

# Northern Planning Committee

## Agenda

---

**Date:** Wednesday, 23rd April, 2025  
**Time:** 10.00 am  
**Venue:** The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

---

Please note that members of the public are requested to check the Council's website the week the Northern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published

---

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision making meetings are audio recorded and the recordings will be uploaded to the Council's website

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

**1. Apologies for Absence**

To receive any apologies for absence.

**2. Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have a pre-determination in respect of any item on the agenda.

---

For requests for further information

**Contact:** Gaynor Hawthornthwaite

**Tel:** 01270 686467

**E-Mail:** [CheshireEastDemocraticServices@cheshireeast.gov.uk](mailto:CheshireEastDemocraticServices@cheshireeast.gov.uk)

3. **Minutes of the Previous Meeting** (Pages 3 - 6)

To approve the Minutes of the meeting held on 13 November 2024 as a correct record.

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **21/5803M - Frank R Marshall And Co, Marshall House Church Hill, Knutsford, Cheshire East, WA16 6DH** (Pages 7 - 30)

To consider the above planning application.

6. **21/5804M - Frank R Marshall And Co, Marshall House Church Hill, Knutsford, Cheshire East, WA16 6DH** (Pages 31 - 50)

To consider the above planning application.

7. **24/4319/HOUS - Lower Brook Croft Smithy Lane, Rainow, Macclesfield, Cheshire East, SK10 5UP** (Pages 51 - 62)

To consider the above planning application.

8. **25/0233/HOUS - 2 Delamere Drive, Macclesfield, Cheshire East, SK10 2PW** (Pages 63 - 78)

To consider the above planning application.

9. **Cheshire East Borough Council (Knutsford - 82 King Street) Tree Preservation Order 2024** (Pages 79 - 122)

To consider the above report.

**Membership:** Councillors M Beanland, S Bennett-Wake, T Dean, D Edwardes, K Edwards, A Harrison, S Holland, T Jackson, D Jefferay (Chair), J Smith, J Snowball and F Wilson (Vice-Chair)