Notice is hereby given that a Meeting of the Planning Executive Committee of the Town Council will be held at

Bollington Town Hall
At 7.00pm on Tuesday June 19th 2018

David Naylor Town Clerk
Dated 13th June

Agenda

Note: An electronic copy of this Agenda will also be emailed to members to enable them to view the relevant applications and plans on-line by clicking the embedded links

1. To receive and approve apologies for absence.
   The Chair will invite members of the public to speak.

2. To note any declarations of Members’ interests on any agenda item.

3. To receive the minutes from the Planning Meeting held on 22nd May 2018 (minute numbers 1038-1045)

4. To note the comments on plans which required consideration at the Council Meeting on June 6th
   18/2451M
   34, GRIMSHAW LANE, BOLLINGTON, SK10 5NB  Rear single storey extension with asymmetric roof, new entrance door with canopy and timber support structure to side elevation, and internal alterations. Comments deadline June 8th
   The Town Council RESOLVED not to object to this application.

5. Update from the Minutes

6. To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:
a. **Planning permission GRANTED with Conditions:**

18/1380M  
60, SHRIGLEY ROAD, BOLLINGTON, SK10 5RD  
Single storey side extension and rear glazed patio  
Comments deadline April 18th *No objection from the Town Council*

18/1536M  
20, SPRINGBANK, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LQ  
Dormer extension to front. Deadline May 4th *No objection from the Town Council*

18/1561M  
39, CEDARWAY, BOLLINGTON, SK10 5NR  
Proposed single storey side extension Deadline April 24th The Council RESOLVED to object to this application on the grounds of loss of parking and elimination of access to the rear, plus the anticipated change of the character of the street.

18/1837M  
Life Church, HAWTHORN ROAD, BOLLINGTON  
Non-material amendment to planning permission 16/1817M - Single storey extensions to front, side and rear of existing church building  
*No objection from the Town Council*

18/2060M  
3, HALL HILL, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5ED  
Proposed single storey rear extension & first storey side/rear extension  
Comments deadline May 30th *No objection from the Town Council*

18/2145M  
15, CHARTER ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5NU  
First floor rear extension  
Comments deadline May 23rd *No objection from the Town Council*

b. **Planning applications WITHDRAWN:** None

c. **Planning decisions REFUSED:** None

d. **Appeals Notified**

16/2096M  
ENDON QUARRY, WINDMILL LANE, KERRIDGE, BOLLINGTON  
Telecommunications installation and associated works (NTQ Replacement)  
*Appeal Notice*. New* Comments Deadline 25th June  
*Previous Comments are presented to the Inspector and do not need to be resubmitted*

e. **Still awaiting a decision**

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. 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. Note: This matter was again debated at the Planning meeting held 24 March 2015 At the meeting (7 April 2015) The Clerk reported that he had spoken to a representative from The Simply Group who 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. 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

16/5140M
LAND AT, CUMBERLAND DRIVE, BOLLINGTON, CHESHIRE
Variation of condition 2 on approval 09/4335M - ERECTION OF 4 DWELLINGS ON LAND OFF CUMBERLAND DRIVE 27th Sep No objection from the Town Council

17/5143D
LAND AT, CUMBERLAND DRIVE, BOLLINGTON, CHESHIRE
Discharge of condition 3 (material) on approved 09/4335M - Erection of four dwellings Deadline 15th September No objection from the Town Council

17/5424M
WATERSIDE COTTAGE, OAK LANE, KERRIDGE, CHESHIRE, SK10 5AP
Erection of a treehouse within garden of the site address. Deadline 13th December. The Town Council resolved to object this application because the tree on which the tree house would be constructed is actually at the rear of the neighbouring property and as such will cause severe overlooking problems.

18/0806M
6, SOUTH WEST AVENUE, BOLLINGTON, CHESHIRE, SK10 5DS
The development is for 2no. additional three-bedroom semi-detached houses, situated on a large plot of land to the side of no. 6 South West Avenue. Comments deadline 13th March. The Council RESOLVED to object to this application on the grounds of over development in terms of the building line and the close separation with the house next door which would look incongruous in this area. There would also be a loss of on -street parking.

18/1207T
17A, JACKSON LANE, KERRIDGE, MACCLESFIELD, CHESHIRE, SK10 5BE
Works to tree - Fell Oak. The Town Council RESOLVED to object to this application on the grounds that there was no expert evidence to support the removal of a mature Oak Tree in the Conservation Area.

18/1252M
17, SHRIGLEY ROAD, BOLLINGTON, CHESHIRE, SK10 5RD
Extending the roofline of the apartment to replace existing deteriorating flat garage roof. Comments deadline May 2nd No objection from the Town Council
18/1811D
Land To The Rear Of The Water Street Centre, WATER STREET, BOLLINGTON
Discharge of condition 6 on application 16/3539M. Comments deadline May 3rd
No objection from the Town Council

18/1615M
31-33, Water Street, BOLLINGTON, SK10 5PA
Division of single residential dwelling into two residential dwellings including first
floor rear extension. Comments deadline May 9th No objection from the Town Council

18/1722M
LONG MEADOW, DUMBAH LANE, BOLLINGTON, SK10 5AB
Single storey rear extension and first floor side extension
Comments deadline May 9th No objection from the Town Council

18/1997M
23, SOUTH WEST AVENUE, BOLLINGTON. SK10 5DX
Single storey front & rear extensions Comments deadline May 15th
No objection from the Town Council subject to the stove not being deemed a nuisance.

