



Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting held on Wednesday 30th August 2023 at 7pm at Macclesfield Library.

1. Apologies for Absence

No apologise for absence

2. Declarations of Interest

Cllr Barber declared a non-pecuniary interest in application 23/2967M. As a previous Cheshire East Councillor and a Champion for Young People, he was contacted by the applicant 'Youth Fed' to lobby for support. At the time, he indicated that as it was running up to the election his influence would be limited so he was unprepared to discuss it, so it doesn't predetermine his views on the application.

3. Public Participation

The meeting was adjourned to invite public comments and questions.

2 members of the public came to discuss application [23/2967M](#)

David Caudwell and Alan Tinsley raised numerous concerns from themselves and neighbours on Loxley Close, Beswick Road and Oxford Road and want Macclesfield Town Council to join them in opposing this application. They understand that facilities are needed for the youth but feel there are numerous other existing places that could be used instead, for example Macclesfield College, Leisure Centre, Pavillion etc.

The points raised included:

- A significant adverse noise level increase. This has been recorded as a 20db increase on Loxley Close, but this was taken place in the Easter holidays so not an accurate representation.
- Significant bird/ wildlife impact
- Site completely unsuitable- road not equipped for this amount of traffic

- Security to residents- anti-social behaviour is already a problem with lots of youths hanging around at the moment before this application has even gone ahead. Numerous residents worried about how this will impact their lives.
- The mental wellbeing of the local residents needs to be taken into account
- Parking issues, not enough parking spaces would be provided

They ask MTC to hear their voice and note their concerns.

Cllr Sarah Bennett- Wake came to speak on application [23/3010M](#). She is a resident that backs on to this property and a councillor for MTC and Cheshire East on the Hurdsfield ward. Cllr Bennett- Wake wanted to make the Committee aware that when residents have been on to comment on this application, there are no drawings and not enough information online for them to comment on.

Cllr Bennett-Wake asked if the neighbours could be consulted again when this gets back put on.

The meeting was reconvened.

4. Minutes of the Planning Committee Meeting held on 26th July 2023

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 authority has been informed of the date of this meeting, and any delays in responses have been relayed.

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: [23/0834M](#)
Proposal: Proposed 4 bedroom new build detached dormer bungalow
Location: 34, Chiltern Avenue, Macclesfield, Macclesfield, Cheshire, SK11 8LP
Comments due back by: 10th August
Ward: West and Ivy

Resolved: Objection

Macclesfield Town Council planning committee are objecting to this application as they feel it is overdevelopment and a back land development and goes against Cheshire East Local plan policies:

HOU11- Extensions and alterations

HOU12- Amenity

Application No: [23/2731M](#)
Proposal: Demolition of existing single-storey rear kitchen outrigger, and the creation of a single-storey open plan kitchen dinner and associated internal remodelling at the ground floor. The creation of a second-floor office and art studio via dormer extension to the loft space, replacing a hipped end roof with a gable end roofline.
Location: 47, Westbrook Drive, Macclesfield, SK10 3AQ
Comments due back by: 16th August
Ward: Tytherington

No objection

Application No: [23/2782M](#)
Proposal: Demolish existing garage/store and replace with new garage/store.
Location: 80 A, Sandy Lane, Macclesfield, SK10 4RJ
Comments due back by: 23rd August
Ward: Broken Cross and Upton

No objection

Application No: [23/2774M](#)

Proposal: New 4 bedroom detached house
Location: Site adjacent 64 Chelford Road, Macclesfield, Chelford Road, Macclesfield
Comments due back by: 23rd August
Ward: West and Ivy

No objection

Application No: [23/2779M](#)
Proposal: Two Storey Side Extension
Location: 17, Smith Street, Macclesfield, Cheshire, SK11 7QF
Comments due back by: 23rd August
Ward: South

No comment

Application No: [23/2619M](#)
Proposal: Listed building consent for changes to application 19/1069M:
1. Rear demolition as per the approved with minor differences in proposed extension;
2. South east side of library modern extension demolished, original external walls and glazing;
3. Balcony added to rear of central dwelling;
4. Central section of building as one dwelling and open to existing trusses rather than split into and covering areas of trusses;
5. Five fewer sills dropped than approved scheme;
6. More allocated garden space for each plot allows for bin stores and back stores to be located within owner's demise.
Location: Kings School, Cumberland Street, Macclesfield, Cheshire, SK10 1DA
Comments due back by: 31st August
Ward: Tytherington

Macclesfield Town Council Planning Committee ask the planning officer to check the privacy in respect of 68 Coare Street.

Application No: [23/2657M](#)
Proposal: Variation of condition 2 - approved plans on application 19/1068M.
Location: Kings School, Cumberland Street, Macclesfield, Cheshire, SK10 1DA
Comments due back by: 31st August
Ward: Tytherington

No objection

Application No: [23/2839M](#)
Proposal: Installation of replacement signs to include, 1x post mounted pictorial sign with amenity boards below, 1x set of house name letters, 2x door plaques, 2x sign written welcome signs, 3x lanterns, 1x name board, 1x selfie wall sign. 3x directional signs, 2x post mounted directional signs, 5x post mounted corex signs, 1x sign written directional sign to existing gate.
Location: Brocklehurst Arms, 40, Manchester Road, Macclesfield, Cheshire, SK10 2HA
Comments due back by: 16th August
Ward: Tytherington

No comment

Application No: [23/2844M](#)
Proposal: Advertisement consent for 5 No. Illuminated signs and 2 No. non illuminated signs.
Location: Central Garage, Waters Green, Macclesfield, Macclesfield, Cheshire, SK11 6JS
Comments due back by: 17th August
Ward: Central

No comment

Application No: [23/2919M](#)

Proposal: Single storey side extension, two storey rear extension, internal alterations and installation of a heat pump
Location: 60, Fearndown Way, Macclesfield, SK10 2UF
Comments due back by: 30th August
Ward: Tytherington

No comment

Application No: [23/2705M](#)
Proposal: Proposed garage, utility extension and alterations to 18 Ryle Street to improve accommodation
Location: 18, Ryle Street, Macclesfield, SK11 8BQ
Comments due back by: 24th August
Ward: Central

Macclesfield Town Council Planning Committee ask that the planning officer checks materials used are in keeping with the surrounding buildings.

