

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Thursday, 7th January 2016 at 10.00am at Macclesfield Town Hall.

In attendance: Cllr Gareth Jones
Cllr Alift Harewood
Cllr Philip Bolton
Cllr Liz Durham
Cllr Beverley Dooley

Also in attendance was the Town Clerk, Pete Turner

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF INTEREST

Cllr P Bolton declared a non-pecuniary interest in applications associated with Civicance.

Cllr L Durham declared a non-pecuniary interest in the applications being considered at this meeting as an ex-officio governor of King's School, in her role as Mayor of Macclesfield. Cllr Durham took no part in the discussions or decisions relating to the below applications at this meeting.

The Chairman of the meeting adjourned the meeting to allow questions and/or comments from members of the public.

i. Mr David Freer

Mr Freer spoke in support of the three planning applications being considered at this meeting.

Mr Freer expressed that he felt that the development of greenbelt land associated with the below planning applications was justified to ensure to future development of the school and to retain the school within the town. Mr Freer stated that the school is a large employer and as such,

should the school be lost to the town, there would be a detrimental effect on the economy of the town and particularly the town centre.

As King's School identified the necessity for the establishment of the school on one site and there being no other appropriate site available in Macclesfield, Mr Freer expressed his support for the development of the School at the proposed Alderley Road Site.

Mr Freer expressed support for the provision of housing development at the proposed Fence Avenue and Westminster Road sites and reflected that the town needed development.

Mr Freer explained that he understood that King's School would pay for the necessary improvements in the road infrastructure at the proposed Alderley Road site, mitigating the public concerns associated with traffic.

Mr Freer also pointed out that this was a big decision for Macclesfield Town Council and should not be taken lightly.

ii. Mr Keith Williams

Mr Williams pointed out that he understood there to be a report which represents the headmaster of King's School which indicates the consolidation of the senior school on to the Westminster Road site would be viable if necessary.

Mr Williams also expressed his concern with regard to the risk of losing greenbelt land and expressed that he felt the reasons to build on this land were not exceptional and should therefore not be allowed.

The Chairman clarified the meeting that this committee is a consultee and that Cheshire East Council is the decision-making planning authority. Following this, the Chairman reconvened the Planning Committee Meeting.

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21ST DECEMBER 2015

Resolved: That the minutes are accepted as a true record of the meeting.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Planning Applications to be with CEC by 7th Jan 2016

Application No: 15/4285M

Proposal: Demolition of existing buildings and structures, residential development of up to 150 units, landscaping, supporting infrastructure and access.

Location: The King's School, Westminster Road, Macclesfield

Members discussed the concerns relating to potential for flooding and the potential impact on town centre traffic. Members also raised concerns with regard to the future of the main old building and, which does not form part of this application.

Resolved:

- i. That any planning consent granted should be subject to a detailed Highways impact assessment and all recommendations and mitigations from such a report must be implemented.
- ii. That any planning consent granted should be subject to a detailed drainage and flooding assessment and any recommendations and mitigations from the appropriate agency must be implemented
- iii. That comments submitted at the public meeting of 6/1/16 be shared with the planning authority.

Application No: 15/4286M

Proposal: Construction of new school comprising classrooms, libraries and supporting facilities together with additional playing fields and various associated outbuildings, infrastructure, car parking and access.

Location: King's School Pavilion, Alderley Road, Prestbury, SK10 4RH

Members expressed concerns relating the potential for traffic problems due to the proposed development and the associated environmental issues.

Resolved:

- i. That any planning consent granted should be subject to a detailed Highways impact assessment and all recommendations and mitigations from such a report must be implemented.
- ii. That any planning consent granted should be subject to an environmental assessment and any recommendations and mitigations from the appropriate agency must be implemented
- iii. That comments submitted at the public meeting of 6/1/16 be shared with the planning authority.

Application No: 15/4287M

Proposal: Outline application for partial change of use and partial demolition of existing buildings and structures, residential development of up to 300 units, landscaping, supporting infrastructure and means of access.

Location: King's School, Fence Avenue, Macclesfield, SK10 1LT

Members expressed that encroaching on the greenbelt aspect of the site would lead to permanent loss of greenbelt and that it would be more favourable to develop the curtilage of the existing school site, rather than the whole site as proposed.

Resolved:

- i. That this committee objects to the planning application on the grounds of encroachment in to the greenbelt.
- ii. That comments submitted at the public meeting of 6/1/16 be shared with the planning authority.

5. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday 11th January 2016 at 7pm at Macclesfield Town Hall.

Meeting closed at 10.28am

Chairman – Cllr Gareth Jones

Clerk – Pete Turner