

Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting held on Wednesday 17th December 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 Mike Hutchison

Cllr James Barber-Chadwick

Cllr Sandy Livingstone

1. Apologies for Absence

Cllr Sam Hale

2. Declarations of Interest

No declarations of interest

3. Public Participation

No public comments and questions.

4. Minutes of the Planning Committee Meeting held on 12th November 2025

Resolved: The 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 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 Number: [25/4171/LBC](#)

Proposal: Listed building consent to insert a new timber doorway with heritage glazing replacing an existing rotten contemporary timber window on the rear facade including the repair of the surrounding render.

Location: 33a, Brunswick Terrace Brunswick Street, Macclesfield, Cheshire East, SK10 1ER

No comment

Application Number: [25/3709/FUL](#)

Proposal: Change of Use into Sui Generis 12 Person HMO. External modifications consisting of replacement windows to front elevation, reroofing, chimney stack removal, re-render and new window to rear elevation, garage door removal and rendered panel inserted with patio doors, new windows to side elevation.

Location: St John Ambulance, 23 High Street, Macclesfield, Cheshire East, SK11 8BR

Resolved: Object

Macclesfield Town Council planning committee are objecting to the above planning application for the following reasons:

Lack of amenity and public space within the building, going against Cheshire East Local Plan policy HOU4- i.v.

It will have a negative impact with regards on-street parking, which goes against Cheshire East Local Plan policy HOU4- 1.iii.b. on-street car parking levels.

The planning Committee also feel there is a lack of amenity in relation to CELP policy HOU 12, with regards traffic generation, access and parking.

They would also like it noting that they don't think it is an appropriate use of the building.

Application Number: [25/3967/FUL](#)

Proposal: Elevational Change - Lowering of Cill to Front elevation to create second doorway (to match existing) to create separate opening to ground floor commercial. Removal of existing roof covering (in poor state of repair) and nothing new roof covering.

Location: Macclesfield Pound Plus, Tudor House, 53 Chestergate, Macclesfield, Cheshire East, SK11 6DG

No comment

Application Number: [25/4299/HOUS](#)

Proposal: Single story side extension

Location: 58 Clifford Road, Macclesfield, Cheshire East, SK11 8QF

No comment

Application Number: [25/4323/HOUS](#)

Proposal: Demolish existing side extensions and create single storey rear and a two storey side extensions

Location: 94 Kenilworth Road, Macclesfield, Cheshire East, SK11 8UX

No comment

Application Number: [25/4355/HOUS](#)

Proposal: Proposed single storey rear extension with balcony balustrade changed to glazed and rear fenestration changes

Location: 14 Dunlin Rise, Macclesfield, Cheshire East, SK10 2SP

No comment

Application Number: [25/4311/FUL](#)

Proposal: Demolition of garage and store and the construction of a two bedroom detached house with access and parking

Location: 190 Bond Street, Macclesfield, Cheshire East, SK11 6RG

No comment

Application Number: [25/4211/FUL](#)

Proposal: Conversion, alterations and extension of out buildings to provide residential accommodation for the proprietors of the restaurant, at 1 and 3 Park Lane, Turquoise Garden

Location: Turquoise Garden, 1 - 3 Park Lane, Macclesfield, Cheshire East, SK11 6TJ

Resolved: Object

Macclesfield Town Council Planning Committee object to the above planning application. They feel it is a backland development, noting Cheshire East Local Plan Policy HOU10.

Application Number: [25/3740/FUL](#)

Proposal: Proposed Steel 2.4 Meters High Green palisade on the front and galvanized palisade to the rear of the property to match the existing fencing on the sides of the site facing neighbouring properties. Change of use from existing B2 use class (General Industrial) to B2 and B8 use class (Storage and Distribution).

Location: Ats Euromaster, 115 Hurdsfield Road, Macclesfield, Cheshire East, SK10 1LL

No comment

Application Number: [25/4497/HOUS](#)

Proposal: 2 storey side extension and single storey front extension.

Location: 18 Sunningdale Road, Macclesfield, Cheshire East, SK11 8LU

Macclesfield Town Council planning committee would like the planning officer to check that the outer wall doesn't affect the neighbouring boundary.

Application Number: [25/4293/ADV](#)

Proposal: Installation of a 5m x 10m fixed vinyl canopy banner to the side elevation of Tudor House for the purpose of advertising the availability of the commercial space and promoting residential apartment interest. The banner will display the company logo, contact details, and key project information, designed in a professional, non-illuminated format consistent with the building's character. The canopy will be securely fixed to the existing façade without altering the building's structure or architectural features. The proposal is temporary and reversible, intended to provide clear, visually appropriate marketing for the mixed-use redevelopment of Tudor House while works are underway.

Location: Macclesfield Pound Plus, Tudor House, 53 Chestergate, Macclesfield, Cheshire East, SK11 6DG

Resolved: Object

Macclesfield Town Council Planning committee are objecting to the above planning application and would like to reiterate what the Conservation Officer has reported. This includes the building lying within the conservation area for Macclesfield.

Application Number: [25/4362/FUL](#)

Proposal: Installation of external fascias to existing motor dealership, alterations to showroom glazing and installation of external vehicle display plinth & spotlights.

Location: Macclesfield Ford, Bristol Street Motors Winterton Way, Lyme Green, Macclesfield, Cheshire East, SK11 0LP

No comment

Application Number: [25/4346/FUL](#)

Proposal: Change of use from C3 dwelling house to C4 HMO (house of multiple occupation)

Location: 1 Short Street, Macclesfield, Cheshire East, SK11 6JY

Resolved: Object

Macclesfield Town Council planning committee are objecting to the above planning applications for the following reasons:

Lack of amenity and public space within the building, going against Cheshire East Local Plan policy HOU4- i.v.

It will have a negative impact on on-street parking, which goes against Cheshire East Local Plan policy HOU4- 1.iii.b. on-street car parking levels.

The planning Committee also feel there is a lack of amenity in relation to CELP policy HOU 12, with regards traffic generation, access and parking.

Application Number: [25/4601/FUL](#)

Proposal: External alterations to unlisted school building, including replacement cladding and raised patio, to facilitate use as school dining room.

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

No comment

Application Number: [25/4475/ADV](#)

Proposal: Advertisement Consent for a powder-coated aluminium fascia sign with LED illuminated push through lettering and a 55" digital advertisement screen.

Location: The Cooperative Bank, 12 Castle Street, Macclesfield, Cheshire East, SK11 6AF

No comment

Appeals

All appeal notices are separate reports

Application Number: [25/2004/FUL](#)

Proposal: Installation of 1 no. new communications Kiosk with integrated defibrillator and advertising display.

Location: Land Outside 80 Mill Street, Macclesfield, SK11 6LT

No comment

Application Number: [25/2003/ADV](#)

Proposal: Advertisement consent for digital advertising display for new communications Kiosk.

Location: Land Outside 80 Mill Street, Macclesfield, SK11 6LT

No comment

Application Number: [25/0676/FUL](#)

Proposal: Converting St Georges Street Baptist Church into 8 luxury apartments and a 6-bedroom House in Multiple Occupation (HMO).

Location: St Georges Street Baptist Church St Georges Street, Macclesfield, Cheshire East, SK11 6TG

In light of the heritage officers report, Macclesfield Town Council Planning committee note the detrimental impact this conversion would cause to the internal heritage of the building if it were to go ahead as planned.

7. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 14th January 2026 at 7pm, at Macclesfield Town Hall.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Time: 19:21