

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Minutes for the meeting held on 7th September 2018 at **9:30am** in **Macclesfield Town Hall**.

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

Also in attendance were Cllr Schofield and the Civic Officer

1. APOLOGIES FOR ABSENCE

Cllr Durham

2. DECLARATIONS OF INTEREST

Cllr Schofield declared a non-pecuniary interest in 18/3545M as an ex-officio Governor of Kings which comes with the role of Mayor of Macclesfield

The chair adjourned the meeting to allow for the public to speak.

Residents of Northgate Avenue attended the meeting to raise their concerns on planning application 18/3545M which included loss of privacy due to proximity of new dwellings and reduced landscaping, over development and security concerns arising from opening up pedestrian access from Northgate Avenue to the new development.

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23RD JULY 2018

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

4. OBSERVATIONS ON PLANNING APPLICATIONS

4.1 Planning applications received over the summer break

The planning authority has been informed that Councillors may have submitted individual comments for the following applications as the response closing dates are before the date of this meeting.

Application No: 18/3545M

Proposal: Reserved matters approval (appearance, landscaping, layout and scale) on Outline application 15/4285M for the erection of 132 dwellings, landscaping and associated infrastructure.

Location: The Kings School, WESTMINSTER ROAD, MACCLESFIELD

RESOLVED:

1. That this committee objects to the application on the following grounds:

- i. Over development of the site;
- ii. Lack of affordable housing;
- iii. Impact on services in Macclesfield;
- iv. Loss of privacy to neighbouring properties;
- v. Lack of open spaces in the development;
- vi. Pedestrian cut-through to the development from Northgate Avenue;
- vii. Lack of landscaping in and around the site.

2. That Macclesfield Town Council raises this objection as an official response, taking into consideration the residents' concerns, and requests the application is reviewed by committee and is not officer led.

Application No: 18/3763M

Proposal: First floor rear extension & single storey rear extension

Location: 21 , St Austell Avenue, Macclesfield, SK10 3JZ

No objections.

Application No: 18/3762M

Proposal: Proposed first floor rear extension and single storey rear extension

Location: 23, ST AUSTELL AVENUE, MACCLESFIELD, SK10 3JZ

No objections.

Application No: 18/3780M

Proposal: Single storey rear & side extension. Two storey side extension.

Location: 396, BUXTON ROAD, MACCLESFIELD, CHESHIRE, SK11 7EP

No objections but the committee requested that the neighbours' comments are taken into consideration.

Application No: 18/3691M

Proposal: Substitution of house typesplot 109A to include garden room.

Location: Kingsfield Park, LIVESLEY ROAD, MACCLESFIELD

No objections.

Application No: 18/3404M

Proposal: Change of use from A1 to A4 . Internal alterations and exterior window surrounds painting.

Location: 23, BACK WALLGATE, MACCLESFIELD, SK11 6LQ

No objections but the committee requested that the direction of the Conservation Officer is followed.

Application No: 18/3666M

Proposal: Listed building consent for Internal alterations to layout - erection of stud wall on ground floor to create no.2 toilets (female/male), preparation and storage facilities and a hexagonal bar top on the first floor. External - maintenance comprising of matte black paint work to shop front

Location: 23, BACK WALLGATE, MACCLESFIELD, SK11 6LQ

No objections but the committee requested that the direction of the Conservation Officer is followed.

Application No: 18/3671D

Proposal: Discharge of Condition 7 on approved application 17/3022M.

Location: The Towers And Progress Mill, Parsonage Street, Macclesfield, SK11 7LY

No objections.

Application No: 18/2820M

Proposal: Single storey extension to scout hut including demolition of detached single storey storage building

Location: PHOENIX HALL, WHISTON STREET, MACCLESFIELD, SK11 6QQ

It was noted that this application has already been approved.

