



Macclesfield Town Council

Planning Committee

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

In attendance:

Cllr Mike Hutchison
Cllr David Edwardes
Cllr Fiona Wilson
Cllr Sandy Livingstone

1. Apologies for Absence

Cllr Lloyd Roberts
Cllr Janet Jackson MBE

2. Declarations of Interest

Cllr Livingstone declared a non-pecuniary interest in Item 14 as the Housing Association he works for is involved with development in Cheshire East.

Cllr Edwardes declared a non-pecuniary interest in application 21/5862M as he contacted the Chair of the Civic Society regarding the submission of this application and who has since provided a comment.

3. Public Participation

There were no members of the public in attendance.

4. Minutes of the Planning Committee Meeting held on 19th November 2021

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

5. Matters Arising from the Minutes

None.

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: 21/5838M

Proposal: Proposed rear 3-storey extension for 3no. residential flats and the internal refurbishment of the existing first-floor residential space to form 2no. residential flats.

The proposed works will also include the internal refurbishment of the existing ground floor commercial unit to form 4no. new commercial units, and a new rear single-storey extension, which will create a new storeroom for one of the commercial units.

Location: 59- 67 Park Lane, Macclesfield, SK11 6TX

RESOLVED: The committee raised no objections as the application repurposes an empty building but requested that the Planning Officer, when making the decision, ensures the following policies are adhered to:

- i. Saved policy DC3 from the Macclesfield Borough Local Plan,
- ii. Saved policy DC38 from the Macclesfield Borough Local Plan,
- iii. Policy SE1 from the Cheshire East Council Local Plan Strategy.

Application No: 21/5711M

Proposal: A single storey full width kitchen/ living room extension is proposed to replace existing kitchen extension and conservatory to the rear of the property. The work includes removing existing walls to the base of the outrigger.

Location: 126, Buxton Road, Macclesfield, SK10 1NG

No objections.

Application No: 21/5712M

Proposal: Listed Building consent for a single storey full width kitchen/ living room extension is proposed to replace existing kitchen extension and conservatory to the rear of the property. The work includes removing existing walls to the base of the outrigger.

Location: 126, Buxton Road, Macclesfield, SK10 1NG

No objections.

Application No: 21/5787M

Proposal: Ground floor rear extension, GF porch extension and 2 Storey side extension

Location: 78, Craig Road, Macclesfield, SK11 7XN

No objections.

Application No: 21/5818M

Proposal: Proposed single storey side & rear extension & alterations

Location: 32, Bollinbarn, Macclesfield, SK10 3DL

RESOLVED:The committee raised no objections but requested that the Planning Officer ensures saved policy DC3 from the Macclesfield Borough Local Plan is not contravened.

Application No: 21/5462M

Proposal: Extension and improvement of the existing patio area in order to increase its size and create a usable space for everyone to use and enjoy to include the erection of a pagoda . We have also built a gazebo with a pitched roof constructed out of sustainable sourced timber . The pitch of the ridge tile is at 3.2 m but the position of it is completely obscured by the height of the mature trees in the neighbours garden such that the neighbours cant see it .

Location: 34, Birtles Road, Macclesfield, Cheshire, SK10 3JQ

The committee requested that the Planning Officer ensures saved policy DC3 from the Macclesfield Borough Local Plan is not contravened.

Application No: 21/5832M

Proposal: Single storey rear extension.

Location: 3, Merrydale Close, Macclesfield, SK10 3QQ

No objections.

Application No: 21/5839M

Proposal: Single storey side/rear extension and garage conversion

Location: 89, Kenilworth Road, Macclesfield, SK11 8UX

No objections.

Application No: 21/5887M

Proposal: Demolition of conservatory and two storey rear extension

Location: 18, Thirlmere, Macclesfield, SK11 7XY

No objections.

Application No: 21/5934M

Proposal: Proposed rear extension and loft conversion inc. addition of bay windows and alterations to front elevation

Location: 26, Pexhill Drive, Macclesfield, SK10 3LP

No objections.

Application No: 21/5723M

Proposal: Single storey extension to north east elevation and existing lean-to on south east elevation to be replaced with new brick walls and pitched roof to match existing

Location: Scamps Busy Bees Nursery, Poplar Road, Macclesfield, SK11 8AT

No objections.

Application No: 21/4991M

Proposal: Rear of property, single story, flat roof extension. 2.48m x 3.6m with a height of 2.4m.

Location: 6, Wallbrook Avenue, Macclesfield, SK10 3GL

No objections.

The meeting was adjourned between 10:26am and 10.30am while Cllr Wilson left the room.

Application No: 21/6004M

Proposal: Proposed first floor side extension to form master bedroom with dressing area and ensuite. Internal alterations to ground and first floor rooms including removal of front dormer windows and replace with rooflights,. Replace single garage doors for a double garage door, removal of side bay window glazing and replace with masonry and form flat roof over bay and rear outrigger and alter several windows and door widths.

Location: 4, Weybridge Drive, Macclesfield, Cheshire, SK10 2UP

No objections.

Application No: 21/5862M

Proposal: Proposed Dwelling

Location: Plot North Of 78, Beech Lane, Macclesfield, SK10 2DY

The committee raised a concern that the design of multiple en-suite bathrooms is suggestive of future regard to convert the property into a House of Multiple Occupancy.

The committee requested that the Planning Officer checks vehicle egress from the property to the highway is safe and that the development is not converted to a HMO.

Application No: 21/6030M

Proposal: Prior determination of proposed NTQ telecommunications Rooftop installation and associated ancillary works

Location: Marks & Spencer, 33, Mill Street, Macclesfield, Cheshire, SK11 6NE

No objections.

Application No: 21/6026M

Proposal: Proposed pitched roof to replace flat roof

Location: 30, Lakelands Close, Macclesfield, Macclesfield, Cheshire, SK10 1RF

No objections.

7. Conservation Area Review

The report was noted.

8. Town Character Assessment

The report was noted and that the closing date for responses may be extended beyond 17/12/21 for the survey to be circulated at the Treacle Market on 19/12/21.

9. Shop fronts and signage design

The report was noted.

10. Streetnaming

The report was noted and that one further attempt will be made to contact the remaining individual.

11. Canal bridge 36

The report was noted and that due to the recently announced Covid-19 restrictions, the Canal and River Trust may defer the assessment works to the new year.

12. Hurdsfield Road / Black Lane, Macclesfield - Proposed Shared Use Facility

RESOLVED: That the committee supported the proposal as it will improve safety for cyclists and is keeping with the Macclesfield Town Council ambition for Middlewood Way improvements.

13. Notice of Proposal - Monsall Drive, Macclesfield

RESOLVED: That the committee supported the proposal as it will improve safety for vehicles exiting Monsall Drive.

14. Final Draft Housing Supplementary Planning Document ('Final Draft Housing SPD') consultation

The committee welcomed the document, particularly the sections on affordable housing, biodiversity, and meeting national space standards.

15. Draft Jodrell Bank Observatory Supplementary Planning Document (JBO SPD) consultation

The committee welcomed the document and its protection of the world heritage site.

16. Correspondence

None

17. Member Items

None

18. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 14th January 2022 10am, in Macclesfield Town Hall (to be confirmed).

Meeting close: 11:06am

Chair: Cllr Mike Hutchison

Clerk: Admin & Governance Manager