

Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting to be held on 3rd February 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

The meeting was adjourned to invite public comments and questions.

There were no public comments or questions.

The meeting was reconvened.

4. Minutes of the Planning Committee Meeting held on 16th December 2022

To take the minutes to the next meeting on Friday 24th Feb for approval

5. Minutes of the Planning Committee Meeting held on 17th January 2023

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

6. Matters Arising from the Minutes

Resolved: Cllr Fiona Wilson attended the Northern Planning meeting regarding application number 17/1431M. Herself, Cllr Puddicombe and Cllr Jeuda didn't manage to get the application deferred but did manage to get a number of conditions included in the application including a review of the viability cost.

7. 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: [23/0087M](#)
Proposal: Demolition of Existing Conservatory, Proposed Single Storey Front Porch Extension & Rear Infill Extension to enclose Existing Covered Area
Location: 13, Oldhams Rise, Macclesfield, SK10 2HG
Comments due back by: 31st Jan 2023
Ward: Tytherington

Resolved: No objections

Application No: [23/0093M](#)
Proposal: proposed alteration of main house roof + two storey front extension
Location: 9, Vine Close, Macclesfield, SK11 8PA
Comments due back by: 31st Jan 2023
Ward: South

Resolved: No objections

Application No: [23/0076M](#)
Proposal: Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.
Location: Street Works, Kennedy Avenue, Macclesfield
Comments due back by: 8th Feb 2023
Ward: Broken Cross and Upton

Resolved: Object

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

- The mast is sited close to a school and densely populated residential area

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: [23/0112M](#)

Proposal: Demolition of existing garage single storey side and rear extension

Location: 25, Appleby Close, Macclesfield, Cheshire, SK11 8XB

Comments due back by: 1st Feb 2023

Ward: West and Ivy

Macclesfield Town Council would like to make the following comments:

- Planning officer to ensure the appropriate provision is in place to maintain the wall between the neighbour

Application No: [23/0117M](#)

Proposal: Extension at first floor level to side of dwelling

Location: 25, Grangelands, Macclesfield, SK10 4AB

Comments due back by: 1st Feb 2023

Ward: Broken Cross and Upton

Macclesfield Town Council ask the planning officer to check the following are adhered to:

- DC3 right to light amenity
- DC38 separation distances

Application No: [23/0138M](#)
Proposal: Dropped kerb for driveway parking
Location: 318, Buxton Road, Macclesfield, SK11 7EU
Comments due back by: 3rd Feb 2023
Ward: East

Resolved: No objections

Application No: [23/0080M](#)
Proposal: Variation of condition 10 on 15/5676M - Outline planning application with all matters reserved except for access for the demolition of existing buildings and the erection of three units with mezzanine floors for Class A1 retail use (c12,000 square metres GIA) plus external sales area; one food retail unit (Class A1) including mezzanine (c1,200 square metres GIA); two units for Class A1/A3/A5 uses (c450 square metres GIA); and works to create new access from The Silk Road, pedestrian/cycle bridge, car parking, servicing facilities and associated works
Location: Land to the north of, Black Lane, Macclesfield, Cheshire
Comments due back by: 15th Feb 2023
Ward: Hursdfield

Resolved: Objection

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

- There will be extra light pollution.
- There will be more noise from the business opening later, which will impact local residents.
- Other businesses may follow suit and ask for extensions to their opening hours which will have an effect on local residents behind the site.

Application No: [23/0192M](#)
Proposal: Proposed garage conversion to form a study, alterations to ground floor toilet and replacing the existing garage polycarbonate roof with a new tiled roof and raising it to match the existing single storey side lean-to roof. Proposed internal alterations to remove the utility and dining room walls to form an open plan kitchen, dining area with new bifolding doors cross the rear and alterations to first floor bathroom layout
Location: 19, Clifford Road, Macclesfield, Cheshire, SK11 8QE
Comments due back by: 15th Feb 2023
Ward: West and Ivy

Resolved: No objections

Application No: [23/0172M](#)
Proposal: Demolition of an existing conservatory to the rear of the house, and erection of a canopy structure, together with alterations to window openings and landscaping
Location: 267, Park Lane, Macclesfield, SK11 8AE
Comments due back by: 15th Feb 2023
Ward: Central

Resolved: No objections

Application No: [23/0202M](#)
Proposal: Two bed dwelling at two storey height with pitched slate roof and brick and render masonry walls including undercroft parking bay and rear yard.
Location: Land between no's 31 & 33 Pool Street, Pool Street, Macclesfield, SK11 7NX
Comments due back by: 22nd Feb 2023
Ward: Central

Macclesfield Town Council support this application and make the following comments:

- MTC support town centre living
- Note the addition of the garage to alleviate on street parking.

Application No: [23/0248M](#)
Proposal: Proposed single storey rear extension
Location: 9, Blairgowrie Drive, Macclesfield, SK10 2UJ
Comments due back by: 22nd Feb 2023
Ward: Tytherington

Resolved: No objections

Application No: [23/0240M](#)
Proposal: Retrospective application for a 15m x 3.34m x 2.7m high covered pergola structure
Location: Pack Horse Hotel, 12, Chelford Road, Macclesfield, SK10 3LG
Comments due back by: 22nd Feb 2023
Ward: West and Ivy

Resolved: No objections

Application No: [23/0102M](#)
Proposal: Demolition of existing public house and erection of 13no. supported housing apartments (Use class C3b).
Location: The Golden Lion, 98, Moss Lane, Macclesfield, SK11 7XH
Comments due back by: 22nd Feb 2023
Ward: South

Macclesfield Town Council would like to make the following comments:

- MTC support supported living and the need for this type of accommodation
- It makes good use of a building that has been left empty for a long period of time
- MTC ask the planning officer to check the border brick wall as mentioned by a resident

Application No: [22/4825M](#)
Proposal: Proposed extensions and alterations to include a two storey side extension, single storey rear extension across the kitch/dining room and a garage.
Location: 27, Pexhill Road, Macclesfield, SK10 3LL
Comments due back by: 16th Feb 2023
Ward: West and Ivy

Resolved: No objections

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 24th February 2023 10am, in Macclesfield Town Hall.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Close: 10:46