

# MACCLESFIELD TOWN COUNCIL

## PLANNING COMMITTEE

Minutes of the meeting to be held on 1<sup>st</sup> September 2017 at **9:30am** in **Macclesfield Town Hall**.

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

Also in attendance was the Town Clerk

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

Cllr Liz Durham

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

---

Cllr Dooley declared a pecuniary interest in discussions relating to the Local Plan and any proposed Neighbourhood Development Plan and took no part in these discussions or decisions.

Cllr Harewood declared a non-pecuniary interest in application 17/4192M

---

### **3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7<sup>TH</sup> JULY 2017**

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

#### 4. 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:** 17/3687M

Proposal: Single Storey Bedroom Extension.

Location: 2, HEYES FARM ROAD, MACCLESFIELD, CHESHIRE, SK11 8RQ

No Objection

**Application No:** 17/2165M

Proposal: Construction of two detached dwellings, with two separate detached garages and a replacement garage including associated landscaping and external works.

Location: TYTHERINGTON COTTAGE, BLUEBELL LANE,  
MACCLESFIELD, CHESHIRE, SK10 2JL

**RESOLVED:** That this committee objects to the application as it represents clear overdevelopment of the site, resulting in unacceptable loss of amenity to neighbouring properties.

**Application No:** 17/3840M

Proposal: Extension to Accident and Emergency Department to provide new reception, waiting, assessment areas and extended GP facilities. Alteration to the ambulance canopy and associated external areas adjacent to the extension and canopy..

Location: Macclesfield District Hospital, Victoria Road,  
Macclesfield, Cheshire, SK10 3BL

No objection

**Application No: 17/3790M**

Proposal: Single storey rear extension. (Resubmission of 16/4307M)

Location: 28, PAVILION WAY, MACCLESFIELD, CHESHIRE, SK10 3LU

No objection

**Application No: 17/3742M**

Proposal: Variation of condition 3 (approved plans) to planning application 16/4037M - Proposed development of land to side of existing dwelling to form 2no. additional bungalows

Location: 77, SOMERTON ROAD, MACCLESFIELD, SK11 8RU

No objection

**Application No: 17/3802M**

Proposal: Conversion of existing public house with one apartment into four terraced houses

Location: DURHAM OX, 68, HURDSFIELD ROAD, MACCLESFIELD, CHESHIRE, SK10 2QJ

No objection, although concerns relating to highways safety and parking must be considered by the planning authority and findings implemented when resolving this application

**Application No: 17/3709M**

Proposal: PROPOSED TWO-STOREY SIDE & REAR EXTENSION TO EXISTING SEMI-DETACHED DWELLINGHOUSE

Location: 3 , Springfield Road, MACCLESFIELD, SK11 8RE

No objection

**Application No: 17/3653M**

Proposal: Outline application for redevelopment, renovation and conversion of mill / warehouse to 4 residential units

Location: Hobson Street Works, 14 HOBSON STREET,  
MACCLESFIELD, SK11 8BB

No objection, although means for off road parking must be considered and applied.

**Application No: 17/3587M**

Proposal: Listed building consent for various external renovations including replacement of existing timber framed/single glazed windows with aluminium system and double glazed units, replacement rainwater goods with PVC heritage type, isolated repairs to sandstone string course using stone repair mortar, replacement stone copings using natural stone copings, renovation of the existing slate roof using salvaged slates with additional slates to match, external decoration to match existing colour and finish and isolated re-pointing to brickwork.

Location: THE SALVATION ARMY WORSHIP AND COMMUNITY  
CENTRE, ROE STREET, MACCLESFIELD, CHESHIRE

No objection

**Application No: 17/3879M**

Proposal: Demolition of existing store and erection of a single storey extension to the rear of the property

Location: THE GABLES, 4, BIRTLES ROAD, MACCLESFIELD, CHESHIRE,  
SK10 3JQ

No objection

**Application No: 17/3880M**

Proposal: Partial demolition, alteration & extension of domestic outbuilding and the erection of a single storey link between house and outbuilding

Location: 105, SANDY LANE, MACCLESFIELD, SK10 4RJ

No objection

**Application No:** 17/3936M

Proposal: Prior approval of rear conservatory extending 4m beyond the rear wall, maximum height of 3.1m and eaves height of 2.1m

Location: 3, CANTON WALKS, MACCLESFIELD, SK11 7QN

No objection

**Application No:** 17/3837M

Proposal: Demolition of the existing buildings and redevelopment of the site to provide a replacement care home (Use Class C2) arranged over two storeys together with associated car parking, landscaping and amenity space.

