



Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting held on 16th December 2022 at 10am at Macclesfield Town Hall.

Cllr Mike Hutchison

Cllr Sandy Livingstone

Cllr Fiona Wilson

1. Apologies for Absence

Cllr David Edwardes

2. Declarations of Interest

Cllr Fiona Wilson declared a non-pecuniary interest in application 22/4445M as a consultee of the application as a neighbour.

Cllr Sandy Livingstone declared a non-pecuniary interest in application 22/4807M as the property is his neighbour.

3. Public Participation

The meeting was adjourned to invite public comments and questions.

Two written statements from residents relating to application 22/4661M.

Both residents strongly object to this application and raised the following concerns:

- Over- development of the site

- Inadequate on-site parking provision, no allowance for visitors, health professionals or support staff
- The application would be contrary to policies SE1 and SD2 of the Cheshire East Local Plan
- The application proposes extensions of the existing building. This would be to the west and to the north west of the existing building in order to increase the floorspace for both support staff and residents. This would also appear to contradict the Planning appeal decision of December 2021 on application 19/5426M
- Out of local character. The scale and mass of the proposed additional extensions are contrary to the character of the locality which is entirely residential, comprising of bungalows and two-storey family housing. The current proposal is not in keeping with the character and appearance and is an example of 'cramming'
- Impact on adjoining properties remains. Concerns are still raised in that the proposed extended block would also be too close to adjoining properties on Sycamore Crescent. Concerns about noise from communal area(s) on two levels affecting neighbouring properties are also again raised.
- The applicants failed to respect the previous application dismissed at appeal. The Planning Inspector drew the following threefold conclusions: the harmful effect on the character and appearance of the surrounding area, the proposals would conflict with the Development Plan policies of Cheshire East Council and there were no other material considerations which would outweigh the conflict.
- The applicant is using the supported living headline to aid their application where they are, as highlighted in their statement, just individual C3 units. In the Northern Planning Committee meeting which refused planning previously, their own representative stated that it is effectively just a block of apartments. There are no adaptations that make the plans especially suited to supported living. The supporting statement says they have some kind of intercom, but that seems pretty standard for flats.
- The previous residents (four children) didn't drive but cars regularly parked on Sycamore Crescent and close to a dangerous junction. This is an expected occurrence with care facilities, it's not the residents that park, it's the staff, the friends and family, support workers, community groups, emergency vehicles etc. If friend and family all visit on the same day and the car park's full they're not going to turn them away.
- It has already drastically increased in size from the original bungalow (due to the previous 4 extensions shown below) and this will now create six dwellings where there is currently only one.
- There are no other flats in the surrounding area, it's simply not in keeping. If this property is turned into flats it's a one way action, it will never be a family home again. Hundreds of new C3 flats are being built and have been built around the centre of Macclesfield in recent years

Cllr Brian Puddicombe spoke on application 22/4445M and made the following comments:

- A similar application was refused in June 2022, this one just has 1 less base unit.
- A planting scheme has been added but only around the base and would not disguise the masts.
- Plenty of spaces where the mast could be sited away from residential properties.
- Ongoing health fears relating to living near phone masts.
- Situated on a pocket park, where a COVID commemorative tree and plaque was planted by Macclesfield Town Council.
- The previous application received 47 objections.

The meeting was reconvened.

4. Minutes of the Planning Committee Meeting held on 25th 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: [22/4568M](#)
Proposal: Proposed 2 storey side extension and rear single storey extension with internal alterations
Location: 8, Cheveley Close, Macclesfield, Macclesfield, Cheshire, SK10 2UB
Comments due back by: 12th December 2022
Ward: Tytherington

Comments:

Macclesfield Town Council planning committee would like the Planning Officer to check that DC3 and DC38 of the Macclesfield Borough Council local policies are adhered to.

