

MACCLESFIELD TOWN COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held on 12th January 2018 at **9:30am** in **Macclesfield Town Hall**.

In attendance:

Cllr Gareth Jones

Cllr Beverley Dooley

Cllr Liz Durham

Also in attendance was the Civic Officer and Support Officer.

The meeting commenced at 10am due to site visits. There were no members of the public present either at the scheduled start time or the adjourned start time of 10am.

1. APOLOGIES FOR ABSENCE

Cllr Philp Bolton

Cllr Aliff Harewood-Jones MBE

2. DECLARATIONS OF INTEREST

Cllr Durham declared a non-pecuniary interest in 16/6237M and took no part in discussions on this application due to her role on Cheshire East's Northern Planning Committee

There were no members of the public present.

3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15TH DECEMBER 2017

RESOLVED: The minutes were approved as a true record of the meeting.

4. 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.

Application No: 17/6137M
Proposal: Variation of conditions 2 & 19 on application 15/2010M - Full planning application for the demolition of existing buildings and the erection of 150 no. dwellings with associated car parking, access, internal roads and landscaped open space.
Location: Land Southwest Of, MOSS LANE, MACCLESFIELD

No objection

Application No: 16/6237M
Proposal: Demolition of existing clubhouse, erection of new clubhouse, laying out of new pitches and residential development of 76 dwellings.
Location: Priory Park, PRIORY LANE, MACCLESFIELD, CHESHIRE, SK10 4AE

RESOLVED: That the committee objects to this application on the grounds that the development:

- i. Is on land that is designated as green belt and exceptional circumstances have not been demonstrated;
- ii. Will have a significant and detrimental impact on traffic congestion in the area, particularly with the planned Kings School build on the neighbouring site;
- iii. Will be overbearing in the neighbourhood and constitute an overdevelopment.

Application No: 17/6346M
Proposal: 10no. semi-detached affordable dwellings
Location: Land Off, Birtles Road, Macclesfield

No objection providing the development is in keeping with houses in the area

Application No: 17/6234M

Proposal: Proposed single storey rear extension.

Location: 131, Tytherington Drive, Macclesfield, Cheshire, SK10 2JG

No objection

Application No: 17/6292M

Proposal: variation of condition 2 of existing permission 16/2997M. Conversion of existing offices to create 10 Self-Contained residential apartments

Location: Paradise Mill, PARK LANE, MACCLESFIELD, SK11 6TL

The committee raised no objections but asked that adequate provision of parking is given full consideration in line with Cheshire East's parking strategy.

Application No: 17/6293M

Proposal: Listed building consent for conversion of existing offices to create 10 self contained residential apartments.

Location: Paradise Mill, PARK LANE, MACCLESFIELD, SK11 6TL

No objections but the committee but commented that the direction of the Conservation Officer is followed.

Application No: 17/6304M

Proposal: Change of use from current usage to leisure D usage, 2nd Floor Only. No change to any of the structure internally or externally.

Location: Lower Paradise Mill, PARK LANE, MACCLESFIELD, SK11 6UA

The committee raised no objections but asked that adequate provision of parking is given full consideration in line with Cheshire East's parking strategy.

Application No: **17/6308M**
Proposal: Listed building consent for adding studded walls and two showers to premises
Location: Lower Paradise Mill, PARK LANE, MACCLESFIELD, SK11 6UA

No objections but the committee but commented that the direction of the Conservation Officer is followed.

Application No: 17/6281M
Proposal: Ground floor rear extension
Location: 4, TUNNICLIFFE STREET, MACCLESFIELD, CHESHIRE, SK10 1DE

No objections

Application No: 17/6256M
Proposal: Demolition and formation of new office building
Location: H WHITTAKER AND SONS OF MACCLESFIELD LTD, HEAPY STREET, MACCLESFIELD, SK11 7JD

The committee raised no objections but asked that provision is made for adequate off-road parking

Application No: 17/6360M
Proposal: 2 no. circular illuminated logo signs; 3 no. non illuminated banner signs; 1 no. directional sign; Freestanding directional sign for car park.
Location: JB Furniture, Churchill Way, Macclesfield, Cheshire, SK11 6AY

The committee raised no objections for:

- i. 2 no. circular illuminated logo signs;
- ii. 3 no. non illuminated banner signs;
- iii. 1 no. directional sign.

