



Macclesfield Town Council

Planning Committee

Minutes of the meeting held on 29th October 2021 at 10am in Macclesfield Town Hall.

If you would like to attend the meeting please contact the Town Clerk, as due to Covid -19 restrictions there are a limited number of public spaces.

In attendance:

Cllr Mike Hutchison
Cllr David Edwardes
Cllr Fiona Wilson

1 Apologies for Absence

Cllr Janet Jackson MBE
Cllr Lloyd Roberts
Cllr Sandy Livingstone

2 Declarations of Interest

Cllr Fiona Wilson declared a non-pecuniary interest in item 21/5237M and 21/5238M as she knows the applicant but has not discussed this application at all.

Cllr David Edwardes declared a non-pecuniary interest in 21/4231M as he knows the applicant and has discussed traffic issues previously, but they have not discussed the application.

3 Public Participation

The meeting was adjourned to invite public comments and questions
The clerk read out the following concerning item 21/4231M.

Firstly, I would like to ask that the review of this proposal is deferred until the next meeting of the planning committee. The deadline for comments is 19th

November and therefore the committee are making comment without constituents having the opportunity to make their concerns (or support) known. This seems incoherent to the purpose of the committee.

I am writing to object to the planning application under the above reference relating to the proposal for a two storey extension to the rear of No 31 Tytherington Lane.

I have already written with my comments on the addendum to the heritage statement and wish to offer further, more general comment.

I set out the initial grounds of my objection below.

1. Proposed materials. The drawings submitted, although short on detail, do propose materials not in keeping with the setting. Large expanses of unbroken rendered blockwork wall are not sympathetic to the setting of the locally listed group of buildings, indeed one immediate neighbouring property is a Grade II listed building. The use of rendering would contravene the "Cheshire East Borough Design Guide" SPD, 2017 (pages 20, 21 and 22) relating to local materials.
2. Roof material is proposed to be "Tiles to match existing". The current roofing material is Kerridge stone, which is in keeping with the host property and surrounding properties. To replace these with concrete tiles would be a travesty. A change from this material would contravene the "Cheshire East Borough Design Guide" SPD, 2017 (pages 20, 21 and 22) relating to local materials.
3. Scale of the development. The revised proposal remains out of proportion with the host property and will dominate the adjacent properties, including my own, and damage the amenity of the garden area. The proposed rear roof line will be visible from the highway when travelling from the North or the South and will harm the setting of the Grade II listed property. The revised proposal will also domineer the lower properties to the rear, overlooking them when the tree screening is thinned out in the winter months. The above, as well as harming the setting of listed properties, would contravene policy DC41, 2 in the Saved Macclesfield Local Plan, as well as not recognising the principle of policy DC38 in offering "commensurate degree of light and privacy between buildings" with the stated reason, at 17.43, of safeguarding residential amenities in respect of light, privacy and space between buildings. This applies particularly to No's 27 and 33 Tytherington Lane.
4. Additional occupancy. Proposal to increase the floor area and bedrooms will likely result in increased occupancy and more vehicles on Tytherington Lane. There have been numerous minor accidents / collisions on Tytherington Lane, indeed the Highways Authority are looking at what measures can be taken to mitigate the current situation. To promote further occupancy in these circumstances seems incoherent with the accepted issue.
5. Drainage. To further increase the impermeable area may result in increased flood risk. Appropriate surface water management is to be considered and there is no adequate mention of this in the proposals. The response from the

flood risk officer at Cheshire East Council appears to be lip service to the matter and does not appear to have considered the site specific details of this proposal.

6. Wildlife. There are currently bats active in the area and many neighbours believe that the Kerridge stone roofs on a number of the Tytherington Lane properties are the roosts for these mammals. There is no mention of wildlife protection in the proposals.

In summary, I object to the proposal for the reasons above and the proposal is broadly similar to the previous proposal and there appears to be insufficient alteration for the reason for refusal to be changed. It is difficult to offer a comprehensive review as there are insufficient details on the submitted drawings (few dimensions, annotations or elevations from the South).

Jonathan Cartledge

The meeting was then reconvened.

4 Minutes of the Planning Committee Meeting held on 8th October 2021

Resolved: The minutes were approved.

5 Matters Arising from the Minutes

Resolved: Cllr Wilson raised her previous members item 21/4113M Land North of Congleton Road, Macclesfield and to see if a response had been received from the planning officer for the following:

- The reason for the application to be determined by delegated authority and not committee i.e. SPB.
- The reason Macclesfield Town Council was not consulted.
- The extent of the distribution of the developer's pre-consultation leaflet.

The clerk will check and get back to the committee.

6 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.

The Planning Committee considers all applications it is notified of and returns comments to the Local Planning Authority (Cheshire East Council) unless it has no objections.

Application No: 21/5122M

Proposal: Proposed 3x storey building containing 9x flats with associated bike storage, refuse storage and external landscape works to include parking.

Location: 151, London Road, Macclesfield, SK11 7SP

Resolved: Cllr Fiona Wilson noted that this area had previously been derelict and that this type of abode is needed in the town as it is 9 x 1 bedroom abodes with parking. She did however note that the building is 3 stories which is out of keeping with the surrounding buildings and that separation distances need to be adhered to as this has been brought up by a neighbour. The committee agreed to ask the planning officer to that the saved policies DC3 and DC38 from the Macclesfield Borough Local Plan are adhered to.

Application No: 21/5097M

Proposal: Proposed 1st Floor front / side extension

Location: 29, Badger Road, Macclesfield, SK10 2EW

The committee raised no objections but ask the Planning Officer ensures that the saved policies DC3 and DC38 from the Macclesfield Borough Local Plan are not infringed.

