Minutes of the Planning Executive Committee
5th April 2016 7.00pm held in Bollington Town Hall

Present:
The Mayor Cllr Angela Williams; The Deputy Mayor Cllr Allan Williams; Cllrs: Ken Edwards, Graham Hibbert, Andrew Langdon, Thomas Mayers, James Nicholas, Amanda Stott, Jon Weston, Helen Weston, and John Whitehurst; David Naylor Town Clerk.

No members of the public were present

703 Apologies for absence: Cllr Chris Bennett

704 To receive the minutes of the Planning Meeting held on 22nd March 2016 (Minutes numbers 697-702). It was RESOLVED to approve the Minutes as a correct record.

705 Matters Arising from the Minutes.

In terms of St John’s Church Minute 694 (d) 12/3845M, the Clerk advised that representatives of the Simply Group had been unable to attend the meeting, however, they had emailed a response which had been tabled. The delay was related to ownership of the building by their pension fund and as soon as the legalities had been sorted out the company expected to get a builder on site. The email advised that the builder should be on site within the next month.

Councillor Edwards referred to his email of 4 April concerning his actions with regard to the Tullis Russell Bowling Green application and the loss of public open space. He was concerned that instead of providing new open space Cheshire East Council could be prepared to accept a commuted sum. Councillor Edwards had been discussing the potential to use some land adjacent to the gates of Tullis Russell as compensatory open space, however, Cheshire East planners felt that reaching agreement for this would cause significant delay in determining the application and were leaning towards the commuted sum. There was also a problem in using the land at the gates of Tullis Russell because this could impede access to their premises for heavy lorries.

The matter was discussed at some length and it was felt that the Town Council and the community should have a say in how the commuted sum was spent. It was RESOLVED to accept a financial arrangement rather than the open space but to ensure that Bollington town Council representing the community had control in how the allocation was spent.
Councillor Weston advised that he had raised an issue with Cheshire East Council regarding the need for local councils to have such a say and this would be debated at a Cabinet Meeting at Cheshire East within the next few weeks.

Councillor Weston further advised that he was meeting representatives from Cheshire East Council at Slater Harrison concerning how section 106 allocations for the Lowerhouse developments should be spent.

706 To receive the decisions on planning applications and notifications from Cheshire East Council: It was RESOLVED that the following decisions be noted.

a) **Planning permission GRANTED with Conditions:**

   16/0570T  
   Land adjacent to The Old Coach House, Wellington Rd, BOLLINGTON  
   Works to yew, holly and pine trees *No objection from the Town Council.*

   16/0935M  
   BOLLINGTON LEISURE CENTRE, HEATH ROAD, BOLLINGTON, SK10 5EX  
   Non material amendment to 13/2082M

b) **Planning applications WITHDRAWN:** None

c) **Planning decisions REFUSED OR DEFERRED:**

   Refused: None

   Appeals lodged None

d) **Still awaiting a decision**

   It was RESOLVED that the following applications awaiting a decision be noted:

   12/0515M  
   Ingersley Vale Works, Ingersley Vale. SK10 5PB  
   Variation of Condition 41 relating to approved Plans on Approval

   08/0791P  
   Ingersley Vale Works
   *The Council raised no objection to the variations within this application but noted the concerns of residents regarding the access road and therefore requested that road ownership and future maintenance be resolved to the satisfaction of local residents as part of some other process.* Original Consultation Deadline 14/03/12

   12/3845M  
   St John The Baptist Church, Church St, Bollington. SK10 5PY  
   Variation of Condition 2 & 17 of App 10/2927M and condition 2 of App 10/2959M relation to Windows and Trees *No objection from the Town Council*  
   Note: At the Planning Meeting held 2 September 2014, The Clerk advised that he had spoken to a representative of the Simply Group and they were ready to start work this calendar year. However there were a number of conditions they were attempting to secure variations on and had decided to attempt these with a single application rather that a series. The Clerk was reassured that they had every intention of converting the Church at the earliest opportunity.
Note: This matter was again debated at the Planning meeting held 24 March 2015: The Clerk showed the Committee the listed items on Cheshire East Council’s On-line Planning System for this application and it showed no entries since November 2012. It was resolved at that meeting that the Clerk would again contact the Simply Group to find out what was happening.

At the meeting (7 April 2015) The Clerk reported that he had spoken to a representative from The Simply Group and that they were actively progressing the development and were meeting a builder the week of the meeting. It was expected that work would start soon. The representative asked that the Council be reassured that the project would go ahead as planned and that the Simply Group would be willing to attend a future meeting if requested.

