



## **Macclesfield Town Council Planning Committee Minutes**

Minutes of the meeting to be held on 8<sup>th</sup> April 2022 at 10am at Macclesfield Town Hall.

### **1. Apologies for Absence**

There were no apologies.

### **2. Declarations of Interest**

There were no declarations of interest.

### **3. Public Participation**

The meeting was adjourned to invite public comments and questions.

There were no public comments.

The meeting was reconvened.

### **4. Minutes of the Planning Committee Meeting held on 18<sup>th</sup> March 2022**

Resolved: To minutes were approved as a true record.

### **5. Matters Arising from the Minutes**

Resolved: There were no matters arising.

### **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:** [21/3146M](#)

**Proposal:** Full Planning Permission & Conservation Area Consent for demolition of the existing buildings situated on the site and proposed development for a 4 storey building providing 47 apartments, ground retail/commercial units (to be used for flexible purposes within Use Class E), car parking, landscaping and associated ancillary works

**Location:** Land Near Former Old Kings Head Public House, Chestergate, Macclesfield

Comments due back 30<sup>th</sup> March 2022 (CE Planning have been informed of the date of this meeting).

The committee is supportive subject to the Conservation Officers approval which has not yet been given. Further considerations from the committee are as follows:

- It is noted the parking spaces are quite light in number.
- MTC planning committee policy is to flag up the requirement for a sprinkler system in building of this nature.
- To take into consideration DC3 and DC38 from the Macclesfield Borough Local Plan.

**Application No:** [22/0962M](#)

**Proposal:** Proposed two storey side extension to form larger kitchen and dining area, with utility/ toilet and first floor master bedroom with ensuite

**Location:** 1, Countess Close, Macclesfield, SK11 8RY

Comments due back 31<sup>st</sup> March 2022 (CE Planning have been informed of the date of this meeting).

No objection.

**Application No:** [22/1070M](#)

**Proposal:** Single storey porch extension to the front of the property

**Location:** 17, Kentwell Drive, Macclesfield, SK10 2TR

Comments due back 13<sup>th</sup> April 2022.

No objection.

**Application No:** [22/0760M](#)

**Proposal:** Change of use to accommodate industrial uses (E(g)iii/B2/B8).

**Location:** UNIT 3, Fence Avenue Industrial Estate, Fence Avenue, Macclesfield, SK10 1LT

Comments due back 13th April 2022.

No objection.

**Application No:** [22/1066M](#)

**Proposal:** Proposed Single & Double Storey rear and side extensions with internal alterations

**Location:** 32, Maple Avenue, Macclesfield, Cheshire, SK11 7RB

Comment due back 7<sup>th</sup> April 2022.

No objection.

**Application No:** [22/0837M](#)

**Proposal:** Car park management system and associated signage

**Location:** Macclesfield District General Hospital, Victoria Road, Macclesfield, Macclesfield, Cheshire, SK10 3BL

Comments due back 7<sup>th</sup> April 2022.

Resolved: The committee objected on the grounds that staff and visitors should not have to pay for parking and that so many signs can cause disruption to drivers. Plus charging for parking puts pressure on other nearby roads.

**Application No:** [21/6448M](#)

**Proposal:** Change of Use from class E(G) to class E(G) and/or CLASS B2 and/or CLASS B8 and/or Sui Generis veterinary hospital and emergency veterinary care service

**Location:** Unit 107, Heather Close, Lyme Green, SK11 0LR

Comments due back 14<sup>th</sup> April 2022.

No objection.

**Application No:** [22/1143M](#)

**Proposal:** A single storey extension

**Location:** 173, Buxton Road, Macclesfield, SK10 1LZ

Comments due back 14<sup>th</sup> April 2022.

No objection.

**Application No:** [21/6030M](#)

**Location:** Marks & Spencer, 33, MILL STREET, MACCLESFIELD, CHESHIRE, SK11 6NE

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

Comments due back 27<sup>th</sup> April 2022.

No objection.

