



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

Minutes of the meeting held on 4th February 2022 at 10am at Macclesfield Town Hall.

### **Present:**

Cllr Mike Hutchison (Chair)  
Cllr Fiona Wilson  
Cllr David Edwardes  
Cllr Sandy Livingstone

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

Apologies received from Cllr Roberts.

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

Cllr Sandy Livingstone declared a non-pecuniary interest in all items related to the Land East of Congleton Rd, as the housing association he works for considered being involved in the development but opted not to.

Cllr David Edwardes declared a non-pecuniary interest in application 22/0162M as he has close connections with the Tytherington Family Worship Church.

### **3. Public Participation**

The meeting was adjourned to invite public comments and questions.

Cllr Brian Puddicombe, CE Councillor for Macclesfield South Ward, spoke on the applications relating to the Land East of Congleton Road

Cllr Puddicombe said this decision was made in 2017 under a different CEC administration, and is there now the same need for 950 houses?

Public transport is not mentioned in the plans but poses an issue – there needs to be assurances there will be bus services and active travel is encouraged.

The plans for retail are very close to the residential areas, there are limited car parking details, hours of operation is not mentioned and there is no mention of sustainability of the building. Again is there a need for a large retail area?

The school floor plan is 'ghastly' with no mention of sustainability and no proven need as yet for school places.

The demolition yard does not mention sustainability or how many jobs may be created.

The houses themselves are uninspiring designs with approx. 10% of affordable housing when it should be 30%. Plus, the affordable housing is not 'pepper potted' throughout but lumped together.

Phase 8 is next to a railway line with no barrier indicated.

Cllr Puddicombe noted that there have been material planning changes since 2017 and this scheme is no longer valid.

The meeting was reconvened.

#### **4. Minutes of the Planning Committee Meeting held on 14<sup>th</sup> January 2022**

**Resolved:** The minutes were approved.

#### **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.

The committee discussed the next 9 applications all relating to Land East of Congleton Rd, Macclesfield.

Points were made as follows:

- Outline planning for this development was approved in 2017, the question has to be asked if it is still necessary and appropriate in 2022. The committee believe it is not.
- The plans have failed to give details to meet appropriate CEC standards for planning applications.

- More out of town retail is not necessary it harms the town centre regeneration, which the Town Centre Recovery Group is working hard to change, plus there has been a lot of recent opposition to Barracks Mill, and the subsequent closure and move of shops from the town centre.
- The primary school is designed with one corridor, which is not covid future proof.
- The playing fields are next to a main road and the design is 'prison' like.
- No other nearby schools were consulted and a new school could affect their school places.
- The demolition yard doesn't mention the number of jobs to be created.
- The dwellings have approx. 11% affordable housing which is lumped together in each phase rather than pepper potted throughout. CEC set out that affordable housing should be 30% therefore these plans are not in accordance with CEC Local Plan policy SC5.
- 4 storey dwellings are inappropriate, there is nothing else like this in the area, and apartments were never previously mentioned 17/1874M. The apartments are not in keeping with design within the local area and will be too close to existing dwellings.
- The design and quality of all the houses and buildings lack character are featureless and not in keeping with the surrounding area. MTC have recently completed a Character Assessment for Macclesfield and these designs are contrary to the contents of the character of Macclesfield.
- The layout itself is grid like and uninspiring,
- There are dwellings close to the railway line with no buffer.
- The damage to the peatland and wildlife is contrary to CEC Policies regarding climate change and protecting the environment.

**Application No: 22/0030M**

Proposal: Details of access, appearance, landscaping, layout and scale for Phase 2 - 4,000sq m of retail (Use Class A1) pursuant to outline planning submission 17/1874M.

Location: Land East of Congleton Road Macclesfield

**Resolved:**

The committee objects for the following reasons:

- I. There are not sufficient details within the plan.
- II. The original Local Plan LPS13 restricted food retail.
- III. There is no need for further out of town shopping. The Town Centre Recovery Working Group is working hard to help the town centre and this development will encourage people to the outskirts of town rather than into the centre.
- IV. The design does not adhere to policies SE1 and SD2 in the Cheshire East Council Local Plan Strategy. There is no transport plan to bring people to and from the site.
- V. The 'Relief Road' is not fit for purpose as outlined in our response to 19/1796M.

