

## Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting held on 17<sup>th</sup> January 2023 at 10am at Macclesfield Town Hall.

Cllr Mike Hutchison

Cllr David Edwardes

Cllr Fiona Wilson

### 1. Apologies for Absence

Cllr Sandy Livingstone

### 2. Declarations of Interest

No declarations of interest

### 3. Public Participation

Cllr Braithwaite spoke on application **22/4941M**.

Cllr Braithwaite asks the Town Council to object to the application and insist that full planning is needed.

Cllr Braithwaite objects to the application and raises the following points:

- Although the applicant states it is for 6no. 2 bedroom apartments, however on the applicants website it states the building has been acquired to house 24no. HMO units and 3 flats
- In favour of good quality housing above shops but the applicant has submitted several applications
- Under permitted development the applicant could change the use to HMO after being approved

2 residents spoke on application **22/4941M** and one written statement.

Written statement:

*"This application is for three substantial homes facing onto Whirley Road with up to 10 parking spaces in total.*

*I along with other local residents wish to strongly oppose this planning application based on the following reasons:*

1) the proposed site is on a rural road and therefore technically falls into Open Countryside. Under CELPS Policy PG6 development may NOT take place in open countryside unless it falls into specific exception criteria. PG6 also states that in-fill is only acceptable in a small gap for one or two dwellings in an otherwise built-up frontage. This application therefore is not compliant with PG6 as it is for three substantial dwellings in an extended gap.

2) It is concerning that the proposal collectively provides up to 10 parking spaces which would be more aligned with an urban residential development and is therefore an inappropriate urbanisation of this highly rural streetscape.

3) The 3 properties are all for Market sale - none for affordable - so again do not comply PG6 exception criteria.

4) Aligned with (3) above these substantial dwellings are of a 2.5 storey design which results in the roof heights being significantly higher than the terraced cottages and smaller detached property. They are also taller than the barn conversions opposite. They are of a contemporary design with recessed balconies and skylights overlooking the road. These are incongruous, urbanised features in this rural location and seen as inappropriate to the rural streetscape. This is contrary to the CELPS design code, Policy SE1 and SADPD.

5) The proposed properties occupy the whole of the site frontage and also extend back into the site considerably beyond the rear property lines of the adjacent terraced cottages to the west of the site. This difference combined with the additional height of the proposed buildings will block natural light to rooms to the rear of two neighbouring properties.

6) This site lies in the Green Belt - new development in the Green Belt is discouraged except in very exceptional circumstances. This application does not comply with the exception criteria as outlined in CELPS Policy PG3 (Green Belt).

*In summary:*

- it may be cogently argued that this application fails to comply with normal exception criteria for development in the open countryside and fails to comply with Green Belt exception criteria.
- the substantial design is an over-massing on the road frontage and fails to comply with important design principles.
- the substantial construction prevents natural light access to adjacent properties (on an East - West and fails to comply with the 45-degree rule.

*In conclusion it is suggested that this application fails to comply with:*

*CELP Policies PG6 (Open Countryside) PG3 (Green Belt) SE1 (Design)*

*SADPD Policies*

*PG9 - The site lies outside any registered settlement boundary*

*GEN 1 (Design)*

*ENV 6 (Trees, Hedgerows and Woodland) - this development would require the loss of a significant length of established hedgerow to the road frontage.,*

*RUR 12 - Residential Curtilages outside Settlement Boundaries*

*It is therefore suggested that this application is REFUSED”*

2 residents speaking on application **22/4941M**

The residents made the following comments:

The application has come about as the owner of the land wants to sell off some of his garden. It is greenbelt land and open countryside.

Key documents from the National Planning Policy framework:

- Para 147 states: ‘inappropriate development is by definition harmful to the green belt and should not be approved except in very special circumstances’
- Para 148 states: ‘when considering any application local planning authorities should ensure that substantial weight is given to any harm to the greenbelt. Very special circumstances will not exist unless the potential harm is clearly outweighed by other considerations.’ The other considerations in the case are minimal. The owner wants to sell some land.
- Para 149 exceptions to this include limited infilling, but checking the list, the only possible valid reason for limited infilling in this case is for affordable housing which of course isn’t included in the application. Other possible exceptions in the list are not appropriate in this instance. The Local Plan Strategy policy LP3 states the same.

The other document I looked at was the Cheshire East Site Allocations and Development Policies Document which also refers to the Local Plan Strategy.

Here at Whirley Barn, we are, I believe, in open countryside according to that document. LPS policy PG6 seeks to restrict development in open countryside to that which is essential for uses appropriate to a rural area. This development isn’t essential.