Application No: [22/4530M](#)
Proposal: Outline application to split existing plot into two and add a new dwelling accessed from Sandringham Road
Location: 19, Eden Drive, Macclesfield, SK10 1QA
Comments due back by: Hurdsfield
Ward: 15th December 2022

Resolved: Objection

Macclesfield Town Council are objecting to the above application and make the following comments:

The application is contrary to a number of local policies from Macclesfield Borough Council and CELPS.

MBC- DC3 relating to amenity & DC38 relating to being overlooked.

CELPS- SE1 regarding the design and SD2 regarding the height, scale from relationship to neighbouring properties

Application No: [22/4445M](#)

Proposal: Prior development for installation of 1No. 15m 'Alpha' monopole, 1No. Tri-Sector antennas, 2No. 0.3m dishes and 3No. ground-based equipment cabinets and ancillary development thereto. Along with an additional planting scheme.

Location: To be situated on a wide grass verge, London Road, Macclesfield, SK11 7SQ

Comments due back by: 21st December 2022

Ward: South

Resolved: Objection

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

1. This green area is surrounded by residential properties whose amenity would be adversely affected by this unsightly mast and associated cabinets.
2. It would destroy the beauty of this restful area whose benches are used by elderly local residents to enjoy the fresh air. This important amenity would be lost, including for older residents whose walking ability is limited.
3. The park also contains a Covid commemorative tree and plaque recently installed by Macclesfield Town Council and the sighting of such equipment in the same location as a covid memorial would be disrespectful.
4. This pocket park is rich with vegetation and wildlife which would be disturbed by the installation of such equipment in a green area which does not meet the Council's priority re biodiversity net gain.
5. The approach of the West Coast mainline through the town to Macclesfield station (and going out the other side) must contain suitable locations for a phone mast that would not be in such close proximity to residential properties.
6. We do not accept that residents in this area should have their outlook blighted for the convenience of passengers on the West Coast Main Line, particularly as EE coverage in the residential area is already good. There is no justification for a new ground-based mast for a small amount of railway and journey time, particularly bearing in mind the siting of a new EE mast at Davenport Street. This was agreed for exactly the same reasons and is less than 1 mile away from this application. An additional mast is not required, particularly in a residential area.
7. This application is almost identical to the one which was refused under delegated powers in July 2022.

8. This application therefore, 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: [22/4582M](#)

Proposal: Demolition of existing side garage lean-to and replacement with garden room / studio, internal alterations and remodelling of rear elevation with kitchen extension.

Location: 140, Oxford Road, Macclesfield, Macclesfield, Cheshire, SK11 8JG

Comments due back by: 21st December 2022

Ward: West and Ivy

No objections

Application No: [22/4669M](#)

Proposal: Demolition of existing store and erection of two storey side extension

Location: 127 , Earlsway, Macclesfield, Cheshire East, SK11 8SR

Comments due back by: 20th December 2022

Ward: West and Ivy

Comments:

Planning officer to check CELPS policies SD2 & SE1 are adhered to

Application No: [22/4569M](#)
Proposal: Change of use from an existing commercial unit to a single one bed apartment.
Location: Ground Floor, Oxford House, Oxford Road, Macclesfield, SK11 8HP
Comments due back by: 28th December 2022
Ward: Central

No objection

Application No: [22/4666M](#)
Proposal: Amendment to Approved application ref 22/1708M for Single storey front facing extension
Location: 20, St Austell Avenue, Macclesfield, SK10 3JZ
Comments due back by: 21st December 2022
Ward: Broken Cross and Upton

No objection

Application No: [22/4682M](#)
Proposal: Extension of stock room over flat roof at rear
Location: 46, Mill Street, Macclesfield, SK11 6LT
Comments due back by: 28th Decmber 2022
Ward: Central

Comments: Subject to conservation officer approval

Application No: [22/4703M](#)
Proposal: Single storey rear extension
Location: 3, Plover Close, Macclesfield, SK10 2SY
Comments due back by: 22nd December 2022
Ward: Tytherington

No objection

Application No: [22/4695M](#)
Proposal: Demolition of Existing Garage & Porch & Proposed Two Storey Front & Side Extensions & Alterations
Location: 19, Badger Road, Macclesfield, Cheshire, SK10 2EW
Comments due back by: 22nd December 2022
Ward: Tytherington

Comments:

Planning officer to check CELPS policies SE1 & SD2 are adhered to.

