



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

Minutes of the meeting held on Wednesday 11<sup>th</sup> February 2026 at 7pm at 32 Park Green, Macclesfield.

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 Sandy Livingstone

Cllr Sam Hale

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

Cllr James Barber

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

Cllr Mike Hutchison declared a non-pecuniary interest in application 25/4814/FUL. The Cricket Club owns the land that the padel courts are to be built on and he is the secretary of the Macclesfield Bowling Club which is also on land that is owned by the Cricket Club.

Cllr Sandy Livingstone declared a non-pecuniary interest in application 25/4841/FUL -Land off Gawsworth Road. The applicant is Seddon Homes, which Cllr Livingstone has had a previous business relationship with but doesn't currently.

### **3. Public Participation**

There was no public participation but Cllr Judy Snowball and 2 residents attended to observe on application 25/4840/PIP- land at Sandy Lane.

#### **4. Minutes of the Planning Committee Meeting held on 17<sup>th</sup> December 2025**

**Resolved:** The draft 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.

##### **25/4840/PIP Permission in Principle**

Site address: Land At Sandy Lane, Macclesfield, Cheshire East, SK10 4RJ

Development Proposal: Permission in principle for the erection of no.1 dwellinghouse.

**Resolved:** Object

Macclesfield Town Council planning committee are objecting to this application and would like the following points noted:

This is inappropriate use of green belt land. It doesn't pass the test to release green belt land as stated in Cheshire East Local Plan Policy PG3.

There are concerns regarding land contamination on the site and highway safety to drivers and pedestrians and access.

##### **25/4472/FUL Full Planning**

Site address: Cheshire East Car Park, Park Green, Macclesfield, Cheshire East,

Development Proposal: Change of Use of land for outdoor seating for the consumption of food and drink E(b) for 8 months of each year from March to October inclusive (retrospective application)

Macclesfield Town Council Planning committee would like to support this application but want it noting that access must be maintained for pedestrians, especially those with prams and wheelchairs, to be able to pass on the pavement.

**25/4675/HOUS Householder**

Site address: 42 Grasmere, Macclesfield, Cheshire East, SK11 8PL

Development Proposal: Demolition of existing ground floor extension; proposed new ground floor side/rear extension; new front porch and new roof over existing garage structure

No comment

**25/4573/HOUS Householder**

Site address: 24 Springfield Road, Macclesfield, Cheshire East, SK11 8RE

Development Proposal: First floor side extension to semi detached dwelling

No comment

**25/4726/HOUS Householder**

Site address: 9 Delamere Drive, Macclesfield, Cheshire East, SK10 2PW

Development Proposal: Proposed single-storey rear extension with associated internal remodelling and external landscaping.

This application has already been approved.

**25/4806/HOUS Householder**

Site address: 134 Gawsworth Road, Macclesfield, Cheshire East, SK11 8UQ

Development Proposal: New front porch and Two-storey side extension and partial rear extension, including a single-storey section to the rear.

No comment

**25/4421/ADV Advertisement Consent**

Site address: The Mansfield Group, Mansfield House Withyfold Drive, Macclesfield, Cheshire East, SK10 2BD

Development Proposal: Advertisement Consent for the installation of fixed, non-digital printed advertising signs to improve the appearance of the existing wall.

No comment

**25/4795/HOUS Householder**

Site address: 1 Belfry Drive, Macclesfield, Cheshire East, SK10 2TD

Development Proposal: Single storey rear extension, internal alterations and associated external works.

No comment

**25/4459/FUL Full Planning**

Site address: Macclesfield Household Waste Recycling Centre Congleton Road, Macclesfield, Cheshire East, SK11 9QP

Development Proposal: Proposed re-use storage area/containers and relocated vehicle/skip parking.

No comment

**25/4871/HOUS Householder**

Site address: 40 Coronation Street, Macclesfield, Cheshire East, SK11 7PQ

Development Proposal: Replacement of existing rear timber exit door with new Composite exit door.

No comment

**25/4532/FUL Full Planning**

Site address: Last Orders, 116 - 118 Park Lane, Macclesfield, Cheshire East, SK11 6UA

Development Proposal: Proposed Change of use from Public House to Convenience Store and Shopfront Alterations

Macclesfield Town Council planning committee note Cllr Liz Braithwaite's comments and support them.

