

Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting held on Wednesday 17th September 2025 at 7pm at Macclesfield Town Hall.

As per our Council Strategy 2024-2027, Macclesfield Town Council Planning Committee will conserve, celebrate and promote Macclesfield's heritage.

Macclesfield Town Council Strategy 2024-2027 can be found here: [Strategy](#)

In attendance

Cllr James Barber (Vice Chair)

Cllr Sandy Livingstone

Cllr Sam Hale

1. Apologies for Absence

Cllr Mike Hutchison

2. Declarations of Interest

No declarations of interests.

3. Public Participation

There was no public participation.

4. Minutes of the Planning Committee Meeting held on 16th July 2025

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

5. Matters Arising from the Minutes

Resolved: 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 Number: [25/2597/FUL](#)

Proposal: Addition of extraction and ventilation system to new Cafe (Class E) to include a new fire door to yard at ground floor, along with the addition of rooflights to the second floor

Location: Lloyds Bank, 64 - 66 Mill Street, Macclesfield, Cheshire East, SK11 6NH

No comment

Application Number: [25/2816/FUL](#)

Proposal: Full planning application for the erection of a new Medical Receiving Unit (MRU) extension, including an ambulance drop-off point, amendments to car parking and the internal road layout, and associated landscaping.

Location: East Cheshire NHS Trust, Macclesfield District General Hospital Victoria Road, Macclesfield, Cheshire East, SK10 3BL

No comment

Application Number: [25/2570/HOUS](#)

Proposal: Erection of detached garage to front garden, formation of new access and dropped kerb onto Hurdsfield Road.

Location: 197 Hurdsfield Road, Macclesfield, Cheshire East, SK10 2PX

No comment

Application Number: [25/2814/HOUS](#)

Proposal: Demolition of existing outhouses, erection of two storey side extension and erection of partial two storey and single storey rear extension.

Location: 5 Princes Way, Macclesfield, Cheshire East, SK11 8UB

No comment

Application Number: [25/2938/ADV](#)

Proposal: Advertisement Consent for 4 advertising signs placed at the entrance points on to the roundabout

Location: Roundabout Hibel Road, Macclesfield, Cheshire East,

Planning officer to confirm this added advertisement won't distract drivers, as there is a lot already around that roundabout.

Application Number: [25/2972/HOUS](#)

Proposal: Single storey rear extension and front canopy roof.

Location: 44 Clifford Road, Macclesfield, Cheshire East, SK11 8QF

Application has already been approved

Application Number: [25/2949/FUL](#)

Proposal: Replacement of temporary boiler flue with permanent flue

Location: St Michael And All Angels Church Market Place, Macclesfield, Cheshire East, SK101DY

No comment

Application Number: [25/1637/FUL](#)

Proposal: Demolition of existing vacant building and proposed replacement building of same footprint- resubmission of lapsed application 21/4553M.

Location: Land Adjacent To, 1 Masons Lane, Macclesfield, Cheshire East, SK10 2RD

No comment

Application Number: [25/3051/HOUS](#)

Proposal: Conversion of loft to additional living space and erection of rear dormer.

Location: 11 Thistleton Close, Macclesfield, Cheshire East, SK11 8BE

No comment

Application Number: [25/2895/HOUS](#)

Proposal: Erection of single storey rear extension, formation of new gabled roof to rear extension, erection of dormer to rear roof slope, installation of external wall insulation to dwelling and erection of solar panels on front roof slope.

Location: 56 West Bond Street, Macclesfield, Cheshire East, SK11 8EQ

No comment

Application Number: [25/3057/LBC](#)

Proposal: Listed building consent to undertake essential structural repair works to the building to ensure its walls remain in place. This will include structural perimeter foundation underpinning within the basement as well as replacement of the failed concrete flooring (circa 21sqm) on the ground floor front room facing onto Park Lane so as to restore traditional wooden flooring.