Application No: 21/4947M

Proposal: Conversion of a shop and cafe into a bar and restaurant with associated facilities.

Location: 44-48, Chestergate, Macclesfield, Sk11 6ba

No objections.

Application No: 21/5184M

Proposal: single storey rear extension

Location: 27, Waterways Avenue, Macclesfield, SK11 7LU

No objections.

Application No: 21/5175M

Proposal: Proposed Single Storey Front, Two Storey Side & Single Storey Rear Extension & Alterations

Location: 30, Dalesford Crescent, Macclesfield, SK10 3LF

No objections.

Application No: 21/5195M

Proposal: Proposed Double Storey Side Extension

Location: 35, Buxton Old Road, Macclesfield, Cheshire, SK11 7EL

No objections.

Application No: 21/5191M

Proposal: Proposed Single and Two Storey Rear Extensions. New Pitch Roof over Garage. New Front Entrance Porch.

Location: 4, Pool End Close, Macclesfield, Cheshire, SK10 2LD

No objections.

Application No: 21/5220M

Proposal: Application for the insertion of front porch, alterations to windows following Planning Approval Ref No: 20/4936M. Proposed render finish to front elevation.

Location: 2, Ryebank Way, Macclesfield, SK10 2LJ

The committee raised no objections but ask the planning officer ensures that the rendering proposed is in keeping under SD3.

Application No: 21/5230M

Proposal: Single storey front extension with pitched roof over existing flat roof.

Location: 50, Orme Crescent, Macclesfield, SK10 2HS

No objections.

Application No: 21/5167M

Proposal: Addition of external balcony and glazed doors at first floor level to south gable wall.

Location: 124, Warwick Road, Macclesfield, SK11 8TA

No objections.

Application No: 21/5201M

Proposal: Proposed replacement of main roof to rear elevation for additional solar panels.

Location: 150, Warwick Road, Macclesfield, Cheshire, SK11 8TA

No objections.

Application No: 21/4745M

Proposal: Listed Building Consent to change the colour of the front door from blue to orange and change the door furniture from silver to gold

Location: 257, Park Lane, Macclesfield, SK11 8AA

No objections.

Application No: 21/4321M

Proposal: Proposed extension and alterations to existing dwelling

Location: 31, Tytherington Lane, Macclesfield, Cheshire, SK10 2JS

Resolved: To defer this application until the next planning committee meeting and for the clerk to let CEC planning Officer know to expect comments on 19th November 2021 as the closing dates for comments is 17th November 2021.

Application No: 21/5272M

Proposal: First floor rear extension over outrigger and internal alterations.

Location: 16, Cumberland Street, Macclesfield, Cheshire, SK10 1DD

No objections.

Application No: 21/5301M

Proposal: Proposed single storey rear extension to form larger kitchen, dining area and internal alterations to the utility and shower room and demolition of the existing conservatory.

Location: 36, Brynton Road, Macclesfield, SK10 3AF

No objections

Application No: 21/5332M

Proposal: single storey side/rear extension

Location: 206, Peter Street, Macclesfield, SK11 8ET

No objections.

Application No: 21/5243M

Proposal: First Floor Side and Front Extension

Location: 21, Birkdale Close, Macclesfield, Cheshire, SK10 2UA

No objections.

Application No: 21/5271M

Proposal: Side And Rear Single Storey Extension And Alterations

Location: 40, Langdale Close, Macclesfield, Cheshire, SK11 7YS

No objections.

Application No: 21/5339M

Proposal: Removal of dilapidated conservatory and replacing with single ground floor, side and rear brick extension.

Location: 2, Toll Bar Road, Macclesfield, Cheshire, SK11 8TY

Resolved: No objections however the committee notes there is a neighbour concern and asks planning officers to ensure DC38 and DC3 are adhered to.

Application No: 21/5284M

Proposal: Single storey front & rear extension

Location: 124, Delamere Drive, Macclesfield, SK10 2PU

No objections.

Application No: 21/5375M

Proposal: single storey side extension and front porch

Location: 2, Chatsworth Avenue, Macclesfield, SK11 8SY

No objections.

Application No: 21/5237M

Proposal: Change of use and alteration of offices to form a single dwelling.

Location: Wellington House, 10, Waterloo Street West, Macclesfield, Cheshire, SK11 6PJ

No objections.

Application No: 21/5238M

Proposal: Listed building consent for change of use and alteration of offices to form a single dwelling.

Location: Wellington House, 10, Waterloo Street West, Macclesfield, Cheshire, SK11 6PJ

No objections subject to the conservation officers approval.

Application No: 21/5384M

Proposal: Two storey rear extension

Location: 10, Underwood Close, Macclesfield, SK10 3QD

No objections.

Application No: 21/5405M

Proposal: Proposed porch and single storey rear extension

Location: 5, Dale Street, Macclesfield, Cheshire, SK10 1NH

No objections.

7 Conservation Area Review

Resolved: The report was noted.

8 Town Character Assessment

Resolved: The report was noted.

9 Shop fronts and signage design

Resolved: The report was noted.

10 Streetnaming

Resolved: The Town council put forward the name of 5 Olympians to name new streets. Town council officers have contacted the Olympians and have had positive responses from 2. It was also noted that Henbury Parish Council were looking to contact the Olympians and ask them not to accept the offer. The committee have asked the clerk to contact the clerk of Henbury Parish Council to seek understanding of the action taken by Henbury Parish Council.

11 Correspondence

None

12 Member Items

12.1 Cllr David Edwardes – use of swift bricks in new builds

Resolved: To highlight the need for swift bricks on new builds where it would be advantageous as identified by wildlife experts.

13 Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 19th November 2021
10am, in Macclesfield Town Hall (to be confirmed)