Macclesfield Town Council

Planning Committee

Minutes of the meeting held on 19th November 2021 at 10am in Macclesfield Town Hall.

In attendance:

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

1. Apologies for Absence

Cllr Janet Jackson MBE

2. Declarations of Interest

Cllr Roberts declared a non-pecuniary interest in application 21/0394M as he lives near the address of the development and the builder is known to him.

Cllr Livingstone declared a non-pecuniary interest in Item 12 as the Housing Association he works for is involved in a development at Basford East in Crewe which will benefit from Cheshire East Council's forward funding of transport and road infrastructure.

Cllr Edwardes declared a non-pecuniary interest in application 21/5123M as during a visit to St John's School he and the headmaster spoke about the development which is opposite the school

3. Public Participation

There were no members of the public in attendance.

4. Minutes of the Planning Committee Meeting held on 29th October 2021

RESOLVED: That the minutes are approved as a true record of the meeting.

5. Matters Arising from the Minutes

Cllr Wilson raised 21/4113M Land North of Congleton Road, seeking if a response had been received from the Cheshire East Council on the following:

- The reason for the application to be determined by delegated authority and not committee i.e. SPB.
- The reason Macclesfield Town Council was not consulted.
- The extent of the distribution of the developer's pre-consultation leaflet.

To date, there has not been a response.

Cllr Wilson reported that Richborough Estates, landowner, has submitted an objection to 21/4113M as they require a full and detailed consultation, and the masterplan is only for part of the development.

Additionally, Cllr Wilson noted the application is still to be determined by delegated authority and not committee.

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: 21/4321M
Proposal: Proposed extension and alterations to existing dwelling
Location: 31, Tytherington Lane, Macclesfield, Cheshire, SK10 2JS

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

i. Close proximity to and overlooking of neighbouring properties that contravenes retained policy DC38 in the Macclesfield Borough Local Plan,
ii. Scale of the development,
iii. Use of materials,
iv. Insufficient parking.

The committee also noted that a wildlife report is required to ensure there is no damage to wildlife.

Application No: 21/5123M
Proposal: Proposed replacement of existing buildings with 29 no. dwellings
Location: Ivy House, Ivy Road, Macclesfield

The committee support this application as it provides diversity and affordability of homes with plenty of amenity space.
However, the committee sought that the Planning Officer sets hours of construction and that there are management plans for noise and dust, particularly as the development site is opposite a primary school.

It was noted by the committee that the Phase II Final Report parts 1 and 3 could not be accessed.

Application No: 21/5484M

Proposal: Proposed first floor side extension with associated roof works.

Location: 6, Gunco Lane, Macclesfield, SK11 7JX

No objections.

Application No: 21/5424M

Proposal: The Erection of a Generator and Generator Enclosure

Location: Birchwood House, Larkwood Way, Tytherington Business Park, Macclesfield, SK10 2XR

No objections.

Application No: 21/5426M

Proposal: Construction of two single storey rear extensions at No's 96 & 98 Crompton Road with partial demolition of outbuildings at No.98

Location: 96 & 98 Crompton Road, Macclesfield, SK11 8EB

The committee raised no objections but request that the Planning Officer considers access to the shared bin storage.

Application No: 21/0394M

Proposal: Erection of new dwelling

Location: Land to the Rear of 11, Brock Street, Macclesfield

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

i. The development is overbearing,
ii. Impact on amenities to neighbours,
iii. Impact on parking in the area,
iv. The design is not in keeping with the street scene,
v. The development contravenes the draft SADPD Policy HOU8 Backland Development.

Application No: 21/5477M

Proposal: Repurposing of outbuilding which is currently a partial garage including a ground floor extension and second floor dormer extension

Location: 168, Chester Road, Macclesfield, SK11 8PT

The committee requested that the Planning Officer ensures saved policies DC3 and DC38 from the Macclesfield Borough Local Plan are adhered to.

Application No: 21/5520M

Proposal: Two storey side and single storey rear extensions, relocation of existing garage

Location: 108, Beech Farm Drive, Macclesfield, Cheshire, SK10 2ER

No objections.

Application No: 21/5407M

Proposal: Proposed balcony on rear elevation

Location: 39, Sandringham Road, Macclesfield, Cheshire, SK10 1QB

No objections.

