



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

Minutes of the meeting held on Wednesday 12<sup>th</sup> February 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](#)

### **Attendance**

Cllr Mike Hutchison (Chair)

Cllr Sandy Livingstone

Cllr James Barber

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

Cllr Sam Hale

Cllr Sarah Bennett-Wake

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

Cllr Livingstone declared a pecuniary interest in application 24/2569M as he is the Property Director of Onward Homes (applicant)

### **3. Public Participation**

Cllr David Edwardes, Cllr Chris Wilcox and CEC Cllr Judy Snowball were in attendance as well as several other members of the public to observe the meeting and some to speak.

Chair brought Application 25/0210/OUT to the front so as to not delay the members of public speakers.

Cllr Edwards spoke outlining his objections many of which were representations from the public. He specified that this development is not in the Local Plan, and confirmed that this land is not grey belt, and nor are there very special circumstances which would allow this proposal.

Clerk Abi Sherratt read out an abridged version of member of the public Patricia Silver's objection letter, which included objections to the loss of wildlife and their habitat, plus the loss of privacy

Mr Cheetham, a member of the public, spoke outlining his objections, with emphasis on the Environmental Impact Assessment, and how the urbanisation of this area is a move towards Macclesfield, Prestbury and Tytherington joining together

Cllr Snowball spoke outlining her objections, including the fact that the application does not meet the requirements of very special reasons in the test to remove green belt land.

Clerk Abi Sherratt read out Richard Wylde's letter which reiterated that the area is a green space separating Macclesfield and Prestbury and objection to the site being referred to as 'Grey Belt'.

**Application Number:** [25/0210/OUT](#)

**Proposal:** Outline planning permission (with all matters reserved except site access) for residential development (Use Class C3) comprising of new dwellings, public open space, hard and soft landscaping, and associated infrastructure and works.

**Location:** Land At Prestbury Road Macclesfield

**Resolved:** Object

Macclesfield Town Planning Committee object to the above planning application for the following reasons:

- That it does not pass the test of allowing building development on a green belt site due to very special circumstances (Policy PG3)
- Due to the impact on local amenities (hospital, doctors, dentists, schools) and additional traffic concerns
- Due to this not being in the Local Plan Strategy 2010-2030
- Some merit was given for the level of affordable housing

Members of the public and other councillors not a part of the Planning Committee left the meeting.

#### **4. Minutes of the Planning Committee Meeting held on 15<sup>th</sup> January 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:** [24/4858/HOUS](#)

**Proposal:** Demolition of existing swimming pool and surrounding structure to rear elevation and the erection of a new single storey rear extension.

**Location:** 61 Ivy Lane, Macclesfield, Cheshire East, SK11 8NU

MTC Planning Committee would like it noted they were unable to open the documents on the planning portal.

No objection

**Application Number:** [24/4943/HOUS](#)

**Proposal:** Proposed single and two storey rear extensions and garage conversion.

**Location:** 43 Coniston Way, Macclesfield, Cheshire East, SK11 7XR

Approval already been granted

**Application Number:** [24/4754/FUL](#)

**Proposal:** Proposed Detached Dwelling House

**Location:** 45 Delamere Drive, Macclesfield, Cheshire East, SK10 2PW

MTC Planning Committee would like it noted the plans were difficult to see on the portal due to the small size

No objection

**Application Number:** [24/5001/HOUS](#)

**Proposal:** Single storey rear extension on the site where our conservatory was before, it is 4.1m x 2.9 metres with a pitched roof.

**Location:** 11 Birches Croft Drive, Macclesfield, Cheshire East, SK10 3QN

MTC Planning Committee noted that some work had already been partially completed.

**Application Number:** [24/4406/HOUS](#)

**Proposal:** Make the dropped kerb wider so we can use our double drive. It is current only dropped on one side.

**Location:** 40 Chelford Road, Macclesfield, Cheshire East, SK10 3LG

No objection

**Application Number:** [24/5027/FUL](#)

**Proposal:** Proposed GRP sectional water tank and pump to be installed on top of a concrete slab base in rear garden.

**Location:** 59-61 Roe Street , Macclesfield , SK11 6XD

MTC Planning Committee requested a Planning Officer to check Conservation Area restrictions

**Application Number:** [24/5031/HOUS](#)

**Proposal:** Construction of a detached garage at the front of the property with hard surfaced parking space for personal vehicles.

**Location:** 68 Manchester Road, Macclesfield, Cheshire East, SK10 2JP

No objection

**Application Number:** [24/5037/HOUS](#)

**Proposal:** Internal modifications including the erection of rear and side single-storey ground floor extensions, following the demolition of an existing rear conservatory, side entrance and adjoining garage building, to form additional living space. Replacing existing single-glazed timber windows with double-glazed timber windows.

**Location:** 12 Ryles Park Road, Macclesfield, Cheshire East, SK11 8AH

No objection

**Application Number:** [24/5053/HOUS](#)

**Proposal:** Proposed ground floor single storey extension to the front of the property, proposed ground floor single storey extension to the rear of the property, alterations to existing external elevations new tiled roof finish to existing pitched roof and partial conversion of the existing garage.

