

Macclesfield Town Council Planning Committee Minutes

Minutes of the meeting held on Wednesday 11th December 2024 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](#)

Attendance

Cllr Mike Hutchison

Cllr Sandy Livingstone

Cllr James Barber

1. Apologies for Absence

Cllr Sarah Bennett-Wake

Cllr Sam Hale

2. Declarations of Interest

No declarations of interests.

3. Public Participation

The meeting was adjourned to invite public comments and questions. Following which the meeting was reconvened.

Sophie Clare and Lewis Evans from Turley and Toby Hudson from Bloor Homes came to the meeting to talk about an outline planning application set to be submitted for Land at Prestbury Road. They spoke about the development and were open to any questions. 30 people have signed up to their webinar on Tuesday 17th December, which you can do on their website. The pre-application consultation is live and closes on Monday 23rd December. 2300 people have visited their website. They are hoping to submit outline planning to Cheshire East Council early next year.

Cllr Mike Hutchison asked looking at the future planning initiatives- How confident are you for the site to be considered? This is Green Belt land and isn't listed on Cheshire East Local Plan as safeguarded land. *They are waiting for the Government plan and would have to demonstrate special circumstances as it is green belt. They are promoting the site through the emerging local plan. There is also a deficit in numbers for housing in Macclesfield from the Cheshire East local plan.*

Cllr Livingstone asked the following questions,

- The outline planning is showing 50% affordable- what assurances can you give that this is what we'll end up with? Bloor and Turley answered- *This will be in line with policy. Green Belt land should be 50% affordable and we will be in line with that. There will be no viability hardened challenge on this site. If the MBPF comes through and it is lower than 50% then we will have to review that.*
- Bio-diversity, net gain, do you intend to deal with that on this site or do you intend to offset it? *They have had environmental work carried out through ecologist- survey of the site habitat, hedgerow, water courses through the site. They've looked at emerging site- they believe they can achieve this on site.*
- Future home standard you are broaching this on? Yes
- Prestbury road is already busy with the addition of Kings school, this will add addition volume, what is the plan for this? *The development will generate more traffic- assessment work is currently taking place-Initial feedback is 85-90 movements of 2 way traffic, the next stage will be understanding what will that mean for the other parts of the network, will that mean congestion elsewhere on other parts of the network. To put that into context, it is fewer than 2 cars per minute in peak times. Transport consultant is pulling together the information.*

Cllr Wilcock asked what provisions they would be regarding schools, doctors, etc.

Toby Hudson answered that there will be a planning gain package with this, there will be a Section 106 agreement. The statutory consultees will have to set this out.

Cllr Brian Puddicombe- came to talk on application- 24/4312/OUT.

'This is the last piece of undeveloped green space off Moss Lane. There was a previous application for 30 plus apartments, which the developer wisely reduced to 18, but this was refused in Nov 2022. This refusal was then appealed, but the inspector dismissed the appeal in February this year. This application being for just 2 fewer apartments, the reasons for refusal of the 18 would apply equally to the 16 as I will now explain.

This site is protected open space with ecological benefits forming part of the South Macclesfield Development Area LPS 13, where the provision of affordable housing argument is not considered to provide material circumstances which outweigh the principle of development.

It is over development of the site which does not present a high quality residential scheme, and will have an adverse effect on local properties, including the impact of the extra traffic on the local, already at times overstretched road network.

As the name of the road and area implies, there is a long history of existing drainage, flooding and water management on this land, and the developer would need to prove these can be overcome to not be contrary to a number of policies.

Previous planning applications have had much local opposition and this one is lining up to be the same. Why this application is outline with only access to be considered looks to me like a ploy by the developer to get the principle of development of this site agreed and I would therefore ask the Town Council to fully comment so that the matter can be refused at this stage without proceeding to reserved matters'.

