

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Friday 24th June 2016 at **10am** at Macclesfield Library.

In attendance: Cllr Gareth Jones
Cllr Philip Bolton
Cllr Alift Harewood
Cllr Beverley Dooley
Cllr Liz Durham (joined the meeting during Item 5)

Also present was the Town Clerk, Pete Turner

1. APOLOGIES FOR ABSENCE

Cllr Liz Durham apologised in advance that she would be joining the meeting part way through.

2. DECLARATIONS OF INTEREST

There were none.

There were no members of the public present

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3RD JUNE 2016

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

4. CORRESPONDENCE

4.1 Street Naming

RESOLVED: That this committee recommends that a street is named Jutland Street, recognising the centenary of the Battle of Jutland and three servicemen from Macclesfield who lost their lives at the battle, Theodore Proctor, JWI Jones and Leonard James King.

4.2 Section 106

The information was noted

4.3 16/266M comments and communications from the public

The comments were received

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: 16/2622M

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

Location: 109, WHIRLEY ROAD, MACCLESFIELD, CHESHIRE, SK10 3JW

RESOLVED: That this committee objects to the proposed development on the ground of negative impact on amenity for the neighbouring properties and the negative impact due to the loss of trees and trees subject to a Tree Preservation Order under the following Macclesfield Borough Council adopted planning policies:

DC3 - Amenity

- 1.Loss of privacy
- 2.Overbearing effect
- 3.Loss of sunlight and day light

DC9 – Tree protection

- 1.Direct Loss protected tree
- 2.An unsatisfactory relationship with protected trees

Application No: 16/2128M

Proposal: Single storey rear glazed extension

Location: 7, REDSHANK DRIVE, MACCLESFIELD, SK10 2SN

No comments submitted

Application No: 16/2512M

Proposal: TWO DETACHED 4 BED DWELLING HOUSES WITH SHARED TURNING AREA.

Location: LAND ADJACENT TO, 46B, CHELFORD ROAD, MACCLESFIELD

RESOLVED: That this committee objects to this proposal on the grounds of encroachment in to the Green Belt, not demonstrating exceptional reasoning, not recognising the intended permanence of Green Belt land and not recognising the acknowledged benefit of the Green Belt as required and defined within the National Planning Policy Framework, Section 9.

Application No: 16/2640M

Proposal: Demolition of existing garage and construction of a single storey side extension - new garaging to be constructed within existing garden

Location: 112, BYRONS LANE, MACCLESFIELD, CHESHIRE, SK11 0HA

No comments submitted

Application No: 16/2641M

Proposal: Listed building consent for the demolition of existing garage and construction of a single storey side extension - new garaging to be constructed within existing garden

Location: 112, BYRONS LANE, MACCLESFIELD, CHESHIRE, SK11 0HA

No comments submitted

Application No: 16/2678M

Proposal: Single storey side extension to house to provide ground floor suite

Location: 83, BROCKLEHURST AVENUE, MACCLESFIELD, SK10 2RF

No objections but recognise the concerns expressed by neighbours

Application No: 16/2689T

Proposal: Removal of Ash Tree

Location: 7, HOLLANDS PLACE, MACCLESFIELD, CHESHIRE, SK11 7DD

RESOLVED: That an appropriate tree is planted as a replacement, following the recommendations of the Cheshire East tree officer

Application No: 16/2693M

Proposal: Retention of steel storage container (green in colour)

Location: 5, BLAKELOW GARDENS, MACCLESFIELD, CHESHIRE, SK11 7EE

No comments submitted

Application No: 16/2694M
Proposal: Change of use from allotment garden to domestic garden & retention of garden shed & polytunnel
Location: 5, BLAKELOW GARDENS, MACCLESFIELD, CHESHIRE, SK11 7EE

No comments submitted

Application No: 16/2735M
Proposal: Extension and conversion of existing single storey garage into living accommodation/ 'Granny Flat' associated with the existing property
Location: Sunnyside, 2 , Blakelow Bank, Macclesfield, SK11 7GD

No comments submitted

Application No: 16/2739M
Proposal: Single storey rear extension to detached dwelling.
Location: 14, HEXHAM WAY, MACCLESFIELD, SK10 2WH

No comments submitted

Application No: 16/2761M
Proposal: Erection of first floor side extension and ground floor porch to front elevation of dwelling.
Location: 8, GRITSTONE DRIVE, MACCLESFIELD, CHESHIRE, SK10 3SF

No comments submitted

Application No: 16/2777M
Proposal: A freestanding shed near the end of my garden. The shed will be built in the style of a Japanese tea house with a double pitched roof tiled with red cedar shingles. The tea house design compliments the existing garden which is also of a Japanese style design. The shed will be used to store tools/bicycles and garden furniture.
Location: 5, HALLEFIELD DRIVE, MACCLESFIELD, SK11 7BJ

