



Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting held on 1st July 2022 at 10am at Macclesfield Town Hall.

In Attendance:

Cllr Mike Hutchison

Cllr Fiona Wilson

Cllr David Edwardes

1 Apologies for Absence

Cllr Sandy Livingston

Cllr Lloyd Roberts

2. Declarations of Interest

Cllr Wilson 22/2808M – Non-pecuniary interest. In the interest of transparency. Cllr Wilson has successfully fought and opposed similar applications before. The proposed placing is across the road from her house.

Cllr David Edwardes 21/4321M – Non-pecuniary interest. Cllr Edwardes knows the application and some of the objectors.

3. Public Participation

The meeting was adjourned to invite public comments and questions.

Cllr Brian Puddicombe spoke about application 22/2082M which he is objects to for the following reasons.

- A similar application for a phone mast was refused due to objections and that it was to be placed on green belt
- Sighted on a green area with no attempt to disguise within trees
- Placed close to road edge by daffodil bed

- The area has benches where people use regularly, particularly older residents and those with mobility issues to rest.
- Covid tree and plaque have been placed there by Macclesfield Town Council as a memorial and it would be disrespectful to disrupt this.
- Adverse impact on wildlife
- Biodiversity- net loss, rather than net gain as is CEC policy.
- More suitable locations are available that aren't within residential areas.

The meeting was then reconvened.

4. Minutes of the Planning Committee Meeting held on 20th May 2022

Resolved: The minutes were approved as accurate.

5. Matters Arising from the Minutes

Resolved: There were no matters arising.

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: [22/1867M](#)

Proposal: Converting a commercial building to a shop on the ground floor and flats on the first and second floor

Location: 15, Queen Victoria Street, Macclesfield, Cheshire, SK11 6LP

Comments due back by: 28th June 2022

No objection

Comments:

- Encourage in town living
- Acoustic assessment is important

Application No: [22/2088M](#)

Proposal: Certificate of lawful proposed change of use from retail to restaurant with outdoor seating area canopy.

Location: The Clock, 151, Broken Cross, Macclesfield, Cheshire, SK11 8TU

Comments due back by: 1st July 2022

No objection.

Application No: [21/5123M](#)

Proposal: Proposed replacement of existing buildings with 29 no. dwellings

Location: Ivy House, Ivy Road, Macclesfield

Comments due back by: 1st July 2022

No objection, however the following comments were made: That residents' concerns regarding the trees and the phone lines are addressed:

Retained polices DC38 and DC3 are adhered to.

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: 4th July 2022

Comment

No objection, and that retained polices DC38 and DC3 are adhered to.

Application No: [22/2390M](#)

Proposal: Single storey side extension.

Location: 26, Bedford Road, Macclesfield, Cheshire, SK11 8JQ

Comments due back by: 4th July 2022

No objection

Application No: [22/2114M](#)

Proposal: Installation of combined heat & power unit to provide heat & electricity.

Location: Macclesfield District General Hospital, Victoria Road, Macclesfield, Macclesfield, Cheshire, SK10 3BL

Comments due back by: 6th July 2022

No objection

Application No: [22/2082M](#)

Proposal: The installation of 1No. 20m 'Phase 8' monopole, 6No. antennas, 2No. 0.6m dishes and 4No. ground-based equipment cabinets and ancillary development thereto.

Location: London Road, Macclesfield
Comments due back by: 6th July 2022

Objection

1. This green area is surrounded by residential properties whose amenity would be adversely affected by this unsightly mast and associated cabinets.
2. No attempt has been made to camouflage the mast or cabinets within the existing tree cover, instead all the apparatus is being placed right next to the road where currently a daffodil bed is grown every year, this would be destroyed.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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 under application 22/0856M for exactly the same reasons and is in close proximity to this application. An additional mast is not required, particularly in a residential area.
8. This application is very similar to 21/2839M which was refused under delegated powers last summer less than 100m away from this site.

9. At the Macclesfield Town Council Planning Committee meeting on 1 July 2022, the committee resolved to object to this application on the grounds that it does not meet 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.
 - 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: [22/2435M](#)

Proposal: single storey rear extension, front porch and alterations

Location: 65, Manchester Road, Macclesfield, Cheshire, SK10 2JW

Comments due back by: 07th July 2022

No objections

Application No: [22/2168M](#)

Proposal: Variation of Condition 2 on 20/3512M - Demolition of existing garage to re-build a single storey side extension with rooms in the roof, a single storey front extension including a porch and a two storey rear extension with rooms in the roof.

Location: 33, Redshank Drive, Macclesfield, SK10 2SN

Comments due back by: 8th July 2022

No objection

Application No: [22/2055M](#)

Proposal: Construction of a 3-bedroom detached house with car barn, access and driveway.

Location: Land At 47 Blakelow Road, Macclesfield, SK11 7ED

Comments due back by: 13th July 2022

No objections

Application No: [22/2204M](#)

Proposal: Change the window frame colour, change the entrance doors, add external lighting to facade and raise the ground floor window sills to Cottage Street facade.

Location: First Floor, Oxford House, Oxford Road, Macclesfield, SK11 8HP

Comments due back by: 13th July 2022

No objections

Application No: [22/2493M](#)

Proposal: 1st floor side extension and single storey front extension

Location: 25, Freshfield Drive, Macclesfield, SK10 2TU

Comments due back by: 12th July 2022

No objections

Application No: [22/2339M](#)

Proposal: Variation of condition 2 on approved application 20/1509M - Permanent building to house the church office (use class B1a) and a 60 sq.m events space / meeting room (use class D1)

Location: Holy Trinity Church, Hurdsfield Road, Macclesfield

Comments due back by: 12th July 2022

No objections

Application No: [22/2345M](#)

Proposal: Works to the existing building which will affect the external appearance, removal and replacement of existing canopy, removal and replacement of existing windows - no new floorspace to be created

Location: Newbridge House, Henderson Street, Macclesfield, Cheshire, SK11 6RA

Comments due back by: 13th July 2022

No objection

Comments:

- To ensure D38 and DC3 are adhered to
- Obscured glass requirement adhered to

Application No: [22/2551M](#)

Proposal: Demolition of non original conservatories and erection of new side extension

Location: 52, Whirley Road, Macclesfield, Macclesfield, Cheshire, SK10 3JR

Comments due back by: 14th July 2022

No objection

Application No: [22/2506M](#)

Proposal: Ground floor rear extension to dwelling

Location: 28, Primrose Avenue, Macclesfield, SK11 7YU

Comments due back by: 14th July 2022

No objection

Application No: [22/2293M](#)

Proposal: Listed Building Consent for the installation of boilers and flues

Location: 39-43, Churchside, Macclesfield, SK10 1HW

Comments due back by: 20th July 2022

No objection, subject to conservation officer approval

[21/4321M](#)

Application No:

Proposal: Proposed extension and alterations to existing dwelling

Location: 31, Tytherington Lane, Macclesfield, Cheshire, SK10 2JS

Comments due back by: 8th July 2022

Objection

At the Planning Committee meeting the following was 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. The committee continues to object on the same grounds.

7. Canal bridge 36

Clerk to arrange meeting with the Trust to gain clarity on costs of work so the bridge can be reopened.

8. Local Plan

The updated was received and noted.

9. Member Items

With regard to application 20/5442M, the Clerk is to get in touch with David Malcolm asking for update.

10. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place 22nd July 2022 10am, in Macclesfield Town Hall.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Meeting ends: 11:15am