

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Minutes for the meeting held on 27th April 2018 at **9:30am** in **Macclesfield Town Hall**.

In attendance: Cllr Alift Harewood MBE
Cllr Beverley Dooley
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

Cllr Durham expressed an interest in 17/6044M and 17/3837M as a member of the Cheshire East Council Northern Planning Committee and abstained from any decision associated with these application.

The chairman will adjourn the meeting to allow questions and comments from the public. The meeting will then be reconvened to consider the remaining items on the agenda.

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6TH APRIL 2018

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: 17/6044M

Proposal: Application for removal of Condition 4 and variation of Conditions 1, 5, 8, 16 and 21 on approved application 15/4285M.

Location: The Kings School, Westminster Road, Macclesfield, SK10 1LS

Members expressed disappointment relating to the confusion regarding this application and the communication of the information. Members also agreed that the conditions should be maintained as approved, to deliver the spirit of the decision.

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

RESOLVED: That the committee does not object, identifying the value of the increased capacity in this service. However, the committee identified serious concerns relating to the following, which it feels should be addressed within the application:

- That the design offers an overbearing impact on the area, being on the boundary of the conservation area and due to the gradient of the land
- That building forward of the development line would be inappropriate
- That the impact on the highway will be detrimental due to the current means of access and egress, which should be reviewed and consideration given to using the hospital accesses to facilitate a one way system.
- The application does not provide for adequate additional parking in recognition of the additional visitors and staff relating to the increase in service capacity
- There is inadequate public transport in the area to support sustainable transport policies.

Application No: 18/1619M

Proposal: A single storey rear extension to the property. The extension will form a dining room, accessed through the existing kitchen. Patio doors from the extension will open onto the garden at the rear.

Location: 17 , Belmont Avenue, Macclesfield, SK10 3JN

No objection

Application No: 18/1520M

Proposal: prior approval change of use to residential
Location: Craven House, CHURCHILL WAY, MACCLESFIELD, SK11 6AY

Members expressed concerns relating to over development, the perception of "rabbit hutch" accommodation expressed in the application and the lack of parking provision and potential impact to on street parking.

RESOLVED: That the committee objects on the grounds of:

- i. Overdevelopment
- ii. Lack of parking
- iii. Local Plan policies C3 and C4
- iv. The social impact relating to prospective tenants due to over development
- v. Highways impact
- vi. Public transport provision

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

Application No: 18/0675M

Proposal: Installation of 9 x company branded signage consisting of the following: 3 x internally illuminated fascia signs (A, B & C), 3 x Non illuminated fascia signs (D, H & I) 2 x Internally illuminated projecting/bus stop signs (E & F), proposed Shopfront Street and Mall Elevations, and 1 x internally illuminated Hong Kong Banner sign (G)
Proposed Rear Elevation.

Location: TK Maxx, 22, Castle Street, Macclesfield, SK11 6AF

No objection

Application No: 18/1933M

Proposal: Installation of roof top plant equipment consisting of the following: 15 x Condenser units and 1 x Air handling unit, with Associated duct & pipework

Location: TK MAXX 22, CASTLE STREET, MACCLESFIELD, SK11 6AF

No objection

Application No: 18/1580M

Proposal: New pitched roof over rear flat roof extensions

Location: 106, St Austell Avenue, Macclesfield, Cheshire, SK10 3NY

No objection

Application No: 18/1588M

Proposal: Detached garage

Location: 58, GAWSWORTH ROAD, MACCLESFIELD, SK11 8UF

No objection

Application No: 18/1670M

Proposal: Replacement of rear conservatory with new extension

Location: 89, BYRONS LANE, MACCLESFIELD, CHESHIRE, SK11 7JS

No objection

Application No: 18/1659M

Proposal: Proposed single storey rear extension

Location: 382, BUXTON ROAD, MACCLESFIELD, CHESHIRE, SK11 7ES

No objection

Application No: 18/1470M

Proposal: Proposed front porch and car port to side of house

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

No objection

Application No: 18/1592M

Proposal: Change of use of a former sandwich bar (A1) to a coffee shop/restaurant (A3).

