

Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting held on 25th November 2022 at 10am at Macclesfield Town Hall.

Cllr Mike Hutchison

Cllr Sandy Livingstone

Cllr Fiona Wilson

Cllr Lloyd Roberts

1. Apologies for Absence

Cllr David Edwardes

2. Declarations of Interest

Cllr Hutchison declared a non-pecuniary interest in application 22/4256M as he lives near the proposed site. A non-pecuniary interest in application 22/4366M as he is a season ticket holder for the club. And application 22/4269 as he is a member of Macclesfield Town Council, the lead developer.

Cllr Wilson declared a non-pecuniary interest in application 22/4366M as she is a season ticket holder for the club. And declared a non-pecuniary interest in application 22/4269 as she is a member of Macclesfield Town Council, the lead developer.

Cllr Roberts declared a non-pecuniary interest in application 22/4366M as he is a season ticket holder for the club.

Cllr Livingstone declared a non-pecuniary interest in application 22/4269 as he is a member of Macclesfield Town Council, the lead developer and part of the South Park Pavilion Working group.

3. Public Participation

The meeting was adjourned to invite public comments and questions.

3 members of the public spoke today on application 22/4259M- Dorchester Way phone mast
Points raised by residents were as follows:

- Don't want a mast so close to children's bedrooms
- It will tower above the residents' houses at 15 metres
- It will tower over trees, no vegetation surrounding them, obtrusive visual aspect to the community

- Concerns that CEC have no LDP to protect residents from Telecommunications in their local plan
- Lots of anomalies in the plan which is an insult to the planning department and residents
- Residents health and wellbeing is being compromised by these types of applications
- Application isn't near the railway as stated it is by the roadside blocking views for children/ residents crossing the road

The meeting was reconvened.

4. Minutes of the Planning Committee Meeting held on 4th November 2022

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

5. Matters Arising from the Minutes

Resolved: No matters arising

6. Observations on Planning Applications

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: [22/4277M](#)
 Proposal: Two storey side extension with new roof over existing porch framework.
 Location: 54, Kenilworth Road, Macclesfield, SK11 8UX
 Ward: West and Ivy
 Comments due back by: 23rd November 2022

No comments

Application No: [22/4259M](#)
 Proposal: The installation of 1No. 15m Alpha Street pole, 1No. Trisector antenna, 2No. 0.6m dishes and 3No. ground-based equipment cabinets and ancillary development thereto.
 Location: Grass Verge, Dorchester Way, Macclesfield

Macclesfield Town Council object to this application on the following grounds:

- 5G masts shouldn't be put in residential areas
- The proposed location is in a quiet area next to a Family Worship Church and childrens play area
- The unknown health issues from radiation from 5G
- Macclesfield Borough Council policies DC3 and DC60 need to be adhered to with regards amenity and visually obtrusion
- There is no attempt to camouflage the mast
- Residents outlook will be blighted for convenience of railway passengers
- DC3 (amenity) Fear of adverse health impacts
- 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.

Cllr Roberts will try and organise a site visit and will speak to the planning officer.

Application No: [22/4256M](#)

Proposal: Rear extension replacing existing conservatory with roof lights and alteration to existing garage/utility room roof to create cohesive appearance. Solar panels on rear and side roofs

Location: 2, Pine Road, Macclesfield, SK10 1QD

Ward: Hurdsfield

Comments due back by: 30th November 2022

Macclesfield Town Council ask the planning officer to check the boundary and the revised plans

Application No: [22/4261M](#)
Proposal: Listed Building Consent for internal works to right hand ground floor wing only.
Location: Ashfield Healthcare Communications Group Limited, Victoria Mill, Waterside, Macclesfield, SK11 7HQ
Ward: Central
Comments due back by: 30th November 2022

Subject to conservation officer approval

Application No: [22/4260M](#)
Proposal: 2 storey side/rear extension.
Location: 13, Beech Grove, Macclesfield, Cheshire, SK11 7JU
Ward: South
Comments due back by: 7th December 2022

No comments

Application No: [22/4352M](#)
Proposal: Single storey side and rear extension
Location: 4, Ullswater, Macclesfield, SK11 7YN
Ward: South
Comments due back by: 30th November 2022

No comments

Application No: [22/4349M](#)
Proposal: Certificate of proposed lawful use for change of Use from Use Class C3(Dwelling) to C4 (House in multiple Occupation-HMO). Some internal re-configuration works were carried out.
Location: 4, Chester Road, Macclesfield, SK11 8DG
Ward: Central

Comments due back by: 1st December 2022

Macclesfield Town Council ask the planning officer to check DC3- amenity of the property.
No indication of fire regulations within the property