That the committee recognises the comments submitted by members of the public

Application No: 16/2782M
Proposal: Temporary (5 year) permission for change of use allowing existing empty site to be used as car wash
Location: SUTTON CASTINGS, 57, ROE STREET, MACCLESFIELD, CHESHIRE, SK11 6XD

RESOLVED: That this committee objects on the following grounds:

- i. Impact on amenity due to noise and disturbance
- ii. Impact on traffic and highways due to queuing and poor access
- iii. That the proposal is not in keeping with the area and will have a negative impact on the town centre
- iv. That the submitted application fails to demonstrate adequate measures to deal with effluent, leading to pollution and run off on to adjoining properties
- v. That the proposal requires a detailed highways impact assessment
- vi. That the proposal requires a detailed environmental impact assessment

Application No: 16/2809M
Proposal: Proposed single storey front and rear extensions, extension of front driveway re roof over existing garage and alterations.
Location: 3, NEWLANDS ROAD, MACCLESFIELD, CHESHIRE, SK10 3LW

No comments submitted

Application No: 16/2856T
Proposal: We have a woodland tree in our front garden which has a TPO. It has grown to a point whereby it is significantly out of proportion to the garden and the roadside Ideally we would like to have the tree professionally felled and a new tree planted in it's place Alternatively we would like a crown reduction and pruning.
Location: 9, HALL CLOSE, MACCLESFIELD, CHESHIRE, SK10 2HH

RESOLVED: That this committee recommends pruning and/or crown reduction as advised by the Cheshire east tree officer.

Application No: 16/2871M
Proposal: Single storey rear extension
Location: 143, ST AUSTELL AVENUE, MACCLESFIELD, CHESHIRE, SK10
3NY

No comments submitted

Application No: 16/2900M
Proposal: Demolition of car port and entrance porches. New roof
incorporating rooms in the roof and ground floor
extensions
Location: 120, WINDMILL STREET, MACCLESFIELD, CHESHIRE, SK11 7LB

No comments submitted

Application No: 16/2902M
Proposal: Reserved matters application for appearance and
landscaping following approved 15/0695M - 2 No 3 Bed
Detached Dwellings, Garaging, Parking, Turning Access
and Garden.
Location: 3, HOLLY ROAD, MACCLESFIELD, CHESHIRE, SK11 8JA

No comments submitted

Application No: 16/2926M
Proposal: Two storey rear extension, front porch and replacement
single storey side extension and garage
Location: 109, GAWSWORTH ROAD, MACCLESFIELD, SK11 8UQ

No comments submitted

Supplementary Agenda

Application No: 16/2979T
Proposal: Crown lift horsechestnut and alder trees
Location: Kastanjetan, 313, BUXTON ROAD, MACCLESFIELD, SK11
7ES

No comments submitted

Application No: 16/2865M

Proposal: Variation of condition1 on approval 14/1338M - Reserved matter application for residential development of up to 134 dwellings - access, appearance, landscaping, layout and scale.

Location: Land On, Manchester Road, Macclesfield, Cheshire East

No comments submitted

Application No: 16/2975D

Proposal: Discharge of conditions on approval 15/2813M

Location: LAND ADJACENT TO, 10, CRAIG CLOSE, MACCLESFIELD

No comments submitted

Application No: 16/2554M

Proposal: Proposed portakabin buildings required for meeting rooms, supervisors offices, mess room and change/toilet amenities; in association with on-going construction works within the wider Astra Zeneca science park

Location: ZENECA PLC, CHARTER WAY, MACCLESFIELD, CHESHIRE, SK10 2NA

RESOLVED: That this committee has no objections, but seeks a fixed timescale for the temporary building being on site.

Application No: 16/2929M

Proposal: Dormer conversion, single storey rear extension and front porch extension

Location: 63, PARK MOUNT DRIVE, MACCLESFIELD, CHESHIRE, SK11 8NT

No comments submitted

Application No: 16/2924M

Proposal: 1 no internally illuminated fascia sign

Location: 51, MILL STREET, MACCLESFIELD, CHESHIRE, SK11 6NE

No comments submitted

Application No: 16/2917M

Proposal: Single storey side, rear and front extension

Location: 23 , Bromley Road, MACCLESFIELD, SK10 3LN

No comments submitted

6. NEIGHBOURHOOD DEVELOPMENT PLAN

Members discussed the circulated information at length and discussed the potential perceived value of a Neighbourhood Development Plan (NDP) as well as the possible lack of influence, impact and value. Members identified the risks to funding and concerns relating to the CEC Local Plan (as yet unadopted)

The discussion identified a lack of support for the recommendations within the report and members sought an alternative positive approach to local planning strategy.

It was agreed that the Town Clerk should return to this meeting with a draft brief detailing the requirements of a role to deliver detailed research information in to developable sites within the Macclesfield town boundary.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on **Friday 15th July at 10am at Macclesfield Library**