Application No: [22/4661M](#)
Proposal: Extension and internal alterations to the existing building, and demolition of the existing garage, to provide 6 no. supported living apartments (Use Class C3) with associated parking and facilities.
Location: 28, Ivy Lane, Macclesfield, Cheshire, SK11 8NR
Comments due back by: 22nd December 2022
Ward: West and Ivy

Resolved: Objection

Macclesfield Town Council planning committee objects to this application on the grounds of:

- i. The development is overbearing;
- ii. Overdevelopment of the site;
- iii. Insufficient parking;
- iv. Loss of natural light to neighbouring properties;
- v. Loss of privacy to existing properties (not meeting the standard spacing between habitable rooms as documented in SADPD HOU 11) and contrary to MBLP policies DC3 and DC38;
- vi. Proximity to a busy highway and junction;
- vii. Loss of amenity to neighbours;
- viii. Design and character out of keeping with SE1 and SD2 of CELPS.

Application No: [22/4731M](#)
Proposal: Single Storey Front & Rear Extension Two Storey Side Extension Dormer Loft Conversion Internal Remodelling
Location: 11, Thistleton Close, Macclesfield, SK11 8BE
Comments due back by: 28th December 2022
Ward: South

No objections

Application No: [22/4675M](#)
Proposal: Temporary permission (3 years) for a modular building extension to Building SPP5 (north elevation) to provide a staff changing facility
Location: Astrazeneca, Charter Way, Macclesfield, Cheshire, SK10 2NA
Comments due back by: 24th December 2022
Ward: Hurdsfield

No objections

Application No: [22/4774M](#)
Proposal: Previous planning approval for two storey side extension and single storey rear and front extensions and internal alterations. We now propose two storey side extension and two storey rear extension with single storey front extension and internal alterations.
Location: 1, South Acre Drive, Macclesfield, SK11 7EW
Comments due back by: 27th December 2022
Ward: East

No objections

Application No: [22/4427M](#)
Proposal: Two-storey extension to a portion of an existing courtyard within the hospital site with roof top plant room required for the extension.
Location: Macclesfield District General Hospital, Victoria Road, Macclesfield, Cheshire, SK10 3BL
Comments due back by: 4th December 2022
Ward: Broken Cross and Upton

No objections

Application No: [22/4684M](#)
Proposal: Variation of Condition 9 on approval 17/4277M for Outline application for the erection of up to 135 dwellings with access from Chelford Road and Whirley Road and associated open space
Location: Land Between Chelford Road And Whirley Road, Henbury
Comments due back by: 4th December 2022
Ward: Broken Cross and Upton

No comment

Application No: [22/4807M](#)
Proposal: Demolition of Existing Conservatory & Proposed Single Storey Rear Extension
Location: 15, Ridge View, Macclesfield, SK11 8DB
Comments due back by: 29th December 2022
Ward: Central

No objection

Application No: [22/4831M](#)
Proposal: Listed building consent for internal alterations on the ground floor, including a small extension on the east side and new openings to the back of the house. Demolition of the existing garage and creation of a garden pod with the reconfiguration of the garden in the back of the house. New car parking space.
Location: 1, Mount Pleasant, Prestbury Road, Macclesfield, SK10 3BZ
Comments due back by: 11th January 2023
Ward: Tytherington

Comments:

Subject to conservation officer approval

7. Canal Bridge 36

The report was noted

8. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 13th January 2023 10am, in Macclesfield Town Hall.

Chair: Cllr Mike Hutchison

Clerk Nicola Mellor

Closed: 10:59am