

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on 23rd February 2018 at **9:30am** in **Macclesfield Town Hall**.

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

Also in attendance was the Town Clerk

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF INTEREST

None

The meeting was not adjourned to allow for public comments and questions as there were no members of the public present

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 2ND FEBRUARY 2018

RESOLVED: That the minutes are approved 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: 18/0294M

Proposal: Outline planning application (with all matters reserved except for access) for the erection of up to 31 dwellings.

Location: Land North Of, CHELFORD ROAD, MACCLESFIELD

Cllr Durham abstained from the debate and vote as a member of the Cheshire East Council Northern Planning Committee

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

- i. The cumulative impact of localised development in that area of Macclesfield
- ii. That the impact on air quality will adversely affect the amenity of residents
- iii. That an environmental impact assessment does not clearly demonstrate sustainability of the proposed development
- iv. The development does not provide adequately for sustainable transport methods, such as cycle and pedestrian routes.
- v. That Macclesfield Council does not support the development on green field and previous green belt land.

Application No: 18/0547M

Proposal: Variation of condition 2 of existing permission 15/5536M; To provide a new 30 space surface car park

Location: Land adjacent to Belong Care Home, Kennedy Avenue, MACCLESFIELD, SK10 3DE

RESOLVED: That this application is supported in its aims to resolve a long-standing local parking issue.

Application No: 18/0422M

Proposal: Change of use and extension of nursing home (C2) on the eastern elevation to form 6no. apartments (C3) and the erection of 2no. dwellings.

Location: HIGHFIELD HOUSE NURSING HOME, 298, PARK LANE, MACCLESFIELD, SK11 8AE

RESOLVED:

- i. That the development should ensure protection and retention of existing on site trees.
- ii. That the development should not have a negative impact on local air quality and traffic
- iii. That the development should be in keeping with the conservation ethos of neighbouring property types.

Application No: 18/0561M

Proposal: Proposed demolition of existing public house and construction of 2No. private dwelling houses.

Location: 140, Newton Street, Macclesfield, Cheshire, SK11 6RW

RESOLVED: That the development should consider impact on parking on the highway, such that it does not impact on local amenity or emergency service access.

Application No: 18/0345M

Proposal: New fascia sign and hanging sign to replace existing.

Location: Aspinall Court, 48 A, Chestergate, Macclesfield, SK11 6BA

RESOLVED: That the application is supported subject to:

- i. The new sign being in proportion with and at the same height as existing similar nearby signage
- ii. That the installation of new signage leads to the removal of that business' street A-board, as supported by the Clear Way Forward policy

Application No: 18/0441M

Proposal: Single storey rear, first floor side and front porch extensions

Location: 36, CHILTERN AVENUE, MACCLESFIELD, MACCLESFIELD, CHESHIRE, SK11 8QW

That neighbour comments are noted

Application No: 18/0484M

Proposal: Change of use from B2 general industrial to D2 assembly and leisure. Creation of indoor bouldering and yoga centre with cafe, changing facilities and toilets.

Location: Unit B Queens Court, Queens Avenue, MACCLESFIELD, SK10 2BN

No objection

Application No: 17/5813M

Proposal: Detached carport with annex

Location: 183, Chester Road, Macclesfield, SK11 8QA

Noted that CEC approved at committee on 13/2/18

Application No: 18/0562M

Proposal: Two storey side extension and dormer extension

Location: 6, Redruth Avenue, MACCLESFIELD, SK10 3JT

No objection

Application No: 18/0518M

Proposal: Single storey extension to semi-detached dwelling

Location: 42, HIGHER FENCE ROAD, MACCLESFIELD, CHESHIRE, SK10 1PY

No objection

Application No: 18/0520M

Proposal: Proposed single storey rear extension

Location: 5, GOODWOOD CLOSE, MACCLESFIELD, CHESHIRE, SK11 7HD

No objection

Application No: 17/3892M

Proposal: Demolition of existing on site buildings and erection of 67 dwellings with associated car parking and landscaping

Location: GEORGIAN, FROST AND WATERSIDE MILLS, PARK GREEN, MACCLESFIELD, CHESHIRE, SK11 7NA

The application is supported by the committee

Application No: 18/0729M

Proposal: First floor to existing single storey side garage and two storey rear extension

Location: 10, BIRCH AVENUE, MACCLESFIELD, SK10 3NU

No objection

Application No: 18/0720M

Proposal: Two storey side and single rear conservatory extension

Location: 101, Sandy Lane, Macclesfield, SK10 4RJ

No objection

Application No: 18/0780M

Proposal: Prior notification for proposed change of use from office space to 3 residential flats

Location: SECOND FLOOR, 17-19, MARKET PLACE, MACCLESFIELD, CHESHIRE, SK10 1EB

No objection

Supplementary Planning Agenda Items

Application No: 17/6116M

Proposal: Change of Use from B1(A) office use to a car licence testing centre (Sui Generis)

Location: 4, Bailey Court, GREEN STREET, MACCLESFIELD, SK10 1JQ

No objection

Application No: 17/4034M

Proposal: Outline Planning Permission (with all matters reserved except for access) for the erection of up to 232 dwellings.

Location: LAND SOUTH OF, CHELFORD ROAD, MACCLESFIELD

The position of this committee is unchanged from its previous response, in that it does not support the application or the development of green field or green belt land.

The development should take in to consideration the provision of sustainable transportation, such as bus routes, cycle routes and pedestrian access.

5. STRATEGIC PLANNING APPLICATION BRIEFING

Members discussed the opportunities for engagement relating to larger applications. Identifying previous town council planning consultation events relating to Kings School and the Local Plan

Suitable means of engagement were identified as Planning Committee meetings, public meetings, consultation events. Members highlighted the need to ensure any future engagement initiatives were accessible.

It was agreed that each strategic application would be taken on a case by case basis.

6. CORRESPONDANCE

6.1 Civic Society re: 18/0325M; 17/6361M; 18/0006D

Noted

6.2 Street Naming

Noted

7. MEMBER ITEMS

None

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on **16th March 2018**, in **Macclesfield Town Hall** (to be confirmed).

Meeting closed at 10.36am

Chair Cllr G Jones

Clerk P Turner