Location: HOLLINS PARK NURSING HOME, VICTORIA ROAD, MACCLESFIELD, CHESHIRE, SK10 3JA

The application was supported by the committee, although concern to ensure adequate staff and visitor parking was included in the development was a priority consideration

**Application No:** 17/3920M

Proposal: Proposed two storey side extension with attached garage

Location: 19, WEST BANK ROAD, MACCLESFIELD, CHESHIRE, SK10 3BT

No objection

**Application No:** 17/3948M

Proposal: Side extension, including replacement of existing garage.

Location: 10, HIGHER FENCE ROAD, MACCLESFIELD, SK10 1PY

No objection

**Application No: 17/4018M**

Proposal: 1st floor side, single storey rear and porch extensions

Location: 109, THIRLMERE, MACCLESFIELD, SK11 7YJ

No objection

**Application No: 17/3985M**

Proposal: Advertisement consent for two fascia signs and one projecting sign

Location: 4-6, MILL STREET, MACCLESFIELD, CHESHIRE, SK11 6LY

No objection, although this committee insists that the height and scale of all protruding shop/business signage must be consistent throughout the town centre.

**Application No: 17/4016M**

Proposal: Two storey side extension

Location: 101, SANDY LANE, MACCLESFIELD, SK10 4RJ

No objection

**Application No: 17/4053M**

Proposal: Change of use of the ground, first and second floors to create a flexible use unit(s) (Classes B1(a), A1, A2, A3, and/or A4).

Location: UNIT 3, FORMER CHESHIRE BUILDING SOCIETY, CASTLE STREET, MACCLESFIELD, CHESHIRE, SK11 6AF

No objection

**Application No: 17/4090M**

Proposal: Proposed single storey rear elevation extension. Internal structural alterations and improvements. Raised deck at rear. (Resubmission of 17/2708M)

Location: 18, Bollinbarn, Macclesfield, Cheshire, SK10 3DL

No objection

**Application No: 17/4026M**

Proposal: Demolition of former pumping station and construction of one new dwelling

Location: Pump House, CHELFORD ROAD, MACCLESFIELD, SK10 3LQ

No objection

**Application No: 17/4236M**

Proposal: Installation of galvanised steel fire escape stairs leading from first floor flat roof area down into existing back yard.

Location: 74, MILL STREET, MACCLESFIELD, SK11 6NH

No objection

**Application No: 17/4192M**

Proposal: Proposed garage (re-submission of application 17/0347M)

Location: 106, GAWSWORTH ROAD, MACCLESFIELD, SK11 8UF

**RESOLVED:** That this committee objects to the application as the proposal is to build forward of the development line, which is not in keeping with the rest of the residences in the area, will impact on neighbouring property amenity and will also lead to a proliferation of similar applications to build forward of the development line.

**Application No: 17/1874M**

Proposal: Demolition of existing structures and redevelopment of site including up to 950 homes; a one form entry primary school (use class D1), retail development (use class A1) of up to 4000sqm; employment floorspace comprising offices (use class B1a) of up to 500sqm and warehousing (use class B8) up to 10,000 sqm or relocation of existing demolition / reclamation yard operational facilities (sui generis); associated landscaping, roads and related works - outline application, all matters reserved except site accesses from Congleton Road, Moss Lane and Moss Lane/Star Lane.

