



Macclesfield Town Council

Planning Committee

Minutes of the meeting held on 14th January 2022 at 10am in Macclesfield Town Hall.

In attendance:

Cllr David Edwardes
Cllr Fiona Wilson
Cllr Sandy Livingstone

1. Apologies for Absence

Cllr Janet Jackson MBE
Cllr Mike Hutchison
Cllr Lloyd Roberts

2. Declarations of Interest

Cllr Livingstone declared a non-pecuniary interest in application 19/1796M as he had prior knowledge of the development as the housing association he works for considered being involved in the development but opted not to.

3. Public Participation

The meeting was adjourned for public participation.

Cllr Puddicombe spoke on application 19/1796M:

- Since outline permission was approved in 2019, he asked the committee to consider what has changed since 2019:

- The new link road comes out onto Moss Lane and is a major problem with the application. The area already has issues with air quality, wear and tear to the road and congestion particularly at peak times.
- Plans to relocate the Moss Rose football club to the SDMA to allow for improvements to the Moss Lane/London Road junction will not now be progressed. With the success of the new football club, the area is seeing much more vehicular traffic and parking near the grounds. With this in mind, how can the junction be improved to accommodate the extra traffic from the 950 houses planned for the development site?
- The SDMA has a lot of peat and, since outline planning permission was granted, more is known about the adverse environmental implications of peat extraction with greater expectation for councils to enact policies that address the climate emergency.

Cllr Edwardes read the following statement from Cllr Jeuda on application 19/1796M:

I am a Cheshire East Councillor for Macclesfield South Ward and speaking on behalf of concerned residents about this application.

I have spoken at the Strategic Planning Board on several occasions about the proposal for the development of the SMDA. As the plans to develop land East of Macclesfield have already been passed I will not comment on the development. What does concern me is the lack of an appropriate road system and the current plan does little to address this issue.

The plan to bring what will be a huge amount of traffic on to Moss Lane from both Congleton Road and London Road is to many residents unacceptable. Moss Lane as anyone who uses the road will tell you is already heavily used with heavy vehicles accessing industrial sites as well as domestic traffic taking a short cut from either main road to the other. In the mornings and early evenings traffic can be at a standstill at both London Road and Moss Lane. The junctions currently present particular hazards for motorists trying to turn right out of Moss Lane, which results in traffic backing up the length of Moss Lane.

Motorists already use Parkgate Road and other roads on the Moss Estate as a preferable alternative to Moss Lane creating an increase in traffic through a residential area. There is a risk to residents of more traffic related incidents and pollution from vehicles and will only add to the already high incidence of respiratory related incidents in the area. The proposed roundabout at Moorhill Road and Moss Lane and changes to the junctions on several of the roads on the estate will do nothing to mitigate this.

For the SMDA to be successful a Link Road is absolutely essential to take traffic from London Road to Congleton Road and away from the residential area. For many years it was understood that the road would go across the railway line, the idea was revived several years ago with the suggestion that Railtrak would finance it, this being the obvious route. However we know that is not an option; - to develop an area as huge as the SMDA, major investment in an efficient road network is essential. The current proposal is a patchwork of bits and pieces, a road here, a roundabout there and will not compensate for what was originally proposed and only bring further misery to residents and motorists.

Cllr Edwardes read the following statement from the Macclesfield Wild Network on application 19/1796M:

It is accepted that outline permission has been granted for the site, but the decision cannot be implemented until the details set out in reserved matters are approved. The details of the proposed link road and Phase 1 infrastructure are grossly deficient, and by ignoring environmental assessment regulations all opportunities for creating a viable scheme have been squandered. Detailed comments and observations on the proposed link road are attached. The main issues are:

1. Failure to consider climate change impacts;
2. Failure to evaluate impacts on the substantial peat deposits and groundwater on site;
3. Failure to implement an Environmental Impact Assessment of critical issues;
4. Failure to adequately assess impacts on habitats and wildlife;
5. Failure to provide effective mitigation measures for impacts on wildlife;
6. Failure to consider adequate active travel facilities;
7. Failure to provide a cost-effective landscape scheme that maximises environmental benefits;
8. Failure to observe the letter and spirit of Cheshire East Council's Carbon Neutrality Action Plan, and other council strategies.