RESOLVED: The committee objects to the freestanding directional sign for car park on the grounds of obstruction on the highway unless it can be demonstrated that the sign does not impede on the pedestrian thoroughfare.

Application No: 17/6298M

Proposal: Proposed free standing non-reflective aluminium panels with rounded corners mounted back to back on 76mm steel posts powder coated in gloss white

Location: Cottage Street Mill, COTTAGE STREET, MACCLESFIELD, SK11 8DZ

No objection

Application No: 17/6302M

Proposal: 1 x Fascia Sign.

Location: Cottage Street Mill, Cottage Street, Macclesfield, SK11 8DZ

No objection

Application No: 17/6260M

Proposal: 2 storey side and front extensions

Location: 16, Westbury Drive, Macclesfield, Cheshire, SK11 8LR

No objection

Application No: 17/6383M

Proposal: Reserved matters for two dwellings include, access, appearance, landscaping, layout and scale of the development.

Location: LAND ADJACENT TO, 21, SLATER STREET, MACCLESFIELD

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

- i. Overdevelopment in the area;
- ii. Lack of parking in the area.

Application No: 17/6441M

Proposal: Conversion of existing barns to 3no. houses

Location: HIGHER FENCE FARM, 15, HIGHER FENCE ROAD,
MACCLESFIELD, CHESHIRE, SK10 1QF

No objection

Application No: 17/6359M

Proposal: Display of illuminated and non illuminated signage.
Replace existing roller shutter door with display window.

Location: JB Furniture, Churchhill Way, Macclesfield, Cheshire,
SK11 6AY

No objection

Application No: 17/6479M

Proposal: Single storey side and rear extension

Location: 11, CAMBORNE AVENUE, MACCLESFIELD, CHESHIRE,
SK10 3NW

No objection

Application No: 17/6116M

Proposal: Change of Use from B1 (A) office use to a car licence
testing centre (Sui Generis)

Location: 4, Bailey Court, GREEN STREET, MACCLESFIELD, SK10 1JQ

The committee raised no objections but asked that provision for
adequate off-road parking is made for customers

Application No: 18/0054M

Proposal: First floor extension

Location: 104, Byron Street, MACCLESFIELD, Cheshire, SK11 7QA

No objection

Application No: 18/0025M

Proposal: Two storey extension to front elevation to form new entrance hall at ground level and study at first floor level.

Location: 41, Bollinbarn Drive, Macclesfield, Cheshire, SK10 3DN

No objection

Application No: 17/6193M

Proposal: Demolition existing single storey garage and the erection of two new dwellings

Location: TYTHERINGTON COTTAGE, BLUEBELL LANE,
MACCLESFIELD, CHESHIRE, SK10 2JL

RESOLVED: That the committee objects to this application on the grounds of overdevelopment in the area.

5. TOWN PLAN CONSULTATION

Cllr Jones provided an update to the committee:

Three companies were invited to tender. DLP Planning Consultants was selected to provide a consultation service for the Town Plan with an initial meeting scheduled for Wednesday 28th February 2018 at 10:30am.

6. CORRESPONDANCE

6.1 Disley Neighbourhood Plan Consultation

The committee noted the correspondence

7. MEMBER ITEMS

7.1 Planning enforcement on sign above e-sig store, 5 Chestergate

Cllr Jones gave an update to the committee:

The esig store has no planning consent for the erection of the sign. The committee will be updated on progress by Cheshire East planning enforcement officers.

8. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on **2nd February 2018**, in **Macclesfield Town Hall** (to be confirmed).

Meeting Closed at 10.31am

Chair Cllr Gareth Jones
Clerk Harriet Worrell