Application No: [23/2980M](#)
Proposal: Proposed first floor, works to front gate and garage height increased
Location: 97, Chelford Road, Macclesfield, Cheshire, SK10 3LQ
Comments due back by: 6th September
Ward: Broken Cross and Upton / Gawsworth

No comment

Application No: [23/0772M](#)

Proposal: Proposed conversion of lower ground floor area to 1no. residential dwelling with associated parking and construction of external walls and fencing to create courtyard.

Location: 1, Samuel Street, Macclesfield, SK11 6UW

Comments due back by: 18th August

Ward: Central

Macclesfield Town Council Planning Committee would like to make the following comment:

- Check proposed development is within red line boundary on land ownership deeds.

Application No: [23/2962M](#)

Proposal: Listed Building Consent for the refurbishment of the existing office.

Location: St Lukes Church, Pavilion Way, Macclesfield, SK10 3GA

Comments due back by: 6th September

Ward: Broken Cross and Upton

No comment

Application No: [23/2967M](#)

Proposal: Redevelopment of the existing old sports pitch to provide a new youth centre 'Our Space', including a pavilion, recreational sports area, MUGA and gardening area, with associated parking and service access.

Location: Fermain Academy, Beswick Street, Macclesfield, SK11 8JF

Comments due back by: 6th September

Ward: Central

Macclesfield Town Council Planning Committee object to the above application and wanted to make the following comments:

- They understand that the option for youth facilities is needed in the town centre but feel this isn't the correct location.
- The transfer of noise, noise pollution
- The lack of access to the site, which is difficult as it is
- The lack of parking
- The loss of amenity to local residents, noting Cheshire East Local Plan policy HOU12

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: 6th September
Ward: Hurdsfield

There are no details on the planning portal for the committee to make comment on.

Application No: [23/2953M](#)
Proposal: Proposed Construction of 10No Off-Street Car Parking Spaces to areas of Temporary Parking, Landscaping & Lawn
Location: Car Park / Landscaped Areas, Bransdale Way, Macclesfield
Comments due back by: 6th September
Ward: West and Ivy

No comment

Application No: [23/3019M](#)
Proposal: Listed building consent to restore and refurbish the interior and make limited exterior changes
Location: 110, Byrons Lane, Macclesfield, Cheshire, SK11 0HA
Comments due back by: 6th September
Ward: South

Macclesfield Town council Planning Committee make the following comment:

- Subject to conservation officer approval

Application No: [23/3064M](#)
Proposal: Proposed Single Storey Side/Rear Extension including Garage Conversion
Location: 2, Grangelands, Macclesfield, SK10 4AB
Comments due back by: 6th September
Ward: Broken Cross and Upton

No comment

Application No: [23/3037M](#)

Proposal: To replace existing failed timber and glazed roof at first floor with aluminium double glazed units

Location: Beech Hall School, Beech Hall Drive, Macclesfield, Cheshire, SK10 2EG4

Comments due back by: 13th September

Ward: Tytherington

Macclesfield Town council Planning Committee make the following comment:

- Subject to conservation officer approval

Application No: [23/3038M](#)

Proposal: Listed building consent to replace existing failed timber and glazed roof at first floor with aluminium double glazed units

Location: Beech Hall School, Beech Hall Drive, Macclesfield, Cheshire, SK10 2EG

Comments due back by: 13th September

Ward: Tytherington

Macclesfield Town council Planning Committee make the following comment:

- Subject to conservation officer approval

Application No: [23/3035M](#)

Proposal: To replace existing failed stone roof covering with new slate tiled covering to match main building

Location: Beech Hall School, Beech Hall Drive, Macclesfield, Cheshire, SK10 2EG

Comments due back by: 13th September

Ward: Tytherington

Macclesfield Town council Planning Committee make the following comment:

- Subject to conservation officer approval

Application No: [23/3036M](#)

Proposal: Listed building consent to replace existing failed stone roof covering with new slate tiled covering to match main building

Location: Beech Hall School, Beech Hall Drive, Macclesfield, Cheshire, SK10 2EG

Comments due back by: 13th September

Ward: Tytherington

Macclesfield Town council Planning Committee make the following comment:

- Subject to conservation officer approval

Application No: [23/2976M](#)

Proposal: Advertisement consent for hoarding signs and flags for housing site

Location: Land South Of, Chelford Road, Macclesfield

Comments due back by: 8th September

Ward: Broken Cross and Upton, Gawsorth, Macclesfield West and Ivy / Henbury PC, Macclesfield Parish

No comment

7. Glow Up grant applications

7.1 Café Mustard

Deferred

7.2 Cheshire Cat

Deferred

7.3 Mujer Boutique

Deferred

The committee had a long, in depth discussion and ask the clerk to contact Donald Insall Architects for guidance on the shop front guide.

The committee are struggling to implement the guide and feel they are getting a lot of maintenance applications as opposed to enhancement applications.

8. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 4th October 2023 7pm, in Macclesfield Library.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Closed: 20:20