

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on 6th April 2018 at **9:30am** in **Macclesfield Town Hall**.

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

Also in attendance was the Town Clerk

1. APOLOGIES FOR ABSENCE

Cllr Aliff Harewood MBE

2. DECLARATIONS OF INTEREST

Cllr Dooley declared non-pecuniary interests in applications 18/1218M and 18/1321M, abstaining from the votes relating to these applications.

The meeting was adjourned to allow for comments from the public present.

Liz Braithwaite & Jackie Barber – commenting on 18/1198M

Commenting on behalf of a number of residents on Water Street and Great King Street, they raised concerns and objections to the application, seeking that this committee considers, in their response to the application, the comments received. (Detailed written submissions had been received prior to the meeting and circulated to the committee.

Caroline O'Brien of CVS Cheshire East – 18/1218M

Commenting on behalf of the applicant, clarifying the need to find a sustainable use for this space, owned by a charity. That the building no longer sustains office usage; the charity is unable to find commercial tenants; that the application demonstrates a decrease in relation to on street car parking.

The public were thanked for the attendance and contributions. The chair reconvened the meeting.

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 16TH MARCH 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: 18/1198M

Proposal: 1) Change of use of the building from a mixed café / kitchen workshop / retail use to a restaurant/flexible event space / kitchen / retail use; 2) External works to include general refurbishment and new paintwork

Location: 10-16, Great King Street, Macclesfield, Cheshire, SK11 6PL

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

- i. Extraction will cause negative environmental impact on surrounding properties, hindering the amenity of residents close to the proposed development.
- ii. That there is an existing issue with drainage that will be worsened and potentially lead to environmental health concerns.
- iii. The development constitutes a risk of noise pollution and will adversely impact on the amenity of residents in neighbouring properties.
- iv. Previous application for this use has been declined and also that decision upheld on appeal (15/4703M)
- v. The use of this building for manufacturing (indicated in the application) constitutes inappropriate development in the residential setting.

Application No: 17/4277M

Proposal: Outline application for the erection of up to 135 dwellings with access from Chelford Road and Whirley Road and associated open space

Location: Land Between Chelford Road And Whirley Road, CHELFORD ROAD, HENBURY

It was agreed that the previously submitted comments of this committee should be reiterated to the planning authority.

Meeting of Planning Committee 22/09/18

RESOLVED: That this committee objects on the grounds of:

- i. *the land is designated as green belt and exceptional circumstances have not been demonstrated;*
- ii. *significant impact on traffic congestion in the area requiring in depth traffic management assessment;*
- iii. *impact on air quality.*

The committee asked that **neighbours'** comments are taken into consideration, and that if the development goes ahead infrastructure must be put in place to support the development and appropriate air quality checks must be in place prior to development.

Application No: 18/1116M

Proposal: Proposed demolition of existing building and erection of new B8 storage unit with bigger footprint building in its place.

Location: Unit 1, SNAPE ROAD, MACCLESFIELD, CHESHIRE, SK10 2NZ

No objection

Application No: 18/1439M

Proposal: Two storey rear extension

Location: Beech Court, 3, BEECH HALL DRIVE, MACCLESFIELD, CHESHIRE, SK10 2EF

No objection

Application No: 18/1304M

Proposal: Ground floor front extension

Location: 34, ABINGDON CLOSE, MACCLESFIELD, CHESHIRE, SK11 8TT

No objection

Application No: 18/1424M

Proposal: Listed building consent for the Insertion of a conservation style rooflight on the side elevation and removal of a door and side panel, install stone infill panel with window opening including stone surround.

Location: THE OLD HALL, DORCHESTER WAY, MACCLESFIELD, CHESHIRE, SK10 2LQ

No objection

Application No: 18/1400M

Proposal: Listed building consent for a new oak framed garage adjacent to The Old Hall on the existing Car park.

Location: THE OLD HALL, DORCHESTER WAY, MACCLESFIELD, CHESHIRE, SK10 2LQ

No objection

Application No: 18/1438M

Proposal: single storey rear extension

Location: 57, SANDWICH DRIVE, MACCLESFIELD, SK10 2UD

No objection

Application No: 18/1313M

Proposal: Extend the working hours of cafe from 07.00 -14.00h to 20.00h and change of use from A3 to include A5 to serve hot family food. The cafe will not alter other than installing a better ventilation system, a bigger deep fat fryer and re-tiling the floors and walls to improve appearance.

Location: 106, MILL LANE, MACCLESFIELD, SK11 7NR

No objection

Application No: 18/1353M

Proposal: Alterations, extension & partial change of use. Detail:- Demolition of existing single storey rear extension; construction of new two storey rear extension on same footprint as demolished extension; alterations to form three self-contained dwellings for open market letting or sale; change of use at ground floor from A3 (food and drink retail in the form of a fast food takeaway business) to C3 (dwellinghouse).

Location: 2, GARDEN STREET, MACCLESFIELD, SK10 2QW

No objection

Application No: 18/1321M

Proposal: turning a small part of the ground floor into a café for our members

Location: 15-17, MILL LANE, MACCLESFIELD, SK11 7NN

No objection

Application No: 18/1336M

Proposal: Extension to existing detached dwelling to the side and rear. The extension will be double height to the NE elevation and single story to the SW. No change to the property line to the front or side boundaries is proposed.

Location: 8, ASHFIELD DRIVE, MACCLESFIELD, SK10 3DQ

No objection

Application No: 18/1245M

Proposal: Two storey extension at front and rear.

Location: 53A, Chelford Road, Macclesfield, SK10 3LQ

No objection

Application No: 18/1287M

Proposal: Extension above existing garage to form new bedroom with en-suite bath and single storey rear extension.

Location: 64, Westbury Drive, Macclesfield, Cheshire, SK11 8LJ

No objection

Application No: 18/1218M

Proposal: Proposed change of use from offices to 3no. flats and removal of existing internal lift

Location: 81, PARK LANE, MACCLESFIELD, SK11 6TX

RESOLVED: That this committee actively supports the application on the basis of town centre living. However, concerns relating to impact on on-street parking in the area should be considered.

Application No: **18/1437M**
Proposal: Retrospective application for change of use from a timber storage and distribution centre to a vehicle repair garage & MOT testing station for cars and light commercial vehicles.
Location: CSG Automotive, 1, GARDEN STREET, MACCLESFIELD, SK10 2QW

No objection

Application No: **18/1526M**
Proposal: Single storey rear extension to create additional living space and kitchen
Location: 7, RYBURN ROAD, MACCLESFIELD, CHESHIRE, SK11 7UH

No objection

Application No: **18/1419M**
Proposal: The re-build of an old pre-fabricated garage building (3 single storey garage units) to form a two storey building comprising ground floor double garage with first floor open-plan office with toilets and kitchen.
Location: LAND ADJACENT TO 191 , CHESTER ROAD, MACCLESFIELD, CHESHIRE

No objection

5. CORRESPONDANCE

None

6. MEMBER ITEMS

None

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on **27th April 2018**, in **Macclesfield Town Hall** (to be confirmed).

Meeting closed at 10.26am

Chair Cllr Gareth Jones
Clerk Pete Turner