

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on Monday 1st February 2016 at 7pm at Macclesfield Town Hall.

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

Also in attendance was the Town Clerk, Pete Turner.

1. APOLOGIES FOR ABSENCE

None

2. DECLARATIONS OF INTEREST

Cllr Alift Harewood declared a non-pecuniary interest as a member of Cheshire East Council's Northern Planning Committee.

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

Cllr Beverley Dooley declared a non-pecuniary interest in application 15/5676M as a local retailer.

The Chairman adjourned the meeting to allow questions and/or comments from members of the public. There were none.

Following this, the Chairman reconvened the Planning Committee Meeting.

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH JANUARY 2016

RESOLVED: That the minutes are approved as a true record

4. CORRESPONDENCE

4.1 Letter from Macclesfield Civic Society 15/1/16

The letter was noted and received.

5. OBSERVATIONS ON PLANNING APPLICATIONS

Response to be with CEC by 04/02/16

Application No: 15/5676M

Proposed: BARRACKS MILL, BLACK LANE, MACCLESFIELD, CHESHIRE

Location: Outline planning application with all matters reserved except for access for the demolition of existing buildings and the erection of three units with mezzanine floors for Class A1 retail use (c12,000 square metres GIA) plus external sales area; one food retail unit (Class A1) including mezzanine (c1,200 square metres GIA); two units for Class A1/A3/A5 uses (c450 square metres GIA); and works to create new access from The Silk Road, pedestrian/cycle bridge, car parking, servicing facilities and associated works

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

- i. Macclesfield Borough Local Plan Policy S2 1 – need for development away from the town centre is unproven
- ii. Macclesfield Borough Local Plan Policy S2 2 – there are available units within the town centre for the suggested business types as well as existing representation of the proposed businesses.
- iii. Macclesfield Borough Local Plan Policy S2 2(i) – there is deep concern relating to the potential damage, identified in the application, such a development will have on the vitality and vitality of the town centre.
- iv. Macclesfield Borough Local Plan Policy S2 2(ii) – the proposal will effectively be only accessible by car
- v. Macclesfield Borough Local Plan Policy S2 2(iii) – Existing properties' amenity will be adversely impacted in the form of additional heavy

- goods vehicles on small back road access (Black Lane), which was deemed unfit for busses; and the screening of residential properties.
- vi. Macclesfield Borough Local Plan Policy S2 3(i) – inadequate studies carried out to provide appropriate information on which to base a decision.
 - vii. Macclesfield Borough Local Plan Policy S2 3(ii) – inadequate studies carried out to provide appropriate information on which to base a decision.
 - viii. Macclesfield Borough Local Plan Policy S2 4 – the proposals do not restrict the range of goods to be sold, such that the anticipated occupancy will have a direct negative impact on existing businesses and town centre vitality and viability.
 - ix. Macclesfield Borough Local Plan Policy DC1 – the proposal is not sympathetic to the character of the surrounding street scene
 - x. Macclesfield Borough Local Plan Policy DC3 – the proposals will significantly injure the amenity of the nearby residential properties in terms of delivery access by heavy goods vehicles via Black Lane, which is unsuitable for such an access.
 - xi. Macclesfield Borough Local Plan Policy DC3 4 and 5 – the proposals will significantly injure the amenity of the nearby residential properties in terms of additional pollution, noise, vibration and fumes from cars and delivery vehicles.
 - xii. Macclesfield Borough Local Plan Policy DC5 – the proposals will result in anti-social behaviour on the car park
 - xiii. Macclesfield Borough Local Plan Policy DC6 1, 2, 3, 4 and 5 – the proposals do not appropriately account for safe access, particularly on Black Lane and the potential impact on the A523 with slowing and emerging traffic. Busses stopped using Black Lane due to access and safety concerns. Black Lane is too small for two way traffic involving heavy goods vehicles for the delivery access as proposed (this would result in HGV's reversing). Access via Black Lane could result in the hinderance of emergency vehicle access.
 - xiv. Macclesfield Borough Local Plan Policy DC8 – the proposals do not adequately address the landscaping policies of the local plan.
 - xv. That such a development is likely to negatively impact on the ability for the town centre to attract inward investment, thereby adversely affecting the vitality and viability of the town centre.

Response to be with CEC by 27/01/16 (CEC informed of late response)

Application No: 15/5826M

Proposed: Elevational alterations to provide additional windows and glazed screen

Location: H6 REDWOOD COURT, LARKWOOD WAY, MACCLESFIELD
No Objections

Response to be with CEC by 29/01/16 (CEC informed of late response)

Application No: 16/0044M
Proposed: Single storey extension to side of house to form sun room, conversion of existing garage to form enlarged kitchen, single storey rear extension to rear to extend utility, first floor extension above existing ground floor to rear and dependent Annex

Location: 14, BEECH HALL DRIVE, MACCLESFIELD, SK10 2EF
No objections in principle, but would encourage the planning authority to consider specific restrictions associated with the height of the proposals

Application No: 16/0097M
Proposed: Demolition of Existing Conservatory - To be replaced with Garden Room with added rear Ground and First Floor Extensions.

Location: 46, BRAMPTON AVENUE, MACCLESFIELD, CHESHIRE, SK10 3DY
No objections in principle, but the committee acknowledges the related neighbour comments.