Application No: 21/5064M

Proposal: Annexe

Location: 146, Prestbury Road, Macclesfield, Cheshire, SK10 3BR

RESOLVED: The committee objects to this application on the grounds that this development is in the Prestbury Conservation Area and would contravene saved policies DC3 and DC38 from the Macclesfield Borough Local Plan.

Application No: 21/4744M

Proposal: Proposed change of colour to the front door from blue to orange and change the door furniture from silver to gold

Location: 257, Park Lane, Macclesfield, SK11 8AA

No objections.

Application No: 21/5539M

Proposal: Demolition of existing building on site and re-development for residential use of 5 dwellings

Location: 34, Windmill Street, Macclesfield, SK11 7HS

The committee support this application as its repurposing a derelict building and the design is in keeping with the area.

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It was noted by the committee that the Historic Environment Desk Based Assessment could not be accessed.

Application No: 21/5616M

Proposal: Proposed Garage Conversion

Location: 18 , Dorchester Way, Macclesfield, SK10 2LQ

No objections.

Application No: 21/5560M

Proposal: Prior notification for (Class AA) for the construction of an additional storey

Location: 141, Prestbury Road, Macclesfield, Cheshire, SK10 3DF

No objections.

Application No: 21/5623M

Proposal: Removal of garage and formation of single storey side front and rear extensions

Location: 7, Lark Hall Crescent, Macclesfield, SK10 1QU

No objections.

Application No: 21/5631M

Proposal: Demolition of existing conservatory & proposed single storey side/rear extension with garage conversion.

Location: 63, Westbury Drive, Macclesfield, SK11 8LJ

No objections.

Application No: 21/5625M

Proposal: Converting an attached single garage in to a traditional thai massage shop

Location: 86, Broken Cross, Macclesfield, Cheshire, SK11 8TZ

The committee raised no objections but sought that the Planning Officer considers the parking concerns raised by a neighbour.

Application No: 21/5687M

Proposal: Proposed first floor side extension, single storey rear elevation extension and front elevation porch extension (amendment to 20/4076M).

Location: 26, Clare Drive, Macclesfield, SK10 2TX

No objections.

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Application No: 21/5627M

Proposal: Addition of first floor accommodation above existing single story section of house. Removal of rear porch. Change of external materials.

Location: 8, Lark Hall Close, Macclesfield, Cheshire, SK10 1QW

No objections.

Application No: 21/5746M

Proposal: Prior approval for a change of use from offices to dwelling houses

Location: Oxford House, Oxford Road, Macclesfield, SK11 8HS

The committee raised no objections but sought that the Planning Officer ensures the dimensions meet minimum standards.

7. Conservation Area Review

The report was noted and that Cheshire East Council will coordinate and manage the public consultation.

8. Town Character Assessment

The report was noted.

The draft assessment includes maps, historical development of the urban form, views, amenity spaces, heritage assets and detracting features.

A community consultation will seek public views and be available in paper and electronic form. Primary and secondary schools will be invited to comment.

All Macclesfield town councillors will be consulted for their input to the character assessment.

9. Shop fronts and signage design

The report was noted and that the guide will include incremental steps to improve design.

Macclesfield town councillors have been consulted for examples of good shop frontage design in their ward and local area.

10. Streetnaming

The report was noted and that the Planning Committee has previously commented on the Chelford Road development and its views were represented at the Cheshire East Council Strategic Planning Board.

The committee requested that the Admin and Governance Manager follows up with the two Olympians who have yet to reply with their consent to name streets after them.

11. Draft Environmental Protection Supplementary Planning Document (EP SPD) consultation

Cllr Edwardes left the room briefly but was present for the discussion as minuted below.

The committee welcomed the section on Air Quality and hope that the document aids planners and developers.

The committee agreed that it (and all Members) would benefit from a greater understanding of the impact development has on biodiversity and the environment. The Admin & Governance Manager will seek education offerings from an appropriately qualified body.

12. Draft Recovery of Forward Funded Infrastructure Costs Supplementary Planning Document (RoFFI Costs SPD) consultation

The committee noted the document focuses on car usage with little reference to active travel.

13. Correspondence

None

14. Member Items

None

15. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 10th December 2021 10am, in Macclesfield Town Hall (to be confirmed).

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