**26/0051/HOUS Householder**

Site address: 39 Knowsley Road, Macclesfield, Cheshire East, SK11 8AP

Development Proposal: Proposed Single Storey and First Floor Side Extensions and Single/Two Storey Rear Extensions and Alterations

No comment

**25/4124/VOC Variation of Condition**

Site address: The Kings School Alderley Road, Prestbury, Macclesfield, Cheshire East, SK10 4SP

Development Proposal: *Variation of Condition 02 (approved pavilion plans) on Planning Permission 17/2752M (Construction of a new school comprising classrooms, libraries and supporting facilities together with additional playing fields and various associated outbuildings, infrastructure, car parking and access).*

Out of Macclesfield ward.

**25/4841/FUL Full Planning**

Site address: Land Off Gawsorth Road, Macclesfield, Cheshire East,

Development Proposal: Full planning application for residential development (Use Class C3) including access, landscaping, parking, servicing, ancillary infrastructure and associated engineering works.

No comment

**25/4814/FUL Full Planning**

Site address: Macclesfield Cricket Club Victoria Road, Macclesfield, Cheshire East, SK10 3JA

Development Proposal: Installation of booking cabin with 4 associated padel courts.

Macclesfield Town Council planning committee would like the following policy taking into consideration when reviewing this application; HOU12- amenity- traffic generation, access and parking. The application also states that access will be via Cromer Road, this road doesn't exist near the Cricket Club.

**26/0049/LBC Listed Building Consent**

Site address: 264 Park Lane, Macclesfield, Cheshire East, SK11 8AA

Development Proposal: Listed building consent for removal of existing metal firebox surround from the lounge fireplace, ensuring no damage to the original marble mantel. Installation of sympathetic wood burning stove within the existing opening, new flue and chimney cowl. All work will be reversible.

No comment

**25/4538/HOUS Householder**

Site address: 19 Newlyn Avenue, Macclesfield, Cheshire East, SK10 3PN

Development Proposal: Proposed 2-storey extension to existing semi-detached house.

No comment

**26/0186/HOUS Householder**

Site address: 75 Thirlmere, Macclesfield, Cheshire East, SK11 7YJ

Development Proposal: Part ground floor rear extension, part first floor rear extension

No comment

**26/0233/HOUS Householder**

Site address: 27 Pexhill Road, Macclesfield, Cheshire East, SK10 3LL

Development Proposal: Proposed two storey side and rear extension with internal alterations.

No comment

**26/0237/HOUS Householder**

Site address: 24 Grasmere, Macclesfield, Cheshire East, SK11 8PL

Development Proposal: Part demolition of existing flat roof single-storey extensions. Construction of a new single-storey extension to the rear/ side, with associated below ground drainage works.

No comment

**26/0275/HOUS Householder**

Site address: 8 Watermill Drive, Macclesfield, Cheshire East, SK11 7WB

Development Proposal: Rear single storey extension.

No comment

**26/0305/HOUS Householder**

Site address: 39 Fearndown Way, Macclesfield, Cheshire East, SK10 2UF

Development Proposal: Proposed single storey rear/side extension and alterations.

No comment

**26/0311/HOUS Householder**

Site address: 49 Sycamore Crescent, Macclesfield, Cheshire East, SK11 8LW

Development Proposal: Demolition of existing conservatory and single storey extension to the rear of the house.

No comment

**26/0251/VOC Variation of Condition**

Site address: Unit 1, Macclesfield,

Development Proposal: Variation of condition 4 on approved application 22/1085M: Outline application with some matters reserved for proposed demolition of former sauna club and the construction of a pair of semi-detached houses

Macclesfield Town Council planning committee ask the planning officer to check appropriateness of the building due to the variation.

**26/0342/HOUS Householder**

Site address: 41 Brampton Avenue, Macclesfield, Cheshire East, SK10 3DY

Development Proposal: Extensions and alterations.

No comment

**26/0287/HOUS Householder**

Site address: 62 Chelford Road, Macclesfield, Cheshire East, SK10 3LQ

Development Proposal: The construction single storey rear extension measuring 9.08m x 4.0m x 2.9m (from ground)

No comment

**26/0371/FUL Full Planning**

Site address: Lusso Macclesfield Serviced Apartments, Craven House Churchill Way, Macclesfield, Cheshire East, SK11 6AY

Development Proposal: Proposed single storey glazed extension to existing ground floor retail units to form covered shared customer seating area.

Macclesfield Town Council planning committee support this application.

Appeal

**25/1971/PIP Permission in Principle**

Proposal: Permission in principle for the construction of two dwellings

Location: Land Between 117 And 127 Manchester Road, Macclesfield, Cheshire East, SK10 4EN

No comment

**7. Date/Time and Place of Next Meeting**

The next Planning Committee meeting will take place on 11<sup>th</sup> March 2025 at 7pm, at 32 Park Green, Macclesfield.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Closed: 19:34