Application No: 18/3676M

Proposal: Single storey side extension to semi-detached dwelling

Location: 39, ROTHERHEAD DRIVE, MACCLESFIELD, CHESHIRE, SK11 7XQ

No objections but the committee requested that the neighbours' comments are taken into consideration.

Application No: 18/3689M
Proposal: Single storey rear extension
Location: 1, CAMBRIDGE AVENUE, MACCLESFIELD, SK11 8JN

It was noted that this application has already been approved.

Application No: 18/3632M
Proposal: Orangery to rear of property
Location: 22, WESTBURY DRIVE, MACCLESFIELD, CHESHIRE, SK11 8LR

It was noted that this application has already been approved.

Application No: 18/3292M
Proposal: Single storey side extension and associated external works
Location: 25, WEST BOND STREET, MACCLESFIELD, CHESHIRE, SK11 8EQ

It was noted that this application has already been approved.

Application No: 18/3622M
Proposal: new dwelling
Location: 3, HOLLY ROAD, MACCLESFIELD, CHESHIRE, SK11 8JA

No objections.

Application No: 18/3656M
Proposal: Alterations to roof space to form rear facing dormer and single storey rear-facing extension.
Location: 229, Buxton Road, Macclesfield, Cheshire, SK10 1NB

No objections.

Application No: 18/3576M

Proposal: Ground and first floor side extension and front and rear ground floor extension

Location: 1, Treen Close, Macclesfield, SK10 3PT

No objections but the committee requested that the neighbours' comments are taken into consideration.

Application No: 18/3475M

Proposal: Proposed side & rear extension to existing detached dwelling

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

It was noted that this application has already been approved.

4.2 Current 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: 18/3665M

Proposal: Change of use from B1 office to A3 restaurant/cafe
Removal of internal modern 'mezzanine' and partition interventions with alterations and fit-out works to create a market style deli restaurant and bar.

Enlargement of existing side extension and construction of 3no. small kitchen units in front yard (currently small car parking) for development into outside dining area.

Location: The Picturedrome 98 CHESTERGATE, MACCLESFIELD

RESOLVED: That the committee supports this application in principle but express its concerns over:

- i. Hours of operation impacting neighbouring properties with noise from outdoor dining areas;
- ii. Noise from air conditioning units affecting neighbouring properties.

The committee requested more information on the operating hours of the air conditioning units and to capture the existing evening noise levels for comparison.

Cllr Dooley expressed business concerns that this development may draw footfall away from the town centre.

Application No: 18/3885M

Proposal: Rear conservatory and raised deck

Location: 25, Beswick Street, MACCLESFIELD, SK11 8JF

No objections.

Application No: 18/3948M

Proposal: First floor front and side extension, two storey side extension and single storey rear extension.

Location: 61, VICTORIA ROAD, MACCLESFIELD, CHESHIRE, SK10 3JA

No objections.

Application No: 18/4119M

Proposal: Replace front garden with a harstanding drive to provide off road parking

Location: 291, BUXTON ROAD, MACCLESFIELD, SK11 7ET

No objections.

Application No: 18/4089M

Proposal: We are looking to improve the look and enhance our property at the rear after recently fitting bi-fold doors with the addition of cladding this will further enhance and update the look of our property together with adding further protection to existing walls we will add further insulation beneath the cladded areas.

Location: 6, PRIMROSE AVENUE, MACCLESFIELD, SK11 7YU

No objections.

Application No: 18/4157M

Proposal: Demolition of two existing equestrian buildings and the construction of two detached dwellings with garages and new shared access

Location: YEW TREE BARNS, MACCLESFIELD ROAD, PRESTBURY, CHESHIRE, SK10 4BH

RESOLVED: That the committee objects to this application on the grounds that the development is out of character in the neighbourhood.

Application No: 18/4191M

Proposal: single storey rear, side and front extension

Location: 57, KENILWORTH ROAD, MACCLESFIELD, SK11 8UX

No objections.

