

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 1st October, 2025 in the Capesthorne Room, Town Hall,
Macclesfield, SK10 1EA

PRESENT

Councillor M Warren (Chair)
Councillor F Wilson (Vice-Chair)

Councillors S Bennett-Wake, T Dean, K Edwards, A Harrison, S Holland,
T Jackson, J Smith and J Snowball

OFFICERS IN ATTENDANCE

Paul Wakefield, Planning Team Leader
Fiona Reynolds, Senior Planning Officer
Nick Hulland, Principal Planning Officer
Neil Jones, Highways Officer
Andrew Poynton, Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

14 APOLOGIES FOR ABSENCE

Apologies were received from Councillor M Beanland.

15 DECLARATIONS OF INTEREST/PRE DETERMINATION

No declarations of interest were made.

16 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 20 August 2025 be approved as a correct record.

17 PUBLIC SPEAKING

The public speaking procedure was noted.

18 24/4391/FUL - LAND WEST OF ALDERLEY ROAD, WILMSLOW, SK9 1PZ: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF CARE HOME WITH ASSOCIATED PARKING, LANDSCAPING AND ACCESS IMPROVEMENTS

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Wilmslow Town Councillor Jon Newell, Cathryn Fairhurst (care home operator) and Howard Clayton (architect).

RESOLVED:

That for the reasons set out in the report and the verbal update at the meeting, the application be delegated back to Head of Planning to approve in consultation with Chair of Northern Planning Committee and Ward Member, subject to resolution of NHS contribution, s106 agreement and conditions, in accordance with recommendation.

In the event of changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

19 25/0676/FUL - ST GEORGES STREET BAPTIST CHURCH ST GEORGES STREET, MACCLESFIELD, SK11 6TG: CONVERTING ST GEORGES STREET BAPTIST CHURCH INTO 8 LUXURY APARTMENTS AND A 6-BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO)

Consideration was given to the above planning application.

The following attend the meeting and spoke in relation to the application: Councillor Liz Braithwaite (ward councillor), Jon Wynne (applicant) and Tom Ford (agent).

RESOLVED:

That the application be REFUSED against officer recommendations, for the following reasons:

The proposal provides insufficient off-street parking and would result in an unacceptable impact on the availability of on-street parking within the vicinity of the site. The development is deemed contrary to Policy SD1 and Appendix C of the Cheshire East Local Plan Strategy and Policy HOU4 of the Cheshire East Site Allocations and Development Policies Document.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the

Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

20 25/1947/FUL - SHERWOOD, 33 ADLINGTON ROAD, WILMSLOW, SK9 2BJ: THE CREATION OF TWO NEW HOUSES TO THE REAR OF THE EXISTING HOUSE 33 ADLINGTON ROAD

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Wilmslow Town Councillor Jon Newell and Mr Nick Smith (agent). A statement was read out on behalf of Councillor Lata Anderson (ward councillor).

RESOLVED:

That for the reasons set out in the report, the application be APPROVED subject to the following conditions:

- 1 3-year time limit for implementation
- 2 Development to be carried out in accordance with approved plans.
- 3 Materials in accordance with those specified in the application
- 4 Levels details to be submitted.
- 5 Retention of trees shown to be retained.
- 6 Development in accordance with the tree protection and special construction measures identified in the Arboricultural Statement.
- 7 Retention of existing hedges which are shown as being retained.
- 8 Nesting birds survey to be submitted.
- 9 Submission of landscaping scheme to include boundary treatment
- 10 Implementation of approved landscaping plan
- 11 Replacement hedge to be planted along the northern boundary of the site.
- 12 Details of bin collection point to be provided and implemented
- 13 Implementation of drainage scheme.
- 14 No additional window openings at first floor level or above on the northern elevation of plot A
- 15 Details of features to enhance the biodiversity value of the development to be submitted.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning had delegated authority to do so in consultation with the Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

The meeting commenced at 10.30 am and concluded at 12.58 pm

Councillor M Warren (Chair)