



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

Minutes of the meeting held on Wednesday 25<sup>th</sup> October 2023 at 7pm at Macclesfield Library.

### **1. Apologies for Absence**

Cllr Sandy Livingstone

### **2. Declarations of Interest**

Cllr Sarah Bennett- Wake declared a non-pecuniary interest in application 23/3010M as it is a neighbouring property. She will leave the room when it is being discussed.

### **3. Public Participation**

The meeting will be adjourned to invite public comments and questions.  
There were no public participation.

The meeting was reconvened.

### **4. Minutes of the Planning Committee Meeting held on 30<sup>th</sup> August 2023**

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

### **5. Matters Arising from the Minutes**

**Resolved:** There were no matters arising from the minutes.

## 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: [23/3102M](#)  
Proposal: 1st floor front extension, increase in height of existing roof, new windows and render existing house  
Location: 335, Oxford Road, Macclesfield, Cheshire, SK11 8JZ  
Comments due back by: 20<sup>th</sup> September  
Ward: Central

Macclesfield Town Council planning committee would like the planning officer to check Cheshire East Local Plan- Policy HOU12- Amenity relating to:

- Loss of sunlight or daylight,
- Loss of privacy
- The overbearing and dominating effect of new buildings

Application No: [23/3198M](#)  
Proposal: Single storey side extension.  
Location: 14, Thornton Avenue, Macclesfield, SK11 7UG  
Comments due back by: 15<sup>th</sup> September  
Ward: South

Macclesfield Town Council planning committee would like the planning officer to check Cheshire East Local Plan- Policy HOU12- Amenity relating to:

Loss of sunlight or daylight,

Application No: [23/3385M](#)  
Proposal: Proposed new dwelling, formation of a new driveway and landscaping  
Location: Land Adjacent to 17, Avonside Way, Macclesfield, SK11 8BY  
Comments due back by: 2<sup>nd</sup> October  
Ward: Central

Macclesfield Town Council planning committee would like the planning officer to check this isn't overdevelopment of the piece of land and also ask that the following policies from the Cheshire East Local Plan are checked:

- Policy HOU12- Amenity relating to:
  - Loss of sunlight or daylight,
  - Traffic generation, access and parking
- Policy HOU13- Residential standards.

Application No: [23/3588M](#)  
Proposal: Proposed Single Storey Rear Extension  
Location: 9, Alison Drive, Macclesfield, Cheshire, SK10 1PZ  
Comments due back by: 13<sup>th</sup> October  
Ward: Hurdsfield

No objection

Application No: [23/3523M](#)  
Proposal: Outline application for proposed development of a pair of 3 bed semi detached houses  
Location: Land opposite 3 & 5, Toll Bar Avenue, Macclesfield, SK11 7DE  
Comments due back by: 19<sup>th</sup> October  
Ward: East

Macclesfield Town Council planning committee would like the planning officer to check this isn't overdevelopment of the piece of land and also ask that the following policies from the Cheshire East Local Plan are checked:

- Policy HOU12- Amenity relating to:
  - Loss of sunlight or daylight,
  - Traffic generation, access and parking
- Policy HOU13- Residential standards.

Application No: [23/3653M](#)  
Proposal: Double storey side extension and internal alterations  
Location: 20, South Park Road, Macclesfield, SK11 6RP  
Comments due back by: 19<sup>th</sup> October  
Ward: Central

No objection

Application No: [23/3363M](#)  
Proposal: Demolition of an existing vacant car garage and the construction of two residential units.  
Location: 6A, Barton Street, Macclesfield, SK11 6RX  
Comments due back by: 11<sup>th</sup> October  
Ward: Central

Macclesfield Town Council planning committee would like the planning officer to check this isn't contaminated land, that there is no asbestos in the garage and that this isn't an infill development.

The committee also ask that the following policies from the Cheshire East Local Plan are checked:

- Policy HOU12- Amenity relating to:
  - Loss of sunlight or daylight,
  - Traffic generation, access and parking
- Policy HOU13- Residential standards.

