



Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting held on 23rd September 2022 at 10am at Macclesfield Town Hall.

Cllr David Edwardes (Vice Chair)

Cllr Sandy Livingstone

Cllr Fiona Wilson

1. Apologies for Absence

Cllr Lloyd Roberts

Cllr Mike Hutchison

2. Declarations of Interest

Cllr Sandy Livingstone declared a non-pecuniary interest in application 20/4065N as he knows the executive director of operations.

3. Public Participation

The meeting was adjourned to invite public comments and questions.

Cllr Brian Puddicombe spoke on application 20/4065M.

A couple of good points:

- It is all now affordable housing with 12 one bedroom apartments and 6 two bedroom cottages but are actually apartments
- No longer looks like a prison building
- No longer 3 storey but there are still issues regarding overlooking on Whitfield and Langley drives

Objection comments:

- Still a shortage of car parking spaces
- Highways is still a major problem, Moss Lane will struggle to take any more traffic and with it being near to the Congleton Road junction which is already a problem to get out of
- Water pressure is a continuous problem on Craig road and this proposed new development will have an impact on this.
- A soil analysis has been carried out by a company called Worms Eye which is showing on the portal. It shows the presence of peat in the area.

The meeting was reconvened.

4. Minutes of the Planning Committee Meeting held on 2nd September 2022

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

5. Matters Arising from the Minutes

Resolved: There were no matters arising from the minutes.

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: [20/4065M](#)

Proposal: Erection of 18no. 100% affordable apartments within 2no. blocks with associated access, parking, landscaping and other works.

Location: Land at Moss Lane, Macclesfield
Comments due back 12th October 2022

Macclesfield Town Council continue to objection to this application and make the following comments:

- Location of bin store is next to the footpath from Rotherhead Drive to the play area.
- Soil analysis is showing on the portal stating there is from 0.4m-1m thick peat present

- National England do not support the development of building on peat and so are objecting to the application
- Cheshire East local plan states there should be 36 car parking spaces but there will only be 25 available
- No transport statement
- No EV charging points in the plan
- An increase in the volume of traffic, contributing to an increase in pollution and exacerbating parking issues in the area
- Overdevelopment
- Concerns over drainage, flood risk and insufficient water pressure with properties in the area already experiencing poor water pressures
- Loss of open space and wildlife habitat
- Overlooking and loss of privacy to neighbouring properties
- An adverse impact on nature conservation
- Landscape scheme is required
- Clarity is needed on the South Macclesfield Development Area in terms of providing green infrastructure and landscaping and the proximity of the Moss Lane development to public footpaths

However, MTC did note that

- It is a affordable scheme, talks about affordable rent charges for the development
- Keen to improve the quality and quantity availability of affordable housing
- Have no concerns over Jigsaw homes, reputable company serving the North West

Application No: [22/3440M](#)

Proposal: single storey flat roofed rear extension

Location: 38, Buxton Road, Macclesfield, SK10 1JS

Ward: East

Comments due back by: 16th September 2022

No objection

Application No: [22/3452M](#)

Proposal: Proposed front facing two storey extension, refacing existing property to match extension, detached double garage and alterations to existing drive entrance to widen dropped kerb and drive entrance.

Location: 182, Prestbury Road, Macclesfield, Cheshire, SK10 3BS

Ward: Broken Cross and Upton

Comments due back by: 26th September 2022

No objection

Application No: [22/3459M](#)

Proposal: Advertisement consent for Macclesfield College entrance signage to replace existing due to updated branding and college logo. New signage to be illuminated by LEDs facing the sign

Location: Macclesfield College, Park Lane, Macclesfield, Cheshire, SK11 8LF

Ward: Central

Comments due back by: 27th September 2022

No objection

Application No: [22/3563M](#)

Proposal: Proposed Single Storey Rear Extension

Location: 154, Bank Street, Macclesfield, SK11 7AY

Ward: East

Comments due back by: 27th September 2022

No objection

Application No: [22/3561M](#)

Proposal: 2 storey side extension

Location: 7, Rugby Close, Macclesfield, Cheshire, SK10 2HW

Ward: Tytherington

Comments due back by: 28th September 2022

No objection

Application No: [22/3571M](#)

Proposal: Single Storey Side extension above existing garage.

Location: 13, Bromley Road, Macclesfield, SK10 3LN

Comments due back by 29th September 2022

No objection

Application No: [22/3475M](#)

Proposal: Conversion of ground floor former post office unit to form 4no. hot food retail units and 4no. 1 bedroom apartments, including new retractable canopy and pavement seating areas.

Location: Craven House, CHURCHILL WAY, MACCLESFIELD, SK11 6AY

Comments due back by 29th September 2022

Macclesfield Town Council support residential developments within the town centre but note the following:

- There could be an over concentration of placing, too much into the space available.
- Debris, noise and litter could be a problem
- 1 apartment, in the middle, seems to be missing natural light.
- The acoustics and smell from the food premises, would need confirmation of how this is going to be addressed

We ask the planning officer:

- To check that the area isn't over developed, overcrowding, recommended room sizes
- That it meets the guidelines about room sizes from the Cheshire East Council local plan
- Possibly reduce the rooms from 4 to 3
- Concerns about noise and fumes and would like further investigation before planning approval was granted

Application No: [22/3614M](#)

Proposal: Demolition of existing single storey structures & proposed single & two storey side extensions & single storey rear extension including covered area

Location: 182, Black Road, Macclesfield, SK11 7LF

Comments due back by 12th October 2022

No objection

Application No: [22/3620M](#)

Proposal: 2 Storey side extension & alterations.

Location: 6, Bromley Road, Macclesfield, SK10 3LN

Comments due back by 12th October 2022

No objection

Application No: [22/3143M](#)

Proposal: 4 bedroom detached dormer bungalow.

Location: Land between 102 and 106, Gawsorth Road, Macclesfield, Cheshire, SK11 8UF

Comments due back by 12th October 2022

No objection

7. Canal Bridge 36

Representatives from Barratt & David Wilson Homes North West and the Canal and River Trust met with Councillors on 7th September 2022 at Canal Bridge 36 to discuss options.

Clerk to chase Michael Shore following on from the email he's sent and whether we can share the report.

8. Member Items

Signage being placed on a building on Mill Street opposite the bus station. Clerk to write to CEC planning about this as we haven't received anything.

9. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 14th October 2022 10am, in Macclesfield Town Hall.