Note: at the meeting (6 October 2015), the Clerk advised that a representative from the Simply Group had been invited to the 20 October Planning Executive Committee to discuss progress with the application

Original Consultation Deadline 14/03/12

12/4340M
Adlington Road Business Park, Adlington Road, Bollington SK10 5JT
Demolition of existing industrial sheds and garages and erection of 6no 3 bedroom and 1no 4 bedroom houses
No objection subject to parking and highways issues being addressed.
Original Consultation Deadline 08/11/12

15/2354M
Bowling Green, Ingersley Vale, Bollington, Cheshire
Outline application for proposed 11 no. 2.5 storey and 2 no. 2 storey residential housing - resubmission of 15/0669M
The Town Council RESOLVED to recommend refusal on the following grounds:
1) Loss of local open space because the proposed replacement bowling green was distant from the current location.
2) Loss of a local bowling green
3) No replacement planned, only a donation to a new green, which could be provided on land at Kerridge Cricket Club. However, this sum would fall well short of the cost of a new bowling green.
4) Land ownership of the new development appeared to be in dispute in that a resident of one of the existing three-storey houses adjacent to the proposed development pointed out that some of this land was land within the red line of his deeds.
5) Insufficient Neighbourhood Notification
6) 61 homes had already been approved in Ingersley Vale, which would if constructed would add significantly to traffic congestion on the approaching narrow streets. This development would add to that.
Original Consultation Deadline 29/10/15

15/1683M
Land Opposite, Lowerhouse Mill, Albert Road, Bollington
Development of 38 new houses including 11 affordable houses, landscaping, landscape buffer zone, flood mitigation and ground works, roads, associated highways and infrastructure.
The Town Council Resolved to Object to this Application for the following reasons. The full comments to Cheshire East Council can be found in the Minutes of the Meeting from June 2nd.
1. Flooding Issues on this site and the site opposite not adequately addressed.
2. Traffic flow along Albert Road and Moss Brow
3. Loss of Employment Land
4. Modern housing detracting from the heritage value of the Lowerhouse Mill site.
5. Neighbourhood Plan, currently in its infancy should be allowed to help shape the future of the Town with regards to important sites such as this

Original Consultation Deadline 22/06/15

15/3461M
LAND AT HURST LANE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LP
Residential development comprising erection of seven dwellings with associated works
On September 1st the Town Council RESOLVED to recommend refusal of this application in its current form because of the following issues:
Lack of Consultation and inadequate notification of people living in the area.
The Council does not believe that driveway access onto Hurst Lane is appropriate.
The new design would look out of place in the conservation area.
New drawings of the entrance were submitted and discussed on September 22nd.
Concern remained regarding the opening on Hurst Lane for the two houses. The revised street view did not show how vehicles could turn around in the common area in front of these two houses. The Council RESOLVED to ask for a plan view of this area and to consider the matter at its next meeting.
Following the resubmission of plans at the October 6th meeting showing only a single additional access onto Hurst Lane, and a turning head as part of that access to allow cars to turn and leave in a forward direction, the Town Council felt that this was the best that could be achieved.
The resubmissions also included plot nos. 1 – 4, fronting onto Hurst Lane, being reduced in height with the rear elevation drawings revised accordingly - the height would be the same as previously approved by the Council.
In view of these changes the Town Council RESOLVED not to object to the application. However, it further RESOLVED to ask that the new pavement fronting the development should be surfaced with real stone flags to reflect the development’s situation within the conservation area.

Original Consultation Deadline 02/09/15

15/3772M
12, HENSHALL ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5HX
Change of use from hair dressers to pet shop and grooming salon 23rd March
No objection from the Town Council

15/5257M
Pool House, Clarke Lane, Bollington, Cheshire East, SK10 5AH
Demolition of parts of existing building and construction of a single storey front extension and two storey side extension
No objection from the Town Council Original Consultation Deadline 29/10/15

15/5465M
48, GRIMSHAW LANE, BOLLINGTON, SK10 5NB
Demolition of existing fire damaged building and construction of 7 No. dwellings.
The Town Council **RESOLVED** to object to this application because of the following:

- Overdevelopment of the site
- The drives of the houses would obstruct a bus stop
- The development could provide vehicular access via the rear if the seventh house was taken out of the proposal and avoid potentially at least 12 cars reversing out into the roadway each day.
- The seventh house at the rear would be overbearing to the occupants of the bungalow at the rear due to the presence of the 3 storey high gable close to their boundary. Original Consultation date 04/01/16

At the meeting on 5 April it was noted that new plans had been submitted for six houses instead of seven. This had relieved the problem of the overbearing gable adjacent to a nearby bungalow. However, the Council was concerned that the gables visible from Grimshaw Lane should have more detail to prevent them looking stark and out of character. It was **RESOLVED** to advise Cheshire East Council of this concern.