We are not in an infill village, but even if we were, limited infilling will only be permitted where it is in keeping with the scale, character and appearance of its surroundings and the local area as stated in LPS Policy PG10. In this case, three storey houses of modern appearance clearly aren’t in keeping. This application seems to fail at all hurdles, and I would respectfully ask that you add your weight to its outright rejection.

Cllr Nick Mannion sent in the following written statement:

*I wish to raise the following concerns in relation to application **22/4882M**.*

1. *The proposed location is surrounded by residential properties whose amenity would be adversely affected by this unsightly mast and associated cabinets. Residents in the locality should not have their outlook blighted.*
2. *The proposed mast height is 20 metres (over 65 foot). This will tower above nearby residential houses on Ivy Road and Ivy Lane as it would be around three times the ridge height of the homes. It is also higher than the top floors of the nearby flat blocks at The Grange and Green Acres. Such a structure would have a significant negative impact upon the amenity of these properties.*
3. *I urge the applicant*
  - a) *Finds an alternative location that will be less harmful to residents’ amenity.*

And/or

*b) Significantly reduce the height of the mast.*

4. *I also suggest that this application does not meet the conditions of the following Cheshire East Council planning policies:*

5.

- *CELPS Policy SC3; Health and Well Being; Ensuring all development is designed to create safe environments.*
- *CELPS Policy SD2; Sustainable Development Principles; Contribute positively to an area's character and identity.*
- *CELPS Policy SE1; Design; Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.*

*The following policies that I understand have been recently been absorbed into the LPA's recently adopted SAAPD and may now have different policy number(s):*

- *MBLP Saved Policy DC3; Amenity; development, including changes of use, should not significantly injure the amenities of adjoining or nearby residential property, including noise and fear of adverse health effects.*
- *MBLP Saved Policy DC60; The mast will be visually obtrusive and result in a significant impact on visual amenity.*

The meeting was reconvened.

#### **4. Minutes of the Planning Committee Meeting held on 16<sup>th</sup> December 2022**

The minutes of the meeting were noted. To be carried forward to next meeting for voting.

#### **5. Matters Arising from the Minutes**

Not applicable

#### **6. Observations on Planning Applications**

The planning authority has been informed of the date of this meeting, and any delays in responses have been relayed.

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: [22/4941M](#)

Proposal: Construction of 2 No. four bedrooms two and a half storey semi-detached dwellings and 1 No. four bedrooms two and a half storey detached dwelling, with car parking and associated landscaping.

Location: Land Adjacent to 185A, Whirley Road, Macclesfield, Cheshire, SK10 3JJ

Comments due back by: 11<sup>th</sup> Jan 2023

Ward: Broken Cross and Upton

**Resolved:** Objection

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

- It's a 3 storey property- disingenuous when it states 2.5 storey's
- Macclesfield Borough Council DC3- amenity/ light- does not meet this policy
- Macclesfield Borough Council DC38- separation and distances hasn't been adhered to
- CELPS policy SE1- planning has to be appropriate for the location- a 2.5 storey property isn't appropriate for this location
- CELPS policy SD2- any development has to be in keeping with the development around it, which this is not.
- Overdevelopment in the area
- Greenbelt land

Application No: [22/4898M](#)

Proposal: Prior approval of change of use of to create 6no. dwellinghouses

Location: 42-44, Mill Street, Macclesfield, Cheshire, SK11 6LT

Comments due back by: 25<sup>th</sup> Jan 2023

Ward: Central

**Resolved:** Objection

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

- The application should go to full planning so that public scrutiny can take place
- No bin stores, cycles racks etc
- Don't have the housing quality regarding room dimensions

Application No: [22/4882M](#)

Proposal: Prior determination of proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets

Location: Ivy Road street works, Ivy Road, Macclesfield

Comments due back by: 11<sup>th</sup> Jan 2023

## Ward: West and Ivy

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

- The mast is sited very close to a school and residential area
- Ask for them to have a smaller mast
- They note that there hasn't been any support for this
- The local councillor hasn't had anyone complaining to them about their phone coverage

The application does not meet the conditions of the following Cheshire East Council planning policies

- CELPS Policy SC3; Health and Well Being; Ensuring all development is designed to create safe environments.
- CELPS Policy SD2; Sustainable Development Principles; Contribute positively to an area's character and identity.
- CELPS Policy SE3; Biodiversity and Geodiversity; Development proposals which are likely to have a significant adverse impact on a site are not permitted except where the reasons for or benefits of the proposed development outweigh the impact of the development.
- CELPS Policy SE1; Design; Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.
- MBLP Saved Policy DC3; Amenity; development, including changes of use, should not significantly injure the amenities of adjoining or nearby residential property, including noise and fear of adverse health effects.
- MBLP Saved Policy DC60; The mast will be visually obtrusive and result in a significant impact on visual amenity.
- CELPS Policy SE4; Landscape; Protect and / or conserve the historical and ecological qualities of an area.