- VI. It is too close to the residential areas proposed in Phase 3 of the development, contrary to saved policies DC3 and DC38 from the Macclesfield Borough Local Plan.

**Application No: 22/0054M**

Proposal: Details of access, appearance, landscaping, layout and scale for Phase 3 - 120 dwellings (Use Class C3) pursuant to Outline planning permission 17/1874M.

Location: Land East of Congleton Road, Macclesfield

**Resolved:**

- I. The committee objects for the following reasons:
- II. There are not sufficient details within the plan.
- III. The design does not adhere to policies SE1 and SD2 in the Cheshire East Council Local Plan Strategy - the designs are not in keeping with the area.
- IV. There is no transport plan to bring people to and from the site.
- V. The 'Relief Road' is not fit for purpose as outlined in our response to 19/1796M.
- VI. The design does not meet saved policies DC3 and DC38 from the Macclesfield Borough Local Plan.
- VII. The dwellings have approx. 11% affordable housing which is lumped together in each phase rather than pepper potted throughout. The CEC Local Plan Strategy states that affordable housing should be 30% therefore these plans do not meet this provision of policy SC5

**Application No: 22/0036M**

Proposal: Details of access, appearance, landscaping, layout and scale for Phase 4 - 180 dwellings (Use Class C3) pursuant to outline planning submission 17/1874M.

Location: Land East of Congleton Road Macclesfield

**Resolved:**

The committee objects for the following reasons:

- I. There are not sufficient details within the plan.
- II. The design does not adhere to policies SE1 and SD2 in the Cheshire East Council Local Plan Strategy - the designs are not in keeping with the area.
- III. There is no transport plan to bring people to and from the site.
- IV. The Relief Road is not fit for purpose as outlined in our response to 19/1796M.
- V. The design does not meet saved policies DC3 and DC38 from the Macclesfield Borough Local Plan.
- VI. The dwellings have approx. 11% affordable housing which is lumped together in each phase rather than pepper potted throughout. CEC set out that affordable housing should be 30% therefore these plans are not in keeping with CEC Local Plan Policy SC5.

VII. This phase is very close to the school therefore could be noisy.

**Application No: 21/6427M**

Proposal: Details of access, appearance, landscaping, layout and scale for Phase 5 - a one form entry Primary School (1,300 sqm - Use Class D1) pursuant to outline planning permission 17/1874M.

Location: Land East of Congleton Road, MACCLESFIELD

**Resolved:**

The committee objects for the following reasons:

- I. The floor plan of the school is uninspiring and not covid proof, plus there is a concern on safety with so many entrances and exits.
- II. The design does not adhere to policies SE1 and SD2 in the Cheshire East Council Local Plan Strategy
- III. The schools around the area have not been consulted on this new school and therefore is there the need for more places.
- IV. The playing fields are next to a main road (the relief road) therefore concerns about safety and air quality.

**Application No: 21/6428M**

Proposal: Details of access, appearance, landscaping, layout and scale for Phase 6 - 146 dwellings (Use Class C3) pursuant to outline planning permission 17/1874M.

Location: Land East of Congleton Road Macclesfield

**Resolved:**

The committee objects for the following reasons:

- I. There are not sufficient details within the plan.
- II. The design does not adhere to policies SE1 and SD2 in the Cheshire East Council Local Plan Strategy the designs are not in keeping with the area.
- III. There is no transport plan to bring people to and from the site.
- IV. The Relief Road is not fit for purpose as outlined in our response to 19/1796M.
- V. The design does not meet saved policies DC3 and DC38 from the Macclesfield Borough Local Plan.
- VI. The dwellings have approx. 11% affordable housing which is lumped together in each phase rather than pepper potted throughout. CEC set out that affordable housing should be 30% therefore these plans are not in keeping with CEC Local Plan Policy SC5.
- VII. There are no other 4 storey buildings in the area. The height will be an issue as will overlooking for current resident's contrary to DC38 of the retained Macclesfield Borough Polices.

**Application No: 21/6421M**

Proposal: Details of access, appearance, landscaping, layout and scale for Phase 7 - 325 dwellings (Use Class C3) pursuant to outline planning permission 17/1874M.