**15/5554M**
24, DEAN WAY, BOLLINGTON, SK10 5DW
Removal of French double doors and windows and 3 ft high wall and replace with 5 bi-folding doors. 14th April
No objection from the Town Council

**15/5555M**
Nab Quarry, LONG LANE, POTT SHRIGLEY, MACCLESFIELD, SK10 5SD
Extension of existing factory unit as described on our proposed drawings
No objection from the Town Council. Original Consultation Date 27th January

**16/0016M and 16/0017M** (Listed Building Consent)
The Cock and Pheasant, 15, BOLLINGTON ROAD, BOLLINGTON, SK10 5EJ
Internal refurbishment, new screens to the pergola, enlargement of the yard area, **new building signage** Deadline Feb 4th  No objection from the Town Council.

**16/0353M**
MEADOW COTTAGE, HIGHER LANE, KERRIDGE, CHESHIRE, SK10 5AR
To replace four ground floor and three first floor windows, all to front elevation. Existing windows are in a poor state of repair.
No objection from the Town Council. Consultation Deadline March 3rd

**16/0214M**
Kerridge Cricket Club, Clarke Lane, Bollington, Cheshire, SK10 5AH
Crown bowling green, floodlights and associated works
The Council **RESOLVED** to defer a final decision until that meeting on 16 February.

At the February 16th meeting the Council **RESOLVED** not to object to this application **subject to** compensatory public open space being provided elsewhere in Bollington. This was because the bowling green was being built on existing public open space. Therefore, consultation needed to take place with Bollington Town Council regarding where this compensatory public open space could be provided.
No objection from the Town Council. Consultation Deadline 25th February

16/0483M
Alston, DUMBAH LANE, BOLLINGTON, MACCLESFIELD, SK10 4EW
Proposed single and two storey rear extensions & proposed detached garage.
No objection from the Town Council. Consultation Deadline 2nd March

16/0502M
Land adjacent to 14 & 16 Irwell Rise, Bollington, SK10 5YE
Construction of 2 bedroom bungalow and associated access.
No objection from the Town Council. Consultation Deadline 3rd March

16/0543M
1, WILLOWBANK DRIVE, BOLLINGTON, CHESHIRE, SK10 5DG
Conversion of existing single garage into a family room and utility space and construction of a garden room and shed Consultation Deadline 17th March
The Council was concerned regarding the loss of a potential parking space and asked for equivalent parking to be provided by widening the drive. Parking was becoming a huge problem in Bollington. It was RESOLVED to ask Cheshire East Council to apply a condition to this effect if the application was approved.

16/0614M
28, LEAT PLACE, BOLLINGTON, SK10 5DF
Rear extension to the property. Consultation Deadline 9th March
No objection from the Town Council.

16/0898M
53, HURST LANE, BOLLINGTON, CHESHIRE, SK10 5LT
Increase the width and length of an existing garage adding a pitched stone tile roof. No objection from the Town Council.

16/0925M
68, HIGH STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5PF
2 storey side extension 31st March
No objection from the Town Council

16/1001M
12, DEAN CLOSE, BOLLINGTON, CHESHIRE, SK10 5NT
Proposed side and rear extension. 21st March
No objection from the Town Council

16/1007M
20 South West Avenue, Bollington, Cheshire East, SK10 5DS
Two storey side extension, rear single storey extension and internal alterations. 4th April
No objection from the Town Council

16/1023M
7 COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ
Demolition of Existing Conservatory & Proposed Garden Room Extension
No objection from the Town Council
16/1057T
4, GREENBANK DRIVE, BOLLINGTON, CHESHIRE, SK10 5LW
Works to trees to reduce the height of 2 sycamores and 1 hawthorn to 3m
No objection from the Town Council

16/1058T
68, HIGH STREET, BOLLINGTON, CHESHIRE, SK10 5PF
Works to trees - G1 4 x Birch, Fell. T1 Cypress, Fell.
No objection from the Town Council

707  To make observations on Planning Applications currently on deposit:

16/0413M & 16/0414 (LBC)
36, OAK LANE, KERRIDGE. SK10 5AP
Conversion of second floor bathroom into shower room with WC and basin.
Installation of conservation accredited rooflight to provide natural light to a
room which currently has none. Repositioning of existing doorway 200mm
to the side to increase shower area and maximise room space. Remodelling
of landing step to guest bedroom
The Council RESOLVED not to object to this application

16/1346M
Footprints Nursery, Dean Valley School, Albert Road, Bollington.
Erection of small detached single storey building.
The Council RESOLVED not to object to this application

16/1355M
1 ROCK BANK RISE, BOLLINGTON. SK10 5LB
Single storey extension to rear and new rooflights.
The Council RESOLVED not to object to this application

708  To note that the next Planning Meeting of the Town Council will be held:
      Tuesday April 19th 2016 at 7.00pm

Signed .................................................................
Dated .................................................................