Application No: 16/0072M
Proposed: Proposed first floor rear extension (Resubmission)
Location: 2, CLIFFORD ROAD, MACCLESFIELD, CHESHIRE EAST, SK11 8QF

No Objections

Response to be with CEC by 01/02/16 (CEC informed of late response)

Application No: 16/0155M
Proposed: Proposed two storey rear extension with pitched roof over new & existing

Location: 58, CROSSALL STREET, MACCLESFIELD, SK11 6QF
No objections

Application No: 16/0071M
Proposed: Single storey extension to dwelling
Location: 11, FITZ CRESCENT, MACCLESFIELD, CHESHIRE, SK10 2HX
No objections

Application No: 16/0067M
Proposed: FLOWER POT INN, 1, CONGLETON ROAD, MACCLESFIELD, MACCLESFIELD, CHESHIRE, SK11 7UF

Location: Erection of steel stair from flat roof to ground

RESOLVED: That the the proposals are subject to restrictions on usage as a fire exit only (not an access/egress in regular use); that the colour of the fire escape is sympathetic and in keeping; and that the lighting of the proposal is restricted to times of use, reducing the risk of light pollution.

Response to be with CEC by 02/02/16

Application No: 16/0133M
Proposed: Demolition of existing front porch. New two storey extension to front elevation.
Location: 13, BADGER ROAD, MACCLESFIELD, SK10 2EW
No objections in principle, but the committee acknowledges the related neighbour comments.

Response to be with CEC by 04/02/16

Application No: 16/0195M
Proposed: 61, RUGBY DRIVE, MACCLESFIELD, SK10 2JD
Location: Ground floor rear and side extension.
No objections in principle, but the committee acknowledges the related neighbour comments and recommends the planning authority gives due consideration to the sewerage and drains associated with the application.

Application No: 15/5859M
Proposed: Listed building consent for replacement of 2 no. chimney caps with chimney pots to match adjacent chimney
Location: BEECH HALL SCHOOL, BEECH HALL DRIVE, MACCLESFIELD, CHESHIRE, SK10 2EG

No objections

Application No: 16/0024M
Proposed: Deconstruction of outbuilding and rebuilding to form new dwelling
Location: COLD ARBOR FARM, SPRINGWOOD WAY, MACCLESFIELD, CHESHIRE
No objections

Application No: 15/5819M
Proposed: Internal and external alterations including the addition of an external fire escape stair
Location: BEECH HALL SCHOOL, BEECH HALL DRIVE, MACCLESFIELD, CHESHIRE, SK10 2EG
No objections

Application No: 15/5820M
Proposed: Listed Building Consent for Internal and external alterations including the addition of an external fire escape stair
Location: BEECH HALL SCHOOL, BEECH HALL DRIVE, MACCLESFIELD, CHESHIRE, SK10 2EG
No objections

Response to be with CEC by 05/02/16

Application No: 15/5469M
Proposed: 25, DELAMERE DRIVE, MACCLESFIELD, CHESHIRE, SK10 2PW
Location: Ground floor upgrade to rear with internal modifications and first floor extension to side of dwelling.
No objections

Response to be with CEC by 09/02/16

Application No: 16/0277M
Proposed: 6, SANDRINGHAM ROAD, MACCLESFIELD, SK10 1QB
Location: Dormer windows to existing rooms in nook
No objections

Response to be with CEC by 10/02/16

Application No: 16/0211M
Proposed: 34, BELFRY DRIVE, MACCLESFIELD, CHESHIRE, SK10 2TD
Location: New bay window to kitchen and canopy porch roof over existing side door

No objections

Application No: 16/0184M
Proposed: 2, BROOK STREET, MACCLESFIELD, SK11 7AA
Location: Extending and conversion of the vacant 1st floor into 4No self contained apartments using the existing entrance on Brook St

No objections in principle, but the committee recommends the planning authority consider the local impact due to there being no associated parking provision with the proposal.

Response to be with CEC by 11/02/16

Application No: 16/0056M
Proposed: 3, HIGHFIELD DRIVE, MACCLESFIELD, CHESHIRE, SK10 3DH
Location: Single Storey Side Extension and Minor Alterations

No objections

Response to be with CEC by 16/02/16

Application refused on 25/09/15. Invitation to comment on appeal made to Secretary of State.

Application No: 15/2608M
Proposed: UPTON HALL FARM, 161, PRESTBURY ROAD, MACCLESFIELD, SK10 4AA
Location: Variation of conditions 2 (Approved Plans) and 16 (Residential Curtilage) on Approved 10/2738M - Demolition of Barns F & G, conversion of Barns (Barns C, D & E) into one dwelling - Option A

No comments submitted

Application refused on 25/09/15. Invitation to comment on appeal made to Secretary of State.

Application No: 15/4703M
Proposed: 12-16, GREAT KING STREET, MACCLESFIELD, SK11 6PL
Location: Prior notification of change of use from A1 to A3 Café

No comments submitted

Response to be with CEC by 17/02/16

Application No: 16/0020M
Proposed: TRINITY COURT, RISELEY STREET, MACCLESFIELD, CHESHIRE, SK10 1BW
Location: Variation of planning permission 15/1758M involving a first floor extension to the existing extended care home. The extension is proposed to part of the eastern facing elevation and would replace the approved first floor terrace area. The proposed application does not increase the number of bedrooms (there will be 67 bedrooms as previously approved) but the application does increase the floor area from the previously approved planning permission 15/1758M

No objections

Application No: 16/0275M
Proposed: 7, CHELFORD ROAD, MACCLESFIELD, SK10 3LG
Location: Two storey side extension

No objections

Application No: 16/0121M
Proposed: 7, CARNOUSTIE DRIVE, MACCLESFIELD, CHESHIRE, SK10 2TB
Location: Single storey rear extension.

No objections

Response to be with CEC by 18/02/16

Application No: 16/0021M
Proposed: Construction of 3 x1 bedroom houses on vacant land
Location: Land At Corner Of Jackson Street And, Coronation Street, Macclesfield

No objections in principle, but the committee recommends the planning authority consider the local impact due to there being no associated parking provision with the proposal.

6. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday 22nd February 2016 at 7pm at Macclesfield Town Hall.