**Application No:** [22/1152M](#)

**Proposal:** Existing hipped roof structure to be converted to a gable end roof with a rear facing dormer. Two sky lights to front elevation and small window to gable end.

**Location:** 32, Bedford Road, Macclesfield, SK11 8JQ

No objection.

**Application No:** [22/1146M](#)

**Proposal:** Garage Conversion

**Location:** 54, Grasmere, Macclesfield, Cheshire, SK11 8PL

Comments due back 15<sup>th</sup> April 2022.

**Application No:** [22/1071M](#)

**Proposal:** Listed building consent to remove existing timber window to the high level roof area and replace with aluminium. Remove the existing failed render, lead flashing, lead gutters and replace Decorate the existing cast iron gutters, downpipes, railings, fascia boards Line gutters cast iron gutters Remove all damaged slates, timber batons and replace

**Location:** Hovis Mill, Union Road, Macclesfield, Cheshire, SK11 7BF

Comments due back 27<sup>th</sup> April 2022.

Resolved: No objection subject to approval from the Conservation Officer.

**Application No:** [22/1186M](#)

**Proposal:** Proposed demolition of car port/covered store and the construction of a single storey side and rear extension to provide a car port, workshop (DIY & domestic) and store.

**Location:** 275, HURDSFIELD ROAD, MACCLESFIELD, SK10 2PN

Comments due back 20<sup>th</sup> April 2022.

No objection.

**Application No:** [22/1219M](#)

**Proposal:** Certificate of lawful development for proposed detached garden structure.

**Location:** 26, Fence Avenue, Macclesfield, Cheshire, SK10 1LT

Comments due back 21<sup>st</sup> April 2022.

No objection.

### Appeal

**Application No:** [19/3098M](#)

**Location:** Land between Chelford Road Henbury and Whirley Road Macclesfield Cheshire

**Proposal:** Erection of 23no. dwellings, vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works.

Comments due back by 2<sup>nd</sup> May 2022.

Resolved: The committee continues to object to this application for the following reasons:

- I. Incompatibility with Macclesfield Town Council and Cheshire East Council's declaration of climate emergency; the development will lead to increased traffic volumes. The site is within close proximity of the Broken Cross Air Quality Management Area (AQMA) and the development will lead to increased traffic volumes and therefore further exacerbate the poor air quality of that AQMA, contrary to the Cheshire East Air Quality Management Strategy.
- II. Lack of cycle and pedestrian routes between the development and town centre which is in incompatible with Macclesfield Town Council and Cheshire East Council's declaration of a climate emergency and contrary to the LPS Policy SC3.

- III. The Broken Cross junction is a known bottleneck in and out of Macclesfield; congestion will be worsened by an increase in traffic from the development. Additionally, a traffic plan to ease the bottlenecks at this junction has yet to be published.
- IV. Increased pressure on public transport in a time when services are being reduced.
- V. Overdevelopment of the site; the number of planned houses exceeds the allocation for the site as published in Cheshire East Council's Local Plan Strategy.
- VI. Lack of affordable housing within the development.
- VII. Increased pressure on primary care facilities.
- VIII. Increased pressure on availability of primary school places, Whirley School is full.
- IX. Increased pressure on secondary school places; a shortfall of 392 places by 2024 has been identified by Cheshire East Council.
- X. Removal of trees and hedges which is in incompatible with Macclesfield Town Council and Cheshire East Council's declaration of a climate emergency.
- XI. The development site is prone to flooding and will be exacerbated by the development.
- XII. The application does not clearly meet the Local Plan policy requirements of LPS18 1., 2., 3. & 5.

The committee also seek confirmation that any extraction of peat will strictly comply with the policies of the National Planning Policy Framework and Cheshire East Council policies.

## **7. Character Assessment**

The final draft has been received and sent to Councillors.

## **8. Canal bridge 36**

The report was noted.

## **9. Correspondence**

None

## **10. Member Items**

None

## **11. Date/Time and Place of Next Meeting**

The next Planning Committee meeting will take place on 29<sup>th</sup> April 2022 10am, in Macclesfield Town Hall (to be confirmed).