18/1859D
CLARENCE MILL, CLARENCE BROW, BOLLINGTON, MACCLESFIELD, SK10 5JZ
Discharge of Conditions 5, 6 & 10 on 14/5063M - Application for full planning
permission for the change of use of part of the first floor from B2 to 19
apartments. Comments deadline May 10th The Town Council RESOLVED to
recommend that the application to discharge these conditions by refused until the
position and adequacy of number of the parking bays had been clarified.

18/1862D
BOWLING GREEN, INGERSLEY VALE, BOLLINGTON
Discharge of conditions 6, 7, 8, 12 & 13 on application 15/2354M May 11th
The Town Council RESOLVED to recommend that these conditions are not discharged
due to an inadequate Impact Assessment in terms of parking provision and to the
omission of a Contamination report on which the other discharge of conditions relied.

18/1758M
38, PALMERSTON STREET, BOLLINGTON, CHESHIRE, SK10 5PX
Change of use from estate agents to dwelling and alterations to front elevation.
Comments deadline May 23rd The Town Council RESOLVED to recommend refusal as
this a commercial premises in the designated retail area of the Town and every effort
should be made to maintain it as such. There was also concern about parking provision
and lack of natural light in the proposed basement living room.

18/1967D
Land at the rear of the Water Street Centre, Bollington, SK10 5PB
Discharge of conditions 3, 5, 5, 7, 11, 12 and 13 on appeal
APP/R0660/W/17/3176070 relating to application 16/3539M - Proposed erection of
two detached houses on former playground, construction of a new road bridge
across the River Dean, widening of the existing vehicular access onto John Street
and the re-organisation of the former playground at the rear of the Water Street
Centre Comments deadline May 14th No objection from the Town Council
18/1978M
10, FOXGLOVE CLOSE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5DH
Conversion of store room/utility and internal alterations
May 23rd The Town Council RESOLVED to recommend refusal due to loss of parking.

18/1987M
8, FOXGLOVE CLOSE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5DH
Proposed partial garage conversion, single storey rear extension and associated alterations
May 23rd The Town Council RESOLVED to recommend refusal due to loss of parking

18/2009T
18, WATERWHEEL WAY, BOLLINGTON, SK10 5DQ
T1 Oak. rhs boundary - Remove 2 lowest limbs growing over the garden back to the boundary
As the tree had a TPO it was RESOLVED that the application should be recommended for refusal unless Cheshire East’s Tree Preservation Officer was of the view that the work was absolutely necessary.

18/2084M
3, OAK FOLD, KERRIDGE, SK10 5AW
Ground floor rear extension; two storey side extension; porch to front elevation.
Refurbishment / part re-building of existing outbuilding to form garages with ancillary accommodation above
Comments deadline June 6th No objection from the Town Council

18/2168T
10, WOODLEA DRIVE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5HF
Crown reduce T1, T2 and T3 by up to 3m (Trees are subject to a TPO)
No objection from the Town Council

18/2244M
BOWLING GREEN, INGERSLEY VALE, BOLLINGTON,
Reserved matters following outline approval of landscape layout, details are also provided on materials, ground levels, floor slabs, electric vehicle charging points and arboricultural information.
Comments deadline June 13th Committee Date August 15th. The Town Council RESOLVED to recommend refusal due to missing reports and discrepancies in the plans.

18/2279D
Land to the corner of, Albert Road and Moss Brow, Bollington, SK10 5HS
Discharge of Conditions 3, 4, 6, 7, 8, 9, 12, 13 and 14 on approved application 17/5207M.
Comments deadline June 5th The Town Council raised concerns about Contactor’s parking and access to the site.

18/2355M
5, ALLEN STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5BW
Two storey rear extension and alterations to chimney
Comments deadline June 13th No objection from the Town Council

18/2417M
49-51, PALMERSTON STREET, BOLLINGTON, SK10 5PW
Prior approval for change of use from B1 (a) offices to 7no. Class C3 Apartments
Comments deadline June 13th
The Town Council RESOLVED that because this was a commercial premises in the designated retail area of the Town and every effort should be made to maintain it as such. The Council would recommend refusal to such a proposal for this reason and due to parking provision for so many new dwellings.

18/2451M
34, GRIMSHAW LANE, BOLLINGTON, SK10 5NB  Rear single storey extension with asymmetric roof, new entrance door with canopy and timber support structure to side elevation, and internal alterations. Comments deadline June 8th
No objection from the Town Council

7. To make observations on Planning Applications currently on deposit:

18/2480T
2, CHESHIRE VIEW, KERRIDGE, SK10 5AU
Sycamore. Fell to ground level.

18/2484M
7, HURST LANE, BOLLINGTON, SK10 5LN
Two storey and single storey rear extension to be built in conjunction with no 9 Hurst Lane
Comments deadline June 20th

18/2485M
9, Hurst Lane, Bollington, SK10 5LN
Two storey and single storey rear extension to be built in conjunction with no 7
Comments deadline June 20th

18/2533T
39 - 45, JACKSON LANE, KERRIDGE, CHESHIRE, SK10 5BE
T23 (Lime), crown thining by 30%, crown lifting (maximum possible), crown reduction (maximum possible)

18/2556M
Green Lane Farm, GREEN LANE, BOLLINGTON, SK10 5LG
Lawful Development Certificate for a proposed use - Proposed construction of single storey side and rear extensions
Comments deadline June 20th

18/2672M
PALMERSTON HOUSE, 51, PALMERSTON STREET, BOLLINGTON, SK10 5PW
Prior change of use from B1(a) offices to 8 No. Class C3 apartments.
Comments deadline June 27th

8. To note that the next Planning Meeting of the Town Council will be held:
Tuesday 17th July 2018 at 7.00pm at Bollington Town Hall.
Any applications which require comments prior to that date will be added to the Council Agenda for the 3rd July