The proposed scheme will be highly damaging to the quality and sustainability of the Town. For these reasons Macclesfield Town Council we urge the Town Council to object to the proposals.

The committee noted they had read the objection to planning application 19/1796M shared to the Planning Committee in an email from Cheshire Wildlife Trust. The objection is available on the CEC planning portal.

The meeting was then reconvened.

4. Minutes of the Planning Committee Meeting held on 10th December 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: 19/1796M

Proposal: Phase 1 primary infrastructure works comprising of enabling works, new highways, footpaths/cycleways, public open spaces, ecology areas and associated hard and soft landscaping, drainage and servicing works pursuant to outline planning permission 17/1874M.

Location: Land East Of, Congleton Road, Macclesfield

It was noted by the committee that outline planning was approved on 17/01/19. 17/01/22 is 3 years hence after which point the permission expires. Several additional planning applications for the site have been raised this week.

There a number of material changes since outline planning was registered on 10/04/2017.

- Key changes relate to the proposed relocation of Macclesfield football stadium that is now not going to happen and the route of the relief road between Congleton Road and London Road, specifically the section between Moorhill Road and London Road.
- There are a number of conditions on outline planning relating to highway safety including plans listed in the outline permission for the junction of Moss Lane to Congleton Road and Moss Lane to London Road that cannot be found on the planning portal - and have been requested.
- Objections from residents refer to the existing heavy traffic on Moss Lane and the condition of the road.
- Parking is a significant problem around the football ground and has worsened since the outline decision in 2017 due to the club's recent successful overhaul. The new stadium and gym is being used every evening.
- The treatment and removal of peat is covered in the NPPF relating to policies on carbon storage and biodiversity net gain. CEC has policies in the Local Plan Strategy and draft SADPD on sustainable development. Peat is a significant contributor to combating climate change and the removal of peat will cause ecological damage.
- The proposal will impact the neighbouring Danes Moss site which is an SSSI.
- There are many public rights of way on the site although the plan only shows FP1. Walking routes have been identified by the CEC public rights of way team who have submitted a detailed report.

- No provision for cycle paths despite the proximity of national cycle network 55.
- Strategic priority number 2 from the CEC Local Plan Strategy 'Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided' is not met by this application.

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

- i. There have been significant material changes in the original application 17/1874M that was registered on 10/04/2017 relating to the relief road where it joins the area near the Macclesfield football club and the knowledge of the damage done to the environment by the removal of peat.
- ii. The relief road as outlined in the application plus the pressure on Moss Lane specifically the junction with Congleton Road and London Road does not meet Cheshire East Council policy CO4 regarding travel plans and transport assessments and, in particular attention for the Planning Officer, the proposed new section between Moorhill Road and London Road which would never be fit for purpose as a relief road.
- iii. A peat map and environmental report are required for the whole of the site to ensure that the treatment of peat on the site is dealt with in accordance with the National Planning Policy Framework 120b regarding carbon storage and 174 regarding biodiversity net gain, and also in line with Cheshire East Council policy SD1 regarding sustainable development and ENV1 and ENV2, the site being next to a protected SSSI.
- iv. A number of very well established but unrecorded walking routes have been identified across the site by Ward Councillors, Cheshire East Council public rights of way and residents. These must be protected in line with current legislation.
- v. A transport plan is required to facilitate active travel.
- vi. The application makes no reference to public transport access – this issue must be rectified.

The following application (21/6422M) is from the Supplementary Agenda, which was discussed at this point in the meeting:

Application No: 21/6422M

Proposal: Details of access, appearance, landscaping, layout and scale for Phase 8 - 179 dwellings (Use Class C3) pursuant to outline planning permission 17/1874M.

Location: Land East of Congleton Road, Macclesfield

RESOLVED: That this application will be considered at the Planning Committee meeting on 04/02/22.