Location: Land East of Congleton Road, Macclesfield

**Resolved:**

The committee objected for the following reasons:

- I. There are not sufficient details within the plan.
- II. The design does not adhere to policies SE1 and SD2 in the Cheshire East Council Local Plan Strategy - the designs are not in keeping with the area.
- III. There is no transport plan to bring people to and from the site.
- IV. The Relief Road is not fit for purpose as outlined in our response to 19/1796M.
- V. The design does not meet saved policies DC3 and DC38 from the Macclesfield Borough Local Plan.
- VI. The dwellings have approx. 11% affordable housing which is lumped together in each phase rather than pepper potted throughout. CEC set out that affordable housing should be 30% therefore these plans are not in keeping with CEC Local Plan Policy SC5.

**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:**

The committee objects for the following reasons:

- I. There are not sufficient details within the plan.
- II. The design does not adhere to policies SE1 and SD2 in the Cheshire East Council Local Plan Strategy -the designs are not in keeping with the area.
- III. There is no transport plan to bring people to and from the site.
- IV. The Relief Road is not fit for purpose as outlined in our response to 19/1796M.
- V. The design does not meet saved policies DC3 and DC38 from the Macclesfield Borough Local Plan.
- VI. The dwellings have approx. 11% affordable housing which is lumped together in each phase rather than pepper potted throughout. CEC set out that affordable housing should be 30% therefore these plans are not in keeping with CEC Local Plan Policy SC5.
- VII. This phase is very close to the railway line, therefore safety and noise will be issues.

**Application No: 21/6429M**

Proposal: Details of access, appearance, landscaping, layout and scale for Phase 9 - relocation of existing demolition / reclamation yard operational facilities (Use Class Sui Generis) pursuant to outline planning permission 17/1874M.

Location: Land East of Congleton Road Macclesfield

**Resolved:**

The committee objects for the following reasons:

- I. It is situated next to a residential area and properties.
- II. There is no comment whatsoever on sustainability of the building.
- III. There are no comments on the jobs it may create.
- IV. There are no times of operation.
- V. There is inconsistent and inadequate buffering around the site.

**Application No: 21/6430M**

Proposal: Details of access, appearance, landscaping, layout and scale for Phase 10 - relocation of existing demolition / reclamation yard operational facilities (Use Class Sui Generis) pursuant to outline planning permission 17/1874M.

Location: Land East of Congleton Road Macclesfield

**Resolved:**

The committee objects for the following reasons:

- I. It is situated next to a residential area and properties.
- II. There is no comment whatsoever on sustainability of the building.
- III. There are no comments on the jobs it may create.
- IV. There are no times of operation.
- V. There is inconsistent and inadequate buffering around the site.

**Application No: 21/6318M**

Proposal: Change of use for flexible planning permission for the use of Unit 4 for Classes E(a), E(b) and E(d) for broad categories of goods and uses.

Location: Land to the North of, Black Lane, Macclesfield, Cheshire

**Resolved:**

The committee objects to this proposal:

- I. as the planning class being flexible could result in this unit becoming food sales or other usage , which will not aid the town centre regeneration.
- II. There is no public transport or pedestrian access to this site.

**Application No: 22/0154M**

Proposal: Advertisement Consent for Barracks Mill Freestanding Entrance Totem Sign showing name of retail park and Tenants Logo's

Location: Land to the North of, Black Lane, Macclesfield, Cheshire

No comment.

**Application No: 21/6439M**

Proposal: Proposed timber clad garden building

Location: 27, Pioneer Road, Macclesfield, SK11 7ZB

**Resolved:**

The committee noted there is a neighbour comment about the building and ask that the Planning Officer checks retained policies DC3 and DC38 from the Macclesfield Borough Local Plan are adhered to.

**Application No: 22/0049M**

Proposal: Rear Extension

Location: 14, Arley Close, Macclesfield, Cheshire, SK11 8QP

No objection.

**Application No: 22/0029M**

Proposal: Proposed two storey side extension

Location: 19, Springfield Road, Macclesfield, SK11 8RE

No objection.

**Application No: 21/6371M**

Proposal: Outline application with some matters reserved for one dwelling

Location: 251, Blakelow Road, Macclesfield, SK11 7EH

**Resolved:**

The committee objects for the following reasons:

- I. There is shared access to the property.
- II. There are no plans
- III. This is green belt land
- IV. There is insufficient detail and could be flood risk
- V. Saved policies Proximity and distance (DC38) and amenities (DC3) from the Macclesfield Borough Local Plan are not adhered to.

