



Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting held on Wednesday 3rd April 2024 at 7pm at Macclesfield Library.

Attendees

Cllr Mike Hutchison

Cllr Sandy Livingstone

Cllr James Barber

1. Apologies for Absence

Cllr Sarah Bennett-Wake

2. Declarations of Interest

Cllr Sandy Livingstone has a non-pecuniary interest in application 24/0698M as his wife is a teaching assistant at the school.

3. Public Participation

There was no public participation

4. Minutes of the Planning Committee Meeting held on 13th March 2024

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 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: [24/0873M](#)
Proposal: Prior approval for installation of 167no. PV solar panels with a maximum output of 70.14 kWp. The panels will be installed on pitched roofs of the Hospital building
Location: Spire Regency Hospital, West Street, Macclesfield, Cheshire, SK11 8DW
Comments due back by: 3rd April
Ward: Broken Cross and Upton

No comments

Application No: [24/0865M](#)
Proposal: Demolition of existing utility and detached garage. Single storey side and rear extension comprising kitchen, utility and garage.
Location: 29, Park Mount Drive, Macclesfield, Macclesfield, Cheshire, SK11 8NS
Comments due back by: 1st April
Ward: South

No comments

Application No: [24/0921M](#)
Proposal: Proposed single storey kitchen extension to rear of bungalow.
Location: 4, Bollinbarn Drive, Macclesfield, SK10 3DN
Comments due back by: 3rd April
Ward: Tytherington

No comments

Application No: [24/1001M](#)
Proposal: Addition Of Second Floor And Part Conversion For Offices
Location: 1-3, Park Lane, Macclesfield, SK11 6TJ
Comments due back by: 8th April
Ward: Central

MTC planning committee ask the planning officer to check that the property is in keeping with the surrounding properties.

Application No: [24/1027M](#)
Proposal: Removal of existing hedge and construction of new brick boundary wall.
Location: Brook House, 122, Prestbury Road, Macclesfield, Cheshire, SK10 3BN
Comments due back by: 24th April
Ward: Broken Cross and Upton

No comments

Application No: [24/1017M](#)
Proposal: Demolition of existing conservatory, single storey rear extension, two storey rear extension, demolition of existing covered external area and infill extension. Change of use of existing premises to HMO
Location: Tunncliffe House, 16, Tunncliffe Street, Macclesfield, SK10 1DE
Comments due back by: 17th April
Ward: Tytherington

Resolved: Object

MTC planning committee are objecting to the above application on the basis that they feel it is overdevelopment and the effect it might have on the surrounding area. They ask the planning officer to check the following Cheshire East Local Plan policies are adhered to:

HOU 12- Amenity- 5. ...*access, parking,*

HOU 4- *b. on-street car parking levels*

They also feel it is lacking amenity in relation to common space. There are also concerns over fire safety for the property.

Application No: [24/1078M](#)

Proposal: Proposed Change of use from Paddock/Grazing land to Domestic Curtilage and Retrospective Planning Consent for an existing Leisure Outbuilding

Location: 105, Sandy Lane, Macclesfield, SK10 4RJ
Comments due back by: 24th April
Ward: Broken Cross and Upton

Macclesfield Town Council planning committee ask the planning officer to make sure the condition included in the design and access statement is included as a condition '*This will not become a separate Planning Unit, and my client is accepting this can be a Condition attached to any Consent*'.

Application No: [24/1069M](#)

Proposal: Entrance canopy to front elevation. Covered patio canopy to rear elevation. Part garage conversion and internal alterationsto dwelling

Location: 2, Lea Bank Close, Macclesfield, SK11 8PU
Comments due back by: 16th April
Ward: Broken Cross and Upton

No comments

Application No: [24/1083M](#)

Proposal: Removal of existing conservatory and addition of single storey rear extension.

Location: 32, Primrose Avenue, Macclesfield, SK11 7YU
Comments due back by: 24th April
Ward: South

No comments

Amended Plans applications:

Application No: [24/0868M](#)

Proposal: Proposed demolition of existing lean-to music classroom and 2 no. Single storey structures ('ivy bank nursery'), and erection of small single storey extension for new replacement music room, and erection of single storey standalone building for replacement nursery, and associated landscaping works [no increase to pupil and staff numbers proposed]

Location: Beech Hall School, Beech Hall Drive, Macclesfield, Cheshire, SK10 2EG
Comments due back by: 9th April

Ward: Tytherington

Macclesfield Town Council planning committee ask the planning officer to check that Cheshire East Local plan policy HOU 12- Amenity relating to 5. ...access is adhered to.

Certificate of Lawfulness applications:

Application No: [24/0932M](#)
Proposal: Certificate of lawful development for proposed garage conversion to form new kitchen and internal alterations to form a study.
Location: 34 , Melford Drive, Macclesfield, Cheshire East, SK10 2TW
Response by 3rd April if required
Ward: Tytherington

No comments

Application No: [24/1031M](#)
Proposal: Certificate of proposed lawful use for new ground floor single storey extension to the rear of the property.
Location: 4, Murray Close, Macclesfield, Cheshire, SK10 3QZ
Response by 9th April if required
Ward: Broken Cross and Upton

No comments

Variation of conditions applications:

Application No: [24/0698M](#)
Proposal: Variation of conditions 2,5,6 and 11 on approval 23/0583M: Construction of a new-build stand-alone single storey building to the south of the existing college campus to provide dedicated construction skills teaching accomodation.
Location: Macclesfield College, Park Lane, Macclesfield, Cheshire, SK11 8LF
Comments due back by: 17th April
Ward: Central

Macclesfield Town Council planning committee are satisfied with condition 11 but there is no information listed for conditions 2, 5 or 6.

7. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 24th April 2024 at 7pm, in Macclesfield Library.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Closed: 19:20