Application No: 21/6467W

Proposal: Change of use of site from vehicle recovery depot to waste recycling centre, installation of weighbridge, removal of existing temporary building and erection of two new canopy buildings for the receipt and storage of non-hazardous wastes (temporary for 3 years)

Location: Mansfield House, Withyfold Drive, Macclesfield, Cheshire, SK10 2BD

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

- i. Harmful impact to the health of residents in the area,
- ii. Safety concerns resulting from large vehicles travelling on residential roads,
- iii. Noise disturbance created by large vehicles visiting the site,
- iv. Noise disturbance from the site,
- v. Noxious smells from the site,
- vi. Fumes resulting from increase in traffic,
- vii. Concerns of the potential for hazardous waste,
- viii. Disturbance of existing contaminants on the site,
- ix. Increase to air pollution,
- x. Danger from flying debris,
- xi. Contamination of the River Bollin,
- xii. Disturbance to rare wildlife,
- xiii. Does not meet CEC policies ENV1 and ENV2 of the SADPD.

The committee noted the previous application for this site, 20/1080W, was refused planning permission by CEC for the following reason:

The proposed use of residential roads by HGVs and other commercial vehicles accessing the site would cause harm to residential amenity in terms of noise and disruption, and adversely impact on the quality of life for those residents. This would be contrary to policy SE12 of the Cheshire East Local Plan Strategy, Cheshire Replacement Waste Local Plan policy 23, Macclesfield Borough Local Plan policies DC3 and DC13 and the NPPF.

Application No: 21/6156M

Proposal: Use of Unit 3 for Classes E(a) and E(b) for the following broad categories of goods: 1. Carpets, floor coverings, furniture and homes furnishings; 2. Electrical goods and domestic appliances; 3. DIY goods and materials, gardening goods and equipment; 4. Fabrics, haberdashery and related products; homewares including glass and china goods; toys; craft and hobby materials and equipment; pet products; office equipment; stationery and supplies; sports clothing, footwear and equipment; goods for camping and caravanning; outdoor pursuits clothing, footwear and equipment; motor parts and accessories; bicycles, bicycle accessories and related products; boating accessories and related products; confectionery and food for consumption on the premises; other leisure goods; and seasonal products such as Christmas decorations - subject to the limitation that no more than 10% of the net sales area is used for the sale of sports

and/or outdoor pursuits clothing, footwear and equipment, and that no more than 50% of the net sales area is used for the sale of any other product category; 5. Food sales, which amount to up to 295 sqm of the gross internal floor area for the store; and 6. Health and beauty products, which amount to up to 148 sqm of the gross internal floor area for the store

Location: Unit 3, Barracks Mill Retail Park, Black Lane, Macclesfield SK10 2AY

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

- i. Overdevelopment of the retail sector in an out of town shopping site
- ii. Increase to congestion on an already heavily used highway raising concerns on safety,
- iii. Increase in food retail beyond that proposed in original application.
- iv. Lack of site access for pedestrians and public transport.

Application No: 21/6243M

Proposal: Conversion and Change of Use of existing ground floor retail units (No.s 8 to 14) into two no. 2B3P apartments together with external improvements to external facade of entire building and associated external works

Location: 8 - 14, Gilchrist Avenue, Macclesfield, Cheshire, SK11 8UH

No objections.

Application No: 21/6144M

Proposal: Extension to patio (already approved under 20/2427M)

Location: 77, Birtles Road, Macclesfield, Cheshire, SK10 3JG

RESOLVED: The committee 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.

Application No: 21/6168M

Proposal: Sun room side extension to replace existing conservatory

Location: 62, Gawsorth Road, Macclesfield, SK11 8UF

No objections.

Application No: 21/6178M

Proposal: Demolish garage and car port and construct single storey side and rear extension

Location: 61, Ecton Avenue, Macclesfield, SK10 1RD

No objections.

Application No: 21/5935M

Proposal: Proposed advert consent for 2 X Flex Face Signs
1 X Totem Panel

Location: Former 'Sofa Store', Unit B, Silk Retail Park, Hulley Road,
Macclesfield, SK10 2SF

No objections.

