



Macclesfield Town Council

Planning Committee

Minutes of the meeting held on 25th February 2022 at 10am at Macclesfield Town Hall.

In attendance:

Cllr Mike Hutchison
Cllr David Edwardes
Cllr Fiona Wilson
Cllr Lloyd Roberts

1. Apologies for Absence

Cllr Sandy Livingstone

2. Declarations of Interest

None.

3. Public Participation

There were no members of the public in attendance.

4. Minutes of the Planning Committee Meeting held on 4th February 2022

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: [21/5123M](#)

Proposal: Proposed replacement of existing buildings with 29 no. dwellings

Location: Ivy House, Ivy Road, Macclesfield

Comments by 4th March 2022

RESOLVED: That the committee supported this application but sought that the following are considered:

- i. Addition of swift bricks,
- ii. Siting of new trees does not impact on existing telephone lines,
- iii. Comments from the police consultation response on security.

Application No: [22/0352M](#)

Proposal: The adaptation of the front entrance and the accessible concrete ramp, with a surrounding brick wall and a steel handrail with intermediate tension bars.

Location: Derwent House, Hulley Road, Macclesfield, Cheshire, SK10 2LP

Comments due by 23rd Feb 2022

No objections.

Application No: [21/4175M](#)

Proposal: Application for full planning permission for redevelopment of an existing petrol filling station; including the demolition of the existing sales building, car wash, forecourt including canopy, pumps and pump islands; erection of a new sales building; provision of new forecourt including pumps, pump islands and canopy; provision of car parking spaces; provision of EV charging bays and associated plant; erection of a new bin store; retention of the existing underground tank farm; and associated works

Location: Shell Tytherington, 53, Manchester Road, Macclesfield, SK10 2JJ

Comments due 25th Feb 2022

The committee is in support of the installation of EV charging points but raised a concern on lack of progress of the rollout of EV charging points in Macclesfield including the town centre.

The committee sought that the trees bordering the site and residential street are better managed so not to impact on the neighbours' amenity and that CEC enforcement checks for and addresses anti-social behaviour in that immediate area.

Application No: [22/0289M](#)

Proposal: Retrospective application for replacement access gates

Location: Laburnum Road Allotments, Laburnum Road, Macclesfield

Comments due 2nd March 2022

RESOLVED: That the committee supported this application as the gates provide better security for the site.

Application No: [21/6431M](#)

Proposal: Change of use from offices to C2 accommodation to create 8no. 1 bedroom flats with associated amenities.

Location: Catherine House, Catherine Street, Macclesfield, SK11 6BB

Comments due 9th March 2022

RESOLVED: That whilst the committee in principle support town centre living, it objected to this application on the grounds of:

- i. Amenity for residents does not comply with Cheshire East Council's Local Plan Strategy policies SC1 and SC2,
- ii. Inadequate size of and quality of accommodation,
- iii. Lack of parking,
- iv. Loss of privacy to neighbouring properties.

Application No: [22/0412M](#)

Proposal: Front Porch size 3.33m x 2m x 3.6m high with front First floor and rear dormer extensions

Location: 10, Craig Road, Macclesfield, SK11 7XN

Comments due 1st March 2022

No objections.

Application No: [22/0163M](#)

Proposal: To extend a dropped kerb outside my house

Location: 16, Freshfield Drive, Macclesfield, SK10 2TU

Comments due by 2nd March 2022

No objections.

Application No: [22/0439M](#)

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

Location: 23, Kentwell Drive, Macclesfield, Cheshire, SK10 2TR

Comments due 4th March 2022

No objections.

Application No: [22/0400M](#)

Proposal: Advertisement Consent to install new illuminated fascia sign and illuminated projection sign

Location: 31, Mill Street, Macclesfield, SK11 6NE

Comments by 4th March 2022

No comments.

Application No: [22/0395M](#)

Proposal: Change of use of unknown land (no owner) to garden and parking area.

Location: 42, Lansdowne Street, Macclesfield, Cheshire, SK10 2QZ

Comments due by 9th March 2022

No comments.

Application No: [22/0551M](#)

Proposal: Proposed single storey rear extension

Location: 245, Chester Road, Macclesfield, SK11 8RA

Comments due back 9th March 2022

No objections.

Application No: [22/0276M](#)

Proposal: Advertisement Consent - Four advertising signs placed at entrance points on to roundabout. Signs will include company name, logo, contact details and short strapline. Template for the signs will be in line with Cheshire Eats Council Guidelines. Signs will also include Council logo with up to date branding.

Location: Sponsored Roundabout 2, Cumberland Street Roundabout, Macclesfield

Comments due by 9th March 2022.

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

- i. Size of the signage,
- ii. Distraction to road users bearing in mind the speed of drivers and heavy usage of the roundabout.

Application No: [22/0489M](#)

Proposal: Removal of structurally unsafe parapet walls to numerous properties across Davies St, Norton St, Perceyvale St - Macclesfield.

Location: Multiple Properties, Davies Street, Norton Street, Perceyvale Street, Macclesfield

Comments due by 10th March 2022.

There was insufficient detail with the application for the committee to make a considered decision but it supported the Conservation Officer's report for further information and a structural survey.

Application No: [22/0573M](#)

Proposal: First floor extension over garage

Location: 4, Leamington Road, Macclesfield, Cheshire, SK10 3RF

Comment due 10th March 2022

No objections.

7. Pre Application Consultation for Communications Installation for EE Davenport St, Macclesfield

Comments due by 28th February 2022

No objections.

8. Conservation Area Appraisal

The report was noted.

9. Character Assessment

The report was noted.

10. Shop Front Guide

The Shop Front Guide has been drafted and shared with all Members.

11. Canal bridge 36

The report was noted.

12. Commuted sums doc

The committee reviewed the Policy for Allocation of Financial Contributions (Commutated Sums) in Lieu of Affordable Housing Funding and noted that, as per Cheshire East Council's Local Plan Strategy policy SC5, affordable housing at 30% should be included in planning applications and delivered for developments over 15 properties or 0.4 hectares.

The committee queried how the priorities listed in the document will be achieved and sought that Macclesfield Town Council reviews the document annually.

13. Correspondence

None

14. Member Items

None

15. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 18th March 2022 10am, in Macclesfield Town Hall (to be confirmed).

Meeting close: 11:11am

Chair: Cllr Mike Hutchison

Clerk: Admin & Governance Manager