2396M
Proposal:	Variation of condition 2 to planning application 15/3469M Extensions, alterations and entrance gates
Location:	74, MANCHESTER ROAD, MACCLESFIELD, SK10 2JP
No Objection	
Application No:	16 2426M
Proposal:	Re-build 2 storey Coach House annex to match scale of existing. New single storey orangery (side extension). Removal of second-storey bay window, replacement with window to match adjacent.
Location:	PARK VALE, 39, IVY LANE, MACCLESFIELD, CHESHIRE, SK11 8NU
No Objection	But seek CEC note the comments of residents
Application No:	16 2446M
Proposal:	Single storey rear and side extension to form new kitchen/dining room and garage/store accommodation.
Location:	24, FALLIBROOME ROAD, MACCLESFIELD, SK10 3LD
No Objection	
Application No:	16 2467M
Proposal:	1 no. replacement fascia sign with letters only to halo illuminate; 1 no. replacement projection sign with letters only to halo illuminate. Both to front elevation.
Location:	59, Mill Street, Macclesfield, SK11 6NG
No Objection	

Application No:	16 2515M
Proposal:	Proposed alteration to front elevation.
Location:	225, WHIRLEY ROAD, MACCLESFIELD, SK10 3JJ
No Objection	
Application No:	16 2542M
Proposal:	Extension and Alterations
Location:	3, SEVERN CLOSE, MACCLESFIELD, SK10 3DD
No Objection	
Application No:	16 2285M
Proposal:	Listed Building Consent for change of use for top floor only. From B1 offices to residential C3
Location:	34, CHESTERGATE, MACCLESFIELD, SK11 6BA
No Objection	
Application No:	16 2500M
Proposal:	Top (2nd) floor only: demolition of an internal wall (modern addition), removal of one toilet. Making good. Moving one (other) toilet and installation of a shower cabinet.
Location:	34, CHESTERGATE, MACCLESFIELD, SK11 6BA
No Objection	
Application No:	16 2560M
Proposal:	Demolition of existing single storey attached outhouse. Erection of single storey rear extension.

Location:	68 , Dawson Road, MACCLESFIELD, SK11 8ND
No Objection	
Application No:	16 2575M
Proposal:	Change of use from living room to a bedroom
Location:	7, RODNEY STREET, MACCLESFIELD, CHESHIRE, SK11 6TU
No Objection	

Supplementary Agenda Items:

Application No:	16 2576M
Proposal:	It is proposed to replace the low-level fencing with new 2.1m high rounded and notched 'D' pale galvanised steel palisade security fencing (polyester powder coated finish RAL 6005) along the existing boundary line as indicated in site plan 5000331/001 (labelled F1-F10). There will be no removal to existing trees and hedges at this site.
Location:	Broken Cross Primary Academy, Parkett Heyes Road, Macclesfield, SK11 8UD
No Objection	
Application No:	16 2586M
Proposal:	Demolish the existing single storey side extension and rebuild larger single storey side extension.
Location:	33 Cherrington Crescent, Macclesfield, Cheshire, SK11 8LA
No Objection	

Application No:	16 2602M
Proposal:	Replacement windows and doors
Location:	Broken Cross Primary Academy And Nursery, PARKETT HEYES ROAD, MACCLESFIELD, CHESHIRE, SK11 8UD
No Objection	
Application No:	16 2622M
Proposal:	Development of a new house within the existing site boundary
Location:	109, WHIRLEY ROAD, MACCLESFIELD, CHESHIRE, SK10 3JW
Deferred to 24/6/16	
Application No:	16 2647M
Proposal:	Single storey rear extension & infilling side door & window
Location:	53, BISHOPTON DRIVE, MACCLESFIELD, CHESHIRE, SK11 8TS
No Objection	

7. MEETING SCHEDULE

Members agreed that the Friday morning meetings were preferable and the Town Clerk was asked to reschedule all future meetings to Fridays at 10am (subject to agenda confirmation).

Future meeting dates (10am)

24/6/16

15/7/16

28/7/16

2/9/16

23/9/16

14/10/16

4/11/16

25/11/16

16/12/16

13/1/17

3/2/17

24/2/17

17/3/17

7/4/17

28/4/17

19/5/17

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on **Friday 24th June at 10am at Macclesfield Library**