Application No: [23/3471M](#)  
Proposal: Proposed 4th floor extension to form 2no. additional apartments, including new roof terrace. New pergola and hot tub proposed to existing roof terrace  
Location: Craven House, Lusso Macclesfield Serviced Apartments, Churchill Way, Macclesfield, SK11 6AY  
Comments due back by: 18<sup>th</sup> October  
Ward: Central

No objection

Application No: [23/3503M](#)  
Proposal: Construction Of 2 No. Four Bedroom Detached Houses With Associated Drives And Landscaping.  
Location: 185A, Whirley Road, Macclesfield, Cheshire, SK10 3JJ  
Comments due back by: 18<sup>th</sup> October  
Ward: Broken Cross and Upton

Macclesfield Town Council planning committee would like the planning officer to check this isn't overdevelopment of the piece of land and also ask that the following policies from the Cheshire East Local Plan are checked:

- Policy HOU12- Amenity relating to:
  - Loss of sunlight or daylight,
  - Traffic generation, access and parking
- Policy HOU13- Residential standards.

They also ask if this is green belt land?

Application No: [23/3625M](#)  
Proposal: 1st floor side extension, front porch and single storey rear extension  
Location: 25, Harvest Road, Macclesfield, SK10 2LH  
Comments due back by: 25<sup>th</sup> October  
Ward: Tytherington

No objection

Application No: [23/3574M](#)  
Proposal: Proposed single storey front porch extension  
Location: 19, Betchworth Way, Macclesfield, SK10 2PA  
Comments due back by: 25<sup>th</sup> October  
Ward: Tytherington

Macclesfield Town Council note that a decision has been made on this application before the last day for submitting comments date.

Application No: [23/3553M](#)  
Proposal: Single storey flat roofed infill extension to rear.  
Location: 43, Great King Street, Macclesfield, Cheshire, SK11 6PN  
Comments due back by: 25<sup>th</sup> October  
Ward: Central

No comment

Application No: [23/3661M](#)  
Proposal: 1 No 15m Phase 5 Pole with 3 No antennas, 2 No 0.3m dishes and 3 No ground based equipment cabinets and ancillary developments

Location: Phone mast, London Road, Macclesfield  
Comments due back by: 26<sup>th</sup> October  
Ward: South

**Resolved:** Objection

Macclesfield Town Council planning committee object to the above application and would like the planning officer to take into consideration the points of policy INF8- telecommunications infrastructure, specifically

Point 1. ii. There will be no significant adverse impact on visual and residential amenity, or on ... the wider area.

This is in a residential area, not far from where 2 previous applications (22/2082M & 22/4445M)) have been made and refused for the following reasons:

*22/2082M- 'The Council hereby REFUSES approval for the following reasons: 1. The new 15 metre mast and associated equipment proposed, by reason of its size, bulk, design, height and prominent position, would form an overly intrusive and visually dominant addition that would be harmful to the character and appearance of the area. This would be compounded by a disproportionate level of associated equipment resulting in an excessive level of street clutter, detrimental to the character and appearance of the public realm. The development is consequently considered to be contrary to policies Cheshire East Local Plan Strategy Policy SD2 and Macclesfield Borough Local Plan Saved Policies RT2 and DC60 and guidance in the National Planning Policy Framework.'*

*22/4445M- 'The Council hereby REFUSES approval for the following reasons: 1. The new 15 metre mast and associated equipment proposed would be unacceptable by reason of its siting and appearance due to its size, height, and prominent position and would subsequently contrary to Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposals would also be contrary to Policies SD1 (Sustainable Development In Cheshire East), SD2 (Sustainable Development Principles) and SE1 (Design) of the Cheshire East Local Plan Strategy and policies GEN1 (Design Principles), REC1 (Open Space Protection) and Policy INF8 (Telecommunications Infrastructure) of the Cheshire East Site Allocations and Development Plan Document, insofar as it relates to significant adverse impact on visual amenity and the character of the wider area.'*

Application No: [23/2885M](#)  
Proposal: Outline application for the demolition of derelict property and replacement with 4no. Townhouses.  
Location: 1, Dales Place, Macclesfield, Cheshire, SK11 7LN  
Comments due back by: 1<sup>st</sup> November  
Ward: East

Macclesfield Town Council planning committee would like the planning officer to check Cheshire East Local Plan policies:

HOU12 relating to traffic generation, access and parking.