**Application No: 22/0255M**

Proposal: Extension to existing Bungalow to form first floor accommodation and internal alterations

Location: 257, Blakelow Road, Macclesfield, Cheshire, SK11 7EH

**Resolved:**

The committee objects with reference possible overlooking which contravenes retained policy DC38 in the Macclesfield Borough Local Plan and retained policy DC3.

**Application No: 21/2129M**

Proposal: Alterations and extensions to existing restaurant (A3)



Location: 36-38, Sunderland Street, Macclesfield, SK11 6JL

This has already been approved.

**Application No: 21/6408M**

Proposal: Re-purpose and partial redevelopment/remodelling of existing TPF building to create a new 'People Hub' building (accommodating operator amenities, changing facilities and support offices to serve the adjacent Global Packing Centre)

Location: Astrazeneca, Charter Way, Macclesfield, SK10 2NA

No objections.

**Application No: 22/0097M**

Proposal: Ground floor rear/side extension to dwelling

Location: 120, Waterways Avenue, Macclesfield, SK11 7NF

No objections.

**Application No: 22/0121M**

Proposal: Proposed single and three-storey rear extension and adaptation of a detached dwelling.

Location: 4, Oldhams Rise, Macclesfield, Cheshire, SK10 2HG

No objections.

**Application No: 22/0112M**

Proposal: Fencing and gates to secure site

Location: The Depot, Station Street, Macclesfield, SK10 2AW

No objections.

**Application No: 22/0092M**

Proposal: Listed Building Consent for minor internal alterations to facilitate its reuse as residential accommodation

Location: 27, Park Street, Macclesfield, SK11 6SR

**Resolved:**

- There are concerns about the layout of the property and that it maybe used as an HMO, thus should follow the HMO Policy.
- There is no conservation officer report and the committee agreed that the application should not go ahead without the support of the CO.

**Application No: 22/0180M**

Proposal: Two storey side, single storey front and rear extensions  
Location: 127, St Austell Avenue, Macclesfield, SK10 3NY

No objections.

**Application No: 21/6230M**

Proposal: Proposed ground floor extension  
Location: Rose Cottage, 5, Canal Side, Macclesfield, Cheshire, SK11 7DB

No objections.

**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

No objections.

**Application No: 21/5694M**

Proposal: We are planning on knocking down the current open flat roof porch and coal store. In its place we would like to erect a single storey porch that will wrap around and join onto the existing utility at the side of the house. The inside space will be used as both a porch and an extension of the downstairs toilet into a bathroom/wetroom. The roof tiles will be seamless and match up with the current utility. The exterior will be made from breeze block and render.  
Location: 21, Merebrook Road, Macclesfield, Cheshire, SK11 8RH

No objections

**Application No: 22/0235M**

Proposal: Proposed rear extension to replace existing conservatory  
Location: 1, Lime Grove, Macclesfield, Cheshire, SK10 1LX

No objections.

**Application No: 22/0228M**

Proposal: Loft conversion with front and rear dormer windows. Single storey ground floor rear extension  
Location: 11, Ivy Lane, Macclesfield, Cheshire, SK11 8NR

No objections.

**Application No: 22/0162M**

Proposal: Air conditioning units added to the rear of building

Location: Tytherington Family Worship Church, Sandwich Drive, Macclesfield, SK10 2UZ

No objections.

**7. Proposed Communications Installation for Cellnex at Macclesfield Ate\_Tec, Jordangate, Macclesfield**

**Resolved:** No Objections.

**8. Conservation Area Review**

**Resolved:** The report was noted.

**9. Town Character Assessment**

**Resolved:** The report was noted.

**10. Shop fronts and signage design**

**Resolved:** The report was noted

**11. Canal bridge 36**

**Resolved:** The report was noted.

**12. Correspondence**

None

**13. Member Items**

The committee agreed for Cllr Fiona Wilson to represent the planning committee at the Strategic Planning Board in March/ April to speak on the SMDA.

**14. Date/Time and Place of Next Meeting**

The next Planning Committee meeting will take place on 25<sup>th</sup> February 2022 10am, in Macclesfield Town Hall (to be confirmed).

Chair Cllr Mike Hutchison

Clerk Laura Smith

Meeting closed 11.50pm