From this you will see that adverse effect on wildlife/ loss of green space/ over development of the site/ adverse effect on local road network/ drainage, flooding and water management problems in the area are the basic objections I was raising. Looking back at your comments on the previous application 20/4065M which you made on 29/9/22, out of the 14 objections listed 7,8,9,10,11 and 12 would seem to reflect the above as well..'

4. Minutes of the Planning Committee Meeting held on 13th November 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 Number: [24/3189M](#)

Proposal: Advertisement Consent for fascia signs and totem sign

Location: Hangar 7 Photography, 107 Heather Close, Lyme Green, Macclesfield, Cheshire East, SK11 0LR

Ward: South

No comment

Application Number: [24/4288/HOUS](#)

Proposal: The proposal is for the construction of a garden outbuilding/gym to be located in the front garden.

Location: 2 Field Bank Road, Macclesfield, Cheshire East, SK11 8PZ

Ward: Broken Cross and Upton

No comment

Application Number: [24/4303/HOUS](#)

Proposal: Single storey rear extension with terrace and internal remodelling. New windows to be provided on rear elevation at first floor.

Location: 196 Park Lane, Macclesfield, Cheshire East, SK11 6UD

Ward: Central

No comment

Application Number: [24/4323/HOUS](#)

Proposal: Proposed dormer to front elevation to form extended bedroom

Location: 53 Clifford Road, Macclesfield, Cheshire East, SK11 8QE

Ward: West & Ivy

No comment

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

Proposal: Outline planning application for a residential development comprising 16 no. affordable apartments with associated works (access to be considered and all other matters reserved)

Location: Land Off Moss Lane, Macclesfield,

Ward: South

Resolved: Object

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

- 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
- No EV charging points in the plan
- 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
- Landscape scheme is required
- 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: [24/4445/LBC](#)

Proposal: Listed building consent for high level emergency stabilisation works which involved securing stainless steel mesh netting to eleven windows and dressing back stone cills to remove all spalling masonry.

Location: Macclesfield Sunday School, The Heritage Centre Roe Street, Macclesfield, Cheshire East, SK11 6UT

Ward: Central

MTC Planning Committee support this application. They feel this work is essential to maintain the integrity of the building.

Application Number: [24/4471/FUL](#)

Proposal: Office Extension

Location: AstraZeneca, Off Charter Way, Macclesfield, SK10 2NA

Ward: Hurdsfield

No comment

Application Number: [24/1508M](#)

Proposal: Variation of condition 2 on application 07/1365P to also include the sale of frozen goods (and ancillary items) within the retail unit.

Location: Majestic, 34 - 42 Roe Street, Macclesfield, Cheshire East, SK11 6XD

Ward: Central

MTC Planning Committee ask the planning officer to check noise levels for local residents and the opening hours.

Application Number: [24/4533/VOC](#)

Proposal: Variation of condition 2 - plans on approval 24/1017M.

Location: Tunncliffe House, 16 Tunncliffe Street, Macclesfield, Cheshire East, SK10 1DE

Ward: Tytherington

No comment

Application Number: [24/4491/HOUS](#)

Proposal: Proposed detached garage with rear study.

Location: 104 Moss Lane, Macclesfield, Cheshire East, SK11 7XH

Ward: South

MTC Planning Committee ask the planning officer to check the scale of the development in comparison to the adjacent property

Application Number: [24/4493/LBC](#)

Proposal: Listed building consent to add rubber parking kerbs to the parking area to prevent cars driving into the low wall.

Location: St Michael And All Angels Church Market Place, Macclesfield, Cheshire East, SK10 1DY

Ward: Central

No comment

7. Glow up Grants

7.1 Cinta

Resolved: The committee approved the above Glow Up Grant application, on the condition that the Macclesfield company is used.

8. Date/Time and Place of Next Meeting

The next Planning Committee meeting will take place on 15th January 2025 at 7pm, at Macclesfield Town Hall.

Chair: Cllr Mike Hutchison

Clerk: Nicola Mellor

Time: 19:37