

**Northern Planning Committee 1<sup>st</sup> October 2025**

**UPDATE TO AGENDA**

**APPLICATION No.**

**25/0676/FUL** – Converting St Georges Street Baptist Church into 8 luxury apartments and a 6-bedroom House in Multiple Occupation (HMO)

**LOCATION**

St Georges Street Baptist Church St Georges Street, Macclesfield, Cheshire East, SK11 6TG

**UPDATE PREPARED**

29th September 20225

**REPRESENTATIONS**

As a point of clarification, of the 2 comments received to the re-consultation on the revised plans, 1 of these was from the Ward Member, Councillor Braithwaite. Similarly, in response to the original consultation exercise, 1 of the objections received once again came from Councillor Braithwaite.

**OFFICER APPRAISAL**

In response to queries raised following the publication of the committee report:

**Highways**

With regards to the parking survey undertaken by Cheshire East Council on the 19<sup>th</sup> and 20<sup>th</sup> August 2025, the survey itself should now be viewable on the Council's website.

There is no plan accompanying the survey to confirm the full extent of the roads surveyed. Based on the data within the survey itself, it would appear that the full extent of Park Street, Grapes Street and St Georges Place were surveyed. However, only parts of St Georges Street, Lord Street and High Street were surveyed, the parts of these roads closest to the application site, to their junctions with Chapel Street to the south.

The survey specified where on each of the roads the identified spaces were located during each visit.

As a separate matter, the use of the proposed shared outdoor private amenity space immediately adjacent to the application building for further off-street parking provision was not explored. However, for a development of this scale, which includes x2 two-bedroom apartments and x2 three-bedroom apartments, therefore apartments of a scale that could attract families, it is considered that the use of this space as outdoor

amenity space would be more important than for it to be used to accommodate additional parking spaces, particularly given the outcome of the parking survey.

Overall, the highways conclusions remain unchanged.

### **House in Multiple Occupation (HMO)**

In response to how it was determined how many other HMO's were within a 50-metre radius of the site as required by Policy HOU4 of the SADPD, information was gathered from planning permission data, building regulations information, licencing information and data provided by the Council's housing team. Based on current available information drawn across these sources, it was identified that there is 1 known HMO within 50m of the application site, 27 Park Street Macclesfield SK11 6SR, a 6-bedroom HMO. This is located approximately 25 metres from the application site.

Since this is the only HMO's within 50 metres of the application site, the provision of a further HMO would not exceed 10% of the total number of dwellings within 50 metres being HMO's, therefore satisfying criterion HOU4 (1)(i).

In consideration to the amenity of the future occupiers, the Council's HMO Supplementary Planning Document (SPD) was adopted in September 2021 and provides further guidance on internal space standards and refers to the Council's *'Amenities and Facilities Standards in Houses in Multiple Occupation (HMO's): Guidance for Landlords and Agents'*.

The internal space standards detailed within this guidance states that bedrooms for 1 person should have a minimum floorspace of 6.51m<sup>2</sup>, a combined kitchen & dining room for 6 persons should have a minimum floorspace of 15m<sup>2</sup> and a living room for 6 persons should have a floorspace of at least 13m<sup>2</sup>. The application proposals adhere to these minimum standards.

The Council's HMO SPD states that a useable external area should be provided for uses such as clothes drying. In this instance an adequate external shared private amenity space would be accessed directly from the shared communal living space. The HMO proposals are assessed as being acceptable in relation to the amenity of future occupiers, therefore adhering with HOU4(1)(iv).

With regards to refuse, within the Council's *'Guidance for Landlords and Agents'*, it is advised that refuse storage should be provided within the dwelling prior to the refuse being subsequently removed to an outdoor storage area for collection which is readily accessible.

There appears adequate space within the individual rooms and shared living space to accommodate internal bins. The external refuse area, which is measured to be of sufficient size, lies on the Grapes Street frontage and would be accessible by refuse collectors.

As such the development is deemed to adhere with HOU4(1) (vi).

Overall, it remains unchanged that the HMO element of the application proposals are deemed acceptable. They are deemed to adhere with the requirements of Policy HOU4 of the SADPD, the Council's HMO SPD and the Council's HMO guidance document in relation to HMO's for landlords and agents.

### **Conclusions**

No change to recommendation.