Location: Land east of Congleton Road, MACCLESFIELD

No objection

**Application No:** 17/4303M

Proposal: Proposed single storey extensions

Location: 20, HORSESHOE DRIVE, MACCLESFIELD, SK11 8GB

No objection

**Application No:** 17/4110M

Proposal: Detached summer house

Location: 4, ANDREW GROVE, MACCLESFIELD, SK10 1QR

No objection

**Application No:** 17/3646M

Proposal: Proposed single storey rear extension

Location: 4, Grasmere, Macclesfield, SK11 8PL

No objection

**Application No:** 17/4230M

Proposal: Single story side and rear extension

Location: 9 , Bodmin Avenue, MACCLESFIELD, SK10 3JU

No objection

**Application No:** 17/4344M

Proposal: Single storey side extension (re-submission of application 17/2180M)

Location: 10, CLOVERDALE ROAD, MACCLESFIELD, CHESHIRE, SK11 7UR

No objection



Application No: **17/4337M**  
Proposal: New dwelling  
Location: 48, THIRLMERE, MACCLESFIELD, SK11 7YJ

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

- I. Loss of amenity of neighbouring properties due to overlooking and loss of privacy
- II. Concerns relating to highways safety
- III. Lack of provision for parking, impacting on existing businesses and residents.

**Application No:** **17/0888M**  
Proposal: Advertisement Consent - Erection of 4 sponsorship signs on the roundabout. One facing each entry point onto the roundabout.  
Location: Land Used For Advertising And Premises, IVY ROAD  
ROUNDAABOUT, MACCLESFIELD

**RESOLVED:** That this committee objects to the proposal on the grounds of highways distraction and its impact on road safety.

**Application No:** **17/0891M**  
Proposal: Erection of 5 sponsorship signs on the roundabout. One facing each entry point onto the roundabout  
Location: Roundabout: A537 / Cumberland St / Oxford Rd., CUMBERLAND STREET ROUNDAABOUT, MACCLESFIELD

**RESOLVED:** That this committee objects to the proposal on the grounds of highways distraction and its impact on road safety.

**Application No: 17/0894M**

Proposal: Erection of 4 sponsorship signs on the roundabout. One facing each entry point onto the roundabout

Location: Roundabout: A537 Cumberland St / Westminster Rd., SAINSBURYS ROUNDABOUT, MACCLESFIELD

**RESOLVED:** That this committee objects to the proposal on the grounds of highways distraction and its impact on road safety.

**Application No: 17/0895M**

Proposal: Erection of 3 sponsorship signs on the roundabout. One facing each entry point onto the roundabout

Location: Roundabout: A537 Cumberland St / Churchill, CHURCHILL WAY ROUNDABOUT, MACCLESFIELD

**RESOLVED:** That this committee objects to the proposal on the grounds of highways distraction and its impact on road safety.

**Application No: 17/0898M**

Proposal: Advertisement consent for the erection of 4 sponsorship signs on the roundabout

Location: Roundabout: A537/A523 (Tesco Roundabout) Macclesfield

**RESOLVED:** That this committee objects to the proposal on the grounds of highways distraction and its impact on road safety.

**Application No: 17/0899M**

Proposal: Advertisement consent for the erection of 4 sponsorship signs on the roundabout. One facing each entry point onto the roundabout

Location: Roundabout at, BROCKLEHURST WAY, MACCLESFIELD

**RESOLVED:** That this committee objects to the proposal on the grounds of highways distraction and its impact on road safety.

**5. REFUSAL OF CERTIFICATE OF LAWFULNESS - APPLICATION 16/5424M**

**Application No:** 16/5424M

**Proposal:** Lawful Development Certificate for use of land as garden in association with number 8 Longden Lane.

**Location:** 8, LONGDEN LANE, MACCLESFIELD, SK11 7EN

Noted

**6. OBSERVATION ON PROHIBITION OF WAITING - RYLES CRESCENT AND RIDGE VIEW**

Noted

**7. LOCAL FLOOD RISK MANAGEMENT STRATEGY**

Noted

**8. BARRACKS MILL APPEAL SCHEDULE**

Noted

**9. NEIGHBOURHOOD PLAN**

**RESOLVED:** That this committee seeks that Council has a full discussion on the viability of a Neighbourhood Plan for Macclesfield and considers if Macclesfield Council will progress a Neighbourhood Plan.

**10. MEMBER ITEMS**

**10.1 Inconsiderate/dangerous parking outside development areas**

The Town Clerk to contact Cheshire East Council to seek clarification and outline of enforcement criteria and enforcement actions.

**11. DATE/TIME AND PLACE OF NEXT MEETING**

The next Planning Committee meeting will take place on **22<sup>nd</sup> September 2017**, in **Macclesfield Town Hall** (to be confirmed).

**BLANK**