Application No: [22/4777M](#)

Proposal: Change of Use of car park & unused land to proposed lorry park associated with AstraZeneca operations

Location: Astrazeneca, Charter Way, Macclesfield, SK10 2NA

Comments due back by: 2<sup>nd</sup> Jan 2023

Ward: Hurdsfield

**Resolved:** No objections

Application No: [22/4868M](#)

Proposal: Replacement of flat roof with pitched roof to rear single storey outrigger

Location: 53, Orme Crescent, Macclesfield, Cheshire, SK10 2HU

Comments due back by: 2<sup>nd</sup> Jan 2023

Ward: Tytherington

**Resolved:** No objections

Application No: [22/4775M](#)  
Proposal: Installation of one roof light in the existing dwelling.  
Location: 3, Beech Lane, Macclesfield, SK10 2DR  
Comments due back by: 3<sup>rd</sup> Jan 2023  
Ward: Tytherington

**Resolved:** No objections

Application No: [22/4663M](#)  
Proposal: Loft conversion, two storey rear extension, change to front elevation and internal changes  
Location: 13, Sandringham Road, Macclesfield, SK10 1QB  
Comments due back by: 11<sup>th</sup> Jan 2023  
Ward: East and Hurdsfield

Macclesfield Town Council note the concerns of residents. MTC ask the planning officer to be clear that the application meets SUDS- Sustainable Urban Drainage Systems.

Application No: [22/4870M](#)  
Proposal: Single storey side and rear extension  
Location: 190, Oxford Road, Macclesfield, Macclesfield, Cheshire, SK11 8JZ  
Comments due back by: 5<sup>th</sup> Jan 2023  
Ward: West and Ivy

**Resolved:** No objections

Application No: [22/2176M](#)  
Proposal: Addition of first floor extension to side of existing dwelling with associated internal alterations.  
Location: 26, Bittern Grove, Macclesfield, Cheshire, SK10 3QP  
Comments due back by: 30<sup>th</sup> Dec 2022  
Ward: Broken Cross and Upton

Macclesfield Town Council ask the Planning Officer to ensure DC3 and DC38 are adhered to.

Application No: [22/4858M](#)  
Proposal: To install two rapid electric vehicle charging stations within the car park of Thornton Square with two existing parking spaces becoming EV charging bays with associated equipment  
Location: Thornton Square, Thornton Avenue, Macclesfield  
Comments due back by: 5<sup>th</sup> Jan 2023  
Ward: South

Macclesfield Town Council support the provision of EV charging points and make the following comments:

- Ask the Planning Officer to check the emission of noise to 65DB wouldn't be audible at night as to not to disturb local residents.
- Can consideration be given to the siting of the cabinet next to where the charging points would be, but that would take up more car parking spaces

Application No: [22/4905M](#)  
Proposal: Proposed New Front Entrance Porch. Proposed Ground Floor Extension To The Side Of The Property (Including Replacing Flat Roof With Pitched Roof).  
Location: 33, Ecton Avenue, Macclesfield, Cheshire, SK10 1RD  
Comments due back by: 11th Jan 2023  
Ward: East

**Resolved:** No objections

Application No: [22/4944M](#)  
Proposal: Change of use of 1st floor and 2nd floor above shop to self contained flat with external changes, flue to rear and loft dormer.  
Location: 58, Brown Street, Macclesfield, Cheshire, SK11 6RY  
Comments due back by: 11<sup>th</sup> Jan 2023  
Ward: Central

Macclesfield Town Council make the following comments:

- Planning officer to check the room sizes meet requirements of the local plan
- Concerns over the flue



Application No: [21/3146M](#)  
Proposal: Full Planning Permission & Conservation Area Consent for demolition of the existing buildings situated on the site and proposed development for a 4 storey building providing 47 apartments, ground retail/commercial units (to be used for flexible purposes within Use Class E), car parking, landscaping and associated ancillary works  
Location: Land Near Former Old Kings Head Public House, Chestergate, Macclesfield  
Comments due back by: 2<sup>nd</sup> Jan 2023  
Ward: Central

Macclesfield Town Council support this application and note the recent elevation changes are now in keeping with the design of buildings surrounding the property and now meet the design requirements of SE1 and SD2.