Location: 72B, CHESTERGATE, MACCLESFIELD, MACCLESFIELD, CHESHIRE, SK11 6DY

No objection

Application No: 18/1495M

Proposal: Variation of conditions 2 and 10 to planning application 17/2063M - Partial demolition of single storey element of main building, demolition of detached outbuilding, work to reconfigure existing apartment building (1-5 Sunny Bank) to 7 no. apartments , construction of 5 no. mews dwellings, formation of new vehicular access and associated engineering works and landscaping

Location: SUNNY BANK, 113, LONDON ROAD, MACCLESFIELD, CHESHIRE, SK11 7RL

No objection

Application No: 18/1697M

Proposal: Double storey side extension and bay addition

Location: 25, MAPLE AVENUE, MACCLESFIELD, SK11 7RB

No objection

Application No: 18/1687M

Proposal: Certificate of proposed lawful use for existing original property.

Location: 7 , Burgess Street, Macclesfield, SK10 1NE

No objection

Application No: 18/1791M

Proposal: Ground floor rear extension

Location: 25, HATTON STREET, MACCLESFIELD, SK11 6RF

Members sought that the developers are mindful of residents' concerns relating to disturbance during development works and that residents comments should be taken in to consideration.

Application No: 18/1724M

Proposal: Erection of new 2.5m high timber close boarded fence following demolition of existing building forming boundary wall.

Location: LAND TO THE NORTH OF, BLACK LANE, MACCLESFIELD, CHESHIRE

RESOLVED: That the committee objects on the following grounds:

- i. That work should be ceased until application has been considered
- ii. That replacement boundary should be in keeping with the boundary wall that has been removed
- iii. That the adjoining properties affected should be consulted prior to any further works.

Application No: 18/1783M

Proposal: Single storey rear extension

Location: 37, WEST BOND STREET, MACCLESFIELD, CHESHIRE, SK11 8EQ

No objection

Application No: 18/1117M

Proposal: Construction of one new detached house

Location: 24, Delamere Drive, Macclesfield, Cheshire, SK10 2PW

No objection

Application No: 18/1257M

Proposal: Variation of condition 1 of planning permission 16/0020M to substitute approved plans to allow for approval of altered elevations

Location: Trinity Court, RISELEY STREET, MACCLESFIELD, CHESHIRE, SK10 1BW

Members sought that the on site work start and finish times are enforced to avoid disturbance to residents.

Application No: 18/1822M

Proposal: Demolition of existing porch, garage & rear kitchen extension & proposed single & two storey front, side & rear extensions

Location: 116 , Tytherington Drive, Macclesfield, SK10 2JG

No objection

Application No: 18/1825M

Proposal: Two storey side extension providing additional bedroom/ensuite accommodation at first floor level

Location: 30, CHILTERN AVENUE, MACCLESFIELD, SK11 8LP

No objection

Application No: 18/1544M

Proposal: New car park and demolitions comprising Area K - Extension to Existing tarmac Car Park and associated landscaping, Block 140 - Demolition of existing High Bay warehouse and Block 110 - Demolition of redundant Gatehouse

Location: ASTRAZENECA, CHARTER WAY, MACCLESFIELD, CHESHIRE, SK10 2NA

No objection

Application No: 18/1738M

Proposal: Reserved Matters application for access, layout and scale for approved outline permission 17/1127M.

Location: 20, Aylesbury Close, Macclesfield, Cheshire, SK10 2LE

No objection

Application No: 18/1895M

Proposal: Proposed two-storey side and rear extension to existing semi-detached dwellinghouse

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

No objection

Application No: 18/1899M

Proposal: Proposed external metal staircase and changing existing window to a glazed door

Location: 159A Upton Hall North, Prestbury Road, Macclesfield, SK10 4AA

No objection

Application No: 18/1900M

Proposal: Proposed external metal staircase and changing existing window to a glazed door

Location: 159A Upton Hall North, Prestbury Road, Macclesfield, SK10 4AA

No objection

5. CORRESPONDANCE

5.1 Pre-Planning Application Consultation - proposed 15m EE slim streetworks monopole with GRP shroud on the eastbound grass verge at Penningtons Lane, Macclesfield

Noted

6. MEMBER ITEMS

None

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on **18th May 2018**, in **Macclesfield Town Hall** (to be confirmed).

Meeting closed at 10.36am

Chair Gareth Jones

Clerk Pete Turner