Application No: [22/4369M](#)
Proposal: Prior Determination for proposed telecommunications installation
Location: Sainsburys Supermarkets Limited, 61, Cumberland Street,
Macclesfield, SK10 1BJ
Ward: Tytherington
Comments due back by: 7th December 2022

Macclesfield Town Council raise the following comments:

- CELPS Policy SC3; Health and Well Being; Ensuring all development is designed to create safe environments. We note it is very close to a children's play area and a café used by residents.
- DC3- fear of adverse health effects

Application No: [22/4285M](#)
Proposal: Front facing single and two storey extension
Location: 40, Amberley Road, Macclesfield, Cheshire, SK11 8LX
Ward: West and Ivy
Comments due back by: 1st December 2022

No comment

Application No: [22/4361M](#)
Proposal: Variation of condition 2 on approved application 18/6014M:
Change of use and extension of former magistrates court to form
12 apartments with parking
Location: Macclesfield Law Court, Hibel Road, Macclesfield, Cheshire, SK10
2AB
Ward: Tytherington
Comments due back by: 2nd December 2022

No comments

Application No: [22/4362M](#)

Proposal: Change of use of the former magistrates court at basement level to form two residential apartments (Class C3) with associated external alterations, parking provision, refuse and cycle storage

Location: Macclesfield Law Court, Hibel Road, Macclesfield, Cheshire, SK10 2AB

Ward: Tytherington

Comments due back by: 7th December 2022

No comments

Application No: [22/4363M](#)

Proposal: Variation of Condition 2 on 18/6014M - Change of use and extension of former magistrates court to form 12 apartments with parking.

Location: Macclesfield Law Court, Hibel Road, Macclesfield, SK10 2AB

Ward: Tytherington

Comments due back by: 21st December 2022

No comments

Application No: [22/4405M](#)

Proposal: Proposed two storey side extension to form ground floor garage, toilet and dining space and first floor bedroom with ensuite and dressing space

Location: 38, Clifford Road, Macclesfield, SK11 8QF

Ward: West and Ivy

Comments due back by: 2nd December 2022

No comment

Application No: [22/4366M](#)

Proposal: Extension of existing single storey ticket kiosk and cafe building

Location: The Moss Rose Football Ground, London Road, Macclesfield, SK11 7SP

Ward: South

Comments due back by: 5th December 2022

Macclesfield Town Council would like to raise the following comments:

- Parking has been raised by residents as a problem

- Macclesfield Town Council repeat their suggestion to use the College car park as an option for parking with a park and ride scheme on match days

Application No: [22/4063M](#)

Proposal: To Install solar panels on the rear roofs at the back of 11 High Street. The installation will include 6 to 8 panels approximately 1750 mm x 1150 mm on rear of the main building + two panels of the same size on the bathroom roof at the rear of the building The panels will sit approximately 100 mm proud of the roof surface.

Location: 11, High Street, Macclesfield, Cheshire, SK11 8BU

Ward: Central

Comments due back by: 14th December 2022

Subject to conservation officer approval

Application No: [22/4407M](#)

Proposal: Conversion of first and second floors of existing buildings to form 6no. apartments and associated alterations

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

Ward: Central

Comments due back by: 6th December 2022

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

- Concerns over whether the drawings actually reflect the locations of the windows- challenges of being overlooked and right to light
- Potential intention of the applicant to convert this to a HMO at a later date
- 5 strategy access and egress is a challenge
- No parking
- DC3- amenity

Application No: [22/4269M](#)

Proposal: Demolition and replacement of the existing South Park Pavilion including landscaping works.

Location: South Park Pavillion, Park Vale Road, Macclesfield

Ward: Central

Comments due back by: 14th December 2022

Macclesfield Town Council support this application but ask for clarity on the issues raised by residents on car parking, access to toilets and the locations of the lifts.

Application No: [22/4500M](#)
Proposal: First floor bedroom extension
Location: 69, Countess Road, Macclesfield, Macclesfield, SK11 8RX
Ward: West and Ivy
Comments due back by: 14th December 2022

No comments

7. Canal Bridge 36

Title Register and Title Plan received

Meeting to take place in January- 16th/ 17th/ 18th/ 23rd/ 24th/ 25th/ 26th

Clerk to obtain Title Plan and Title Register for land behind Puss Bank School

8. New Street Naming Proposal

Councillors proposed 'Nursery Court' as it is on the site of a former day nursery.

9. Planning Committee TOR review

No changes to be made. To go to Full Council for approval.

10. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 16th December 2022 10am, in Macclesfield Town Hall.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Closed: 11:23