Location: 96 Park Lane, Macclesfield, Cheshire East, SK11 6UA

No comment

Application Number: [25/2933/LBC](#)

Proposal: Listed building consent to make some minor internal alterations to the ground floor layout, as previously approved under applications 22/2973M and 22/4831M.

Location: 1, Mount Pleasant Prestbury Road, Macclesfield, Cheshire East, SK10 3BZ

No comment

Application Number: [25/2998/FUL](#)

Proposal: Proposed new garage

Location: 154 Hurdsfield Road, Macclesfield, Cheshire East, SK10 2PY

No comment

Application Number: [24/4312/OUT](#)

Proposal: Outline planning application for a residential development comprising 12 no. affordable apartments with associated works (access to be considered and all other matters reserved).

Location: Land Off Moss Lane, Macclesfield,

Resolved: Object

Macclesfield Town Council maintain their objection from the applicants previous application and want the below comments noting:

- Soil analysis is showing on the portal stating there is from 0.4m-1m thick peat present
- National England do not support the development of building on peat and so are objecting to the application
- No transport statement
- An increase in the volume of traffic, contributing to an increase in pollution and exacerbating parking issues in the area
- Overdevelopment
- Loss of open space and wildlife habitat
- Overlooking and loss of privacy to neighbouring properties
- An adverse impact on nature conservation
- Clarity is needed on the South Macclesfield Development Area in terms of providing green infrastructure and landscaping and the proximity of the Moss Lane development to public footpaths

Application Number: [25/3010/FUL](#)

Proposal: Replacement and repair of defective windows

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

No comment

Application Number: [25/3011/LBC](#)

Proposal: Listed Building Consent for replacement and repair of defective windows

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

No comment

Application Number: [25/2846/FUL](#)

Proposal: Resubmission of permission 20/4724M (lawfully commenced) for single storey building and canopy showing slightly different proposed footprint and position, and including integration of vacant space within existing building.

Location: Craven House Churchill Way, Macclesfield, Cheshire East, SK11 6AY

No comment

Application Number: [25/2780/FUL](#)

Proposal: Change of Use from Use Class E to Sui Generis (Betting Office), and External Alterations.

Location: 28 Mill Street, Macclesfield, Cheshire East, SK11 6LY

No comment

Application Number: [25/3245/HOUS](#)

Proposal: Erection of single storey rear extension.

Location: 29 Whirley Road, Macclesfield, Cheshire East, SK10 3JW

No comment

Application Number: [25/3288/HOUS](#)

Proposal: Erection of two storey rear extension with Juliet balcony.

Location: 6 Monsall Drive, Macclesfield, Cheshire East, SK11 7DP

No comment

Application Number: [25/3193/FUL](#)

Proposal: This Proposal intends to increase the number of parking spaces by fifteen in the area of the existing Northeast section of the existing car park. Most of the services around the site are to continue as they are.

Location: Spire Healthcare Limited, Spire Regency Hospital West Street, Macclesfield, Cheshire East, SK11 8DW

No comment

Application Number: [25/3227/VOC](#)

Proposal: Variation of Condition 2 on approval 23/2148M

Location: Ship Inn, 61 - 63 Beech Lane, Macclesfield, Cheshire East, SK10 2DS

No comment

Appeal Notices

Application Number: [24/0010M](#)

Proposal: Outline application for demolition of existing buildings and structures on site and erection of 10 dwellings, with associated access parking, landscaping and infrastructure

Location: 81 Beech Lane, Macclesfield, Cheshire East, SK10 2DY

No comment

Application Number: [25/0233/HOUS](#)

Proposal: Single and two storey rear extension

Location: 2 Delamere Drive, Macclesfield, Cheshire East, SK10 2PW

No comment

7. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 8th October 2025 at 7pm, at Macclesfield Town Hall.

Chair: Cllr James Barber

Clerk: Nicola Mellor

Time: 19:25