Application No: 18/4230M

Proposal: The removal of existing aluminium powder coated windows and replacement to the ground and first floor. The removal of and replacement of selected external doors to the building.

Location: Cheshire East Council, TOWN HALL, MARKET PLACE, MACCLESFIELD, SK10 1EA

No objections but the committee requested that the direction of the Conservation Officer is followed.

Application No: 18/4229M

Proposal: The removal of existing aluminium powder coated windows and replacement to the ground and first floor. The removal of and replacement of selected external doors to the building.

Location: Cheshire East Council, TOWN HALL, MARKET PLACE, MACCLESFIELD, SK10 1EA

No objections but the committee requested that the direction of the Conservation Officer is followed.

Application No: 18/4294M

Proposal: Proposed First Floor Front/Side Extension

Location: 9, OXNEY CLOSE, MACCLESFIELD, SK11 8TP

No objections.

Application No: 18/4311M

Proposal: Proposed demolition of garage and rebuild, first floor extension above garage and front drive & parking area relaid

Location: 68, CONGLETON ROAD, MACCLESFIELD, SK11 7UE

No objections.

Application No: 18/4254M

Proposal: Change of use of a former bottle shop/off-licence (A1) to a bar (A4).

Location: 8, MARKET PLACE, MACCLESFIELD, SK10 1EX

No objections.

Application No: 18/4322M

Proposal: Proposed front entrance extension and first floor side extension to improve existing first floor bedroom and new ensuite

Location: 26, PARK MOUNT DRIVE, MACCLESFIELD, SK11 8NT

No objections.

Application No: 18/4272M

Proposal: Single storey rear and side extension.

Location: 105, Oxford Road, Macclesfield, SK11 8JG

No objections.

Application No: 18/2729M

Proposal: Demolition of existing dwelling, replaced with two pairs of semi detached family homes totalling four altogether

Location: 59, CHELFORD ROAD, MACCLESFIELD, CHESHIRE, SK10 3LQ

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

- i. Overdevelopment in the area;
- ii. Change of street scene.

5. STRATEGIC PLANNING ITEMS

Applications for consideration at the Cheshire East Strategic Planning Board on 4th September 2018.

5.1 18/0294M proposed development of 31 houses on land north of Chelford Road.

5.2 17/4277M proposed development of 135 houses on land north of Chelford Road.

5.3 17/4034M proposed development of 232 houses on land south of Chelford Road.

Cllr Jones updated the committee that Macclesfield Town Council has raised objections, and that all three applications were approved by the Cheshire East Strategic Planning Board.

6. HIGHWAYS

6.1 Extension of double yellow lines at Hurdsfield Road

The committee supports the proposal.

6.2 Introduction of No Waiting restrictions on Gunco Lane

The committee supports the proposal.

6.3 Removal of loading bay and parking bay at Waters Green/Gas Road Macclesfield.

The committee supports the proposal.

6.4 Proposed one-way system at Black Road/ Copper Street

The committee supports the proposal.

7. CORRESPONDENCE

7.1 Pre-Planning Application Consultation - proposed 15m EE slim streetworks monopole with GRP shroud

No objections.

7.2 18/3545M - Reserved matters approval of outline application 15/4285M

The correspondence was noted.

7.3 Air Quality Management: 17/4034M, 17/4277M and 18/0294M

The correspondence was noted.

7.4 Plans for secondary education

The correspondence was noted.

8. MEMBER ITEMS

8.1 Cheshire East Council Community Infrastructure Levy Schedule

Cllr Jones updated the committee that he will be attending the Cheshire East Council Community Infrastructure Levy Schedule Examination hearing on 12th September.

8.2 Bluebell Lane, Tytherington

Cllr Jones updated the committee that this application, 18/0411M has been approved despite the neighbours' objections.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on **28th September 2018**, in **Macclesfield Town Hall** (to be confirmed)

Meeting closed at 10.34am

Chair Cllr Gareth Jones
Clerk Harriet Worrell

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