Application No: 21/6031M

Proposal: Rear Extension to property with associated landscaping and minor alterations to frontage / landscaping to provide increased off-road parking

Location: 58, Whalley Hayes, Macclesfield, Cheshire, SK10 1BS

No objections.

Application No: 21/6082M

Proposal: External alterations and installation of plant

Location: Unit B, Hulley Road, Macclesfield, Cheshire, SK10 2SF

No objections.

Application No: 21/6039M

Proposal: Listed building consent for repairs to existing arched gateways to North West and South West pedestrian entrances

Location: Wesley Chapel, Sunderland Street, Macclesfield, Cheshire, SK11 6JL

The committee raised no objections and welcome the reparatory work.

Application No: 21/6218M

Proposal: Proposed ground floor shower room with reduced width front window, front canopy, replace front tile hanging/ panelling with new smooth render and replace first floor external panelling with cedar wood panels, new side window to replace door.

Location: 51, Blakelow Road, Macclesfield, Cheshire, SK11 7ED

No objections.

Application No: 21/6189M

Proposal: Rear single storey extension

Location: 11, Oxney Close, Macclesfield, Cheshire, SK11 8TP

No objections.

Application No: 21/6174M

Proposal: Change of use to beauty salon (Sui Generis) and/or Class E (Commercial, Business and Service)

Location: Unit 2, Ground Floor, Laurel House, Springwood Way, Macclesfield, SK10 2XA

No objections.

Application No: 21/6254M

Proposal: proposed 2 storey side extension and single storey rear extension to existing residential property

Location: 20A, Congleton Road, Macclesfield, Macclesfield, Cheshire, SK11 7UE

No objections.

Application No: 21/6265M

Proposal: Replacement Conservatory

Location: 12, Fowey Close, Macclesfield, SK10 3PU

The committee raised no objections but requested that the Planning Officer checks the height of the roof as per the neighbour's comment.

Application No: 21/5985M

Proposal: Proposed installation of 2no. extraction air vents and associated plant at existing API Development Facility (contained within AstraZeneca science campus)

Location: API Development Facility Within Astrazeneca, Charter Way, Macclesfield, Cheshire, SK10 2NA

No objections.

Application No: 21/6326M

Proposal: Single storey rear & side extensions & detached replacement Garage

Location: 18, Kenilworth Road, Macclesfield, SK11 8PE

No objections.

Application No: 21/6361M

Proposal: Single storey side and rear extension, pergola structure and internal alterations to an existing dwelling.

Location: 53, Knowsley Road, Macclesfield, Cheshire, SK11 8AP

No objections.

Application No: 21/6395M

Proposal: Single Storey Rear Extension

Location: 78, Blakelow Road, Macclesfield, SK11 7ED

No objections.

Application No: 21/6416M

Proposal: Demolition of existing rear conservatory and replacement with a single storey extension in the same location. Demolition of existing front entrance canopy and replacement with pitched roof canopy to front and side

Location: 3, Needhams Wharf Close, Macclesfield, Cheshire, SK10 2QE

No objections.

Application No: 21/6436M

Proposal: Front facing single storey extension and alterations to existing drive entrance.

Location: 1, Lanreath Close, Macclesfield, Cheshire, SK10 3PS

No objections.

7. Conservation Area Review

The report was noted and that the Macclesfield Town Centre Conservation Area Appraisal has been added to the CEC Environment and Communities Committee meeting agenda for 20/01/22.

8. Town Character Assessment

The report was noted.

9. Shop fronts and signage design

The report was noted.

10. Streetnaming

The report was noted. The Admin and Governance Manager will contact CEC Address Management to advise of those local Olympians who consented to have street names off Chelford Road named after them.

11. Canal bridge 36

The report was noted and that the Admin and Governance Manager will seek a date of the assessment.

12. Correspondence

None.

13. Member Items

None.

14. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 4th February 2022 10am, in Macclesfield Town Hall (to be confirmed).

Meeting close: 11:12am

Chair: Cllr David Edwardes

Clerk: Admin & Governance Manager