HOU11- 2. be in keeping with the scale, character and appearance of their surroundings and the local area,

Application No: [23/3750M](#)  
Proposal: Single storey side and rear extension.  
Location: 182, Oxford Road, Macclesfield, SK11 8JZ  
Comments due back by: 25<sup>th</sup> October  
Ward: West and Ivy

No objection

Application No: [23/3702M](#)  
Proposal: Conversion of existing office building to residential apartments (resubmission of planning application reference 22/1223M)  
Location: Marburae House, Athey Street, Macclesfield, Cheshire, SK11 6QU  
Comments due back by: 1<sup>st</sup> November  
Ward: Central

Macclesfield Town Council planning committee would like the planning officer to check Cheshire East Local Plan:

- Policy HOU12- Amenity relating to:
  - Loss of sunlight or daylight,
  - Traffic generation, access and parking
  
- Policy HOU13- Residential Standards

The committee ask the planning officer to check health & safety regulations regarding fire escapes as there are no windows showing on the ground floor apartment plans. Consideration should also be considered in relation to the rooms sizes.

Application No: [23/3714M](#)  
Proposal: Proposed First Floor Extension to existing rear single storey extension  
Location: 43, Great King Street, Macclesfield, Cheshire, SK11 6PN  
Comments due back by: 26<sup>th</sup> October  
Ward: Central

No comment

Application No: [23/3746M](#)  
Proposal: Extensions and refurbishment  
Location: 58, Blakelow Road, Macclesfield, Macclesfield, Cheshire, SK11 7ED  
Comments due back by: 8<sup>th</sup> November  
Ward: East

No objection

Application No: [23/3010M](#)  
Proposal: Removal of existing garages and outhouse, replacement garage and two storey rear extension  
Location: 2, Delamere Drive, Macclesfield, SK10 2PW  
Comments due back by: 8<sup>th</sup> November  
Ward: Hurdsfield

For the above application Cllr Sarah Bennet- Wake left the room.

Macclesfield Town Council Planning Committee felt the application was hard to comment on as there was difficulty in understanding the plans. They note that access for other residents has been allowed for a period of time, does this not become 'custom and practice'?

The Committee also ask the planning officer to check Cheshire East Local Plan policy:

- HOU12- Amenity- Loss of privacy

Application No: [23/3760M](#)  
Proposal: Single storey front and rear extensions, part render existing house  
Location: 30, Drummond Way, Macclesfield, SK10 4XJ  
Comments due back by: 27<sup>th</sup> October  
Ward: Broken Cross and Upton

No objection

Application No: [23/3799M](#)  
Proposal: Single storey rear extension and garage conversion  
Location: 132, Rugby Drive, Macclesfield, Cheshire, SK10 2JF  
Comments due back by: 31<sup>st</sup> October  
Ward: Tytherington



No objection

## **7. Glow Up grant applications**

### **7.1 The Clay Tea Rooms**

The Planning committee approve this Glow Up grant application.

### **7.2 ISOANA**

The Planning Committee approve this Glow up Grant application.

### **7.3 Cheshire Cat**

The Planning Committee approve this Glow up Grant application.

### **7.4 Café Mustard**

The Planning Committee approve this Glow Up Grant application.

### **7.5 James' Kitchen**

The Planning Committee approve this Glow Up Grant application.

### **7.6 Crompton Road Chippy**

The Planning Committee do not approve the Crompton Road chippy sign as they feel there isn't any change to the current sign but approve the funds for hanging baskets/ trough lighting.

## **8. Canal bridge 36**

Cllr Mick Warren came to give an update on Canal Bridge 36. He has spoken with the Senior Architect from David Wilson homes. The canal access won't be able to happen because of how long the gradient would have to be and they couldn't see how you could get heavy machinery over the bridge to carry out such works. The Senior Architect from David Wilson homes is getting prices off his contractors to see about getting compacted ground works to go over the bridge to form a path from the Kings Park development over to Barracks Lane.

Cllr Mick Warren also had a meeting with Andrew Ramshall, Cheshire East Conservation Officer. He agreed that planning permission would be required but not listed building consent. He also couldn't see a problem with removing the post in the middle of the bridge.

Next steps are to wait to hear back from the Senior Architect at David Wilson Homes and then meet with the Canal and River Trust about the updated plan.

## **9. Date/Time and Place of Next Meeting**

The next Planning Committee meeting will take place on 15<sup>th</sup> November 2023 7pm, in Macclesfield Library.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Closed: 20:21