Application No: [22/4788M](#)  
Proposal: Proposed change of use from public house with living accommodation above to a single domestic dwelling house, provide UPVC/PCA replacement grey windows and doors, addition of external render to the areas of exposed and painted brickwork.  
Location: Navigation Inn, 161, Black Road, Macclesfield, SK11 7LF  
Comments due back by: 11<sup>th</sup> Jan 2023  
Ward: East

**Resolved:** No objections

Application No: [17/0499M](#)  
Proposal: Conversion of former mill to provide 30 residential flats, including rear external staircase, lift and walkways with associated infrastructure.  
Location: Albion Mill, London Road, Macclesfield, Cheshire  
Comments due back by: 10<sup>th</sup> Jan 2023  
Ward: South

To be taken with the below application 17/1431M

Application No: [17/1431M](#)  
Proposal: Listed Building Consent for the conversion of former mill to provide 30 residential flats, including rear external staircase, lift and walkways with associated infrastructure.  
Location: Albion Mill, London Road, Macclesfield, Cheshire

Comments due back by: 10<sup>th</sup> Jan 2023

Ward: South

Macclesfield Town Council make the following comments:

- Concerns that there is no affordable housing
- Problems with parking and access
- Flood risk
- Outside deck access

Macclesfield Town Council planning committee support Cllr Wilson, Cllr Puddicombe and Cllr Jeuda asking for the application to be deferred at Northern Planning.

Application No: [22/5032M](#)

Proposal: Demolition of Existing Conservatory & Proposed First Floor Side Extension & Single Storey Rear Extension & Alterations

Location: 42, Little Aston Close, Macclesfield, Cheshire, SK10 2UE

Comments due back by: 12<sup>th</sup> Jan 2023

Ward: Tytherington

**Resolved:** No objections

Application No: [23/0037M](#)

Proposal: Proposed garage conversion including new bay and associated roof, single storey rear and side extensions.

Location: 27, Pioneer Road, Macclesfield, SK11 7ZB

Comments due back by: 1<sup>st</sup> Feb 2023

Ward: South

**Resolved:** No objections

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

Proposal: Demolition of existing single storey structures & proposed single & two storey side extensions & single and two storey rear extensions

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

Comments due back by: 24<sup>th</sup> Jan 2023

Ward: East

Macclesfield Town Council ask the planning officer to check DC3 and DC38 are adhered to.

Application No: [22/5033M](#)  
Proposal: Installation of one new CCTV camera  
Location: Hsbc, 14-16, Castle Street, Macclesfield, Cheshire, SK11 6AF  
Comments due back by: 25<sup>th</sup> Jan 2023  
Ward: Central

**Resolved:** No objections

Application No: [22/5060M](#)  
Proposal: Hip to gable conversion with rear dormer, french windows, raised decking to rear elevation and hard standing to front garden  
Location: 10, Middlehills, Macclesfield, Cheshire, SK11 7EQ  
Comments due back by: 25<sup>th</sup> Jan 2023  
Ward: East

**Resolved:** No objections

Application No: [22/3625M](#)  
Proposal: Replacement of existing portable building with new equivalent to different configuration  
Location: 164A, Crompton Road, Macclesfield, Cheshire, SK11 8EH  
Comments due back by: 28<sup>th</sup> Jan 2023  
Ward: Central

**Resolved:** No objections

Application No: [21/5123M](#)  
Proposal: Proposed replacement of existing buildings with 29 no. dwellings  
Location: Ivy House, Ivy Road, Macclesfield  
Comments due back by: 19<sup>th</sup> Jan 2023  
Ward: West and Ivy

**Resolved:** No objections

Application No: [22/4994M](#)  
Proposal: Two storey front extension, demolition of garage and proposed ground floor side extension. Proposed rear ground floor extension.  
Location: 32, Blakelow Road, Macclesfield, SK11 7ED  
Comments due back by: 30<sup>th</sup> Jan 2023  
Ward: East

**Resolved:** No objections

Application No: [23/0038M](#)  
Proposal: Two-storey side extension to replace existing garage  
Location: 8, Pump Tree Mews, Macclesfield, SK11 8UP  
Comments due back by: 30<sup>th</sup> Jan 2023  
Ward: West and Ivy

**Resolved:** No objections

Application No: [23/0051M](#)  
Proposal: To fit internal window shutters to two ground floor windows.  
Location: The Red House, 1, Pexhill Road, Macclesfield, SK10 3LL  
Comments due back by: 8<sup>th</sup> Feb 2023  
Ward: West and Ivy

**Resolved:** No objections

## **7. Canal Bridge 36**

Meeting arranged for Monday 23<sup>rd</sup> Jan

## **8. Date/Time and Place of Next Meeting**

The next Planning Committee meeting will take place on 3<sup>rd</sup> February 2023 10am, in Macclesfield Town Hall.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Closed: 11:26