

## **Macclesfield Town Council Planning Committee Minutes**

Minutes of the meeting to be held on 3<sup>rd</sup> 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 16<sup>th</sup> December 2022**

To take the minutes to the next meeting on Friday 24<sup>th</sup> Feb for approval

### **5. Minutes of the Planning Committee Meeting held on 17<sup>th</sup> 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: 31<sup>st</sup> 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: 31<sup>st</sup> 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: 8<sup>th</sup> 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: 1<sup>st</sup> 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: 1<sup>st</sup> 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: 3<sup>rd</sup> 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: 15<sup>th</sup> 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: 15<sup>th</sup> 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: 15<sup>th</sup> 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 under croft parking bay and rear yard.  
Location: Land between no's 31 & 33 Pool Street, Pool Street, Macclesfield, SK11 7NX  
Comments due back by: 22<sup>nd</sup> 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: 22<sup>nd</sup> 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: 22<sup>nd</sup> 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: 22<sup>nd</sup> 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: 16<sup>th</sup> 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 24<sup>th</sup> February 2023 10am, in Macclesfield Town Hall.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Close: 10:46