**Location:** 4 Orchard Close, Macclesfield, Cheshire East, SK11 8JX

No objection

**Application Number:** [24/5058/HOUS](#)

**Proposal:** Demolition of existing single storey side extensions. Proposed single storey side and rear extensions, raising the ridge level of the existing main property roof to provide habitable accommodation within new loft space with proposed dormers to front and rear elevations.

**Location:** 140 Hurdsfield Road, Macclesfield, Cheshire East, SK10 2PY

MTC Planning Committee requested a Planning Officer to check this application will retain the character of existing adjacent properties

**Application Number:** [24/4963/HOUS](#)

**Proposal:** Small single storey extension to the front of the property with a pitched roof, removing hedges to the front on both sides and replacing with fencing. Single storey extension to the rear of the property with a flat roof and two skylights.

**Location:** 33 Bostock Road, Macclesfield, Cheshire East, SK11 8ST

No objection

**Application Number:** [24/5079/HOUS](#)

**Proposal:** 2 storey side extension with rear single storey extension linking to garage, (existing garage roof to be lifted by 480mm).

**Location:** 17 Merriden Road, Macclesfield, Cheshire East, SK10 3AN

No objection

**Application Number:** [24/5087/HOUS](#)

**Proposal:** Demolition of existing single and two storey structures and proposed construction of single and two storey rear extensions and alterations.

**Location:** 52 Crompton Road, Macclesfield, Cheshire East, SK11 8EB

No objection

**Application Number:** [24/5104/HOUS](#)

**Proposal:** Two-storey side extension, single-storey rear extension & internal alterations.

**Location:** 8 Gloucester Close, Macclesfield, Cheshire East, SK10 2JZ

MTC Planning Committee requested Planning Officer to check privacy and light issues which may affect an ADHD child's bedroom on adjacent property number 10

No objection

**Application Number:** [24/5112/HOUS](#)

**Proposal:** The erection of a single storey rear extension.

**Location:** 153 Birtles Road, Macclesfield, Cheshire East, SK10 3JH

No objection

**Application Number:** [24/5118/HOUS](#)

**Proposal:** New enclosed front porch.

**Location:** 13 College Court, Macclesfield, Cheshire East, SK11 8HN

No objection

**Application Number:** [25/0096/ADV](#)

**Proposal:** Advertisement consent for 1 No. Externally Illuminated Fascia Sign, 3 No. Projecting Sign and 1 No. A Board Signage

**Location:** Pr Jones Watchmaker & Jeweller, 1 Chestergate, Macclesfield, Cheshire East, SK11 6BX

No objection

**Application Number:** [24/5216/VOC](#)

**Proposal:** Variation of Condition 2 on 24/1600M - Single storey rear extension and partial windows renewal and replacement

**Location:** 128 Buxton Road, Macclesfield, Cheshire East, SK10 1NG

No objection

**Application Number:** [24/5206/HOUS](#)

**Proposal:** Single storey rear extension to provide building accommodation

**Location:** 2 Rayleigh Close, Macclesfield, Cheshire East, SK10 4XS

No objection

**Application Number:** [25/0044/CLPUD](#)

**Proposal:** Certificate of lawful development for proposed reconstruction of existing river wall using steel sheet piling and concrete facing.

**Location:** East River Wall Throwsters Court Brook Street, Macclesfield, Cheshire East, SK11 7AA

No objection

**Application Number:** [24/5190/FUL](#)

**Proposal:** Proposed change of use of existing HMO dwelling across two properties NO.20 and 22 Nixon Street (8 bed), Use Class Sui Generis, to 4 No. apartments, Use Class C3.

**Location:** 20 - 22 Nixon Street, Macclesfield, Cheshire East, SK11 8DP

No objection

**Application Number:** [25/0084/CLPUD](#)

**Proposal:** Certificate of lawful development for proposed installation of extractor fans to kitchen and bathroom.

**Location:** 17 Glegg Street, Macclesfield, Cheshire East, SK11 7AJ

MTC Planning Committee requested Planning Officer to check if extractor fans are located at the side (where it could impact neighbour) or the back of the building

**Application Number:** [25/0230/LBC](#)

**Proposal:** Listed building consent for the replacement of 2 second floor windows and 1 ground floor window.

MTC Planning Committee noted they couldn't see the Listed Building Consent and wanted to ensure that consent had been obtained

No objection

**Location:** 42 Pool Street, Macclesfield, Cheshire East, SK11 7NX

**Application Number:** [25/0229/HOUS](#)

**Proposal:** Replacement of 2 second floor windows and 1 ground floor window.

**Location:** 42 Pool Street, Macclesfield, Cheshire East, SK11 7NX

As above for previous Application Number

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

The next Planning Committee meeting will take place on 12<sup>th</sup> March 2025 at 7pm, at Macclesfield Town Hall.

Chair: Cllr Mike Hutchison

Clerk: Abi Sherratt



Close: 19:55