



Bollington

TOWN COUNCIL

Bollington Town Hall
Wellington Road, Bollington, Cheshire SK10 5JR
Email: clerk@bollington-tc.gov.uk
www.bollington-tc.gov.uk
Tel: 01625 572985

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 January 22nd 2019

David Naylor Town Clerk
Dated 16th January

Councillors

Voting Members:

Town Mayor Jon Weston		
Deputy Town Mayor Roland Edwards		
Chris Bennett	Ken Edwards	Andrew Langdon
James Nicholas	John Place	Amanda Stott
John Whitehurst	Allan Williams	Angela Williams

Officers

Chair

David Naylor	Jennifer Brockbank
Deputy Town Mayor Roland Edwards	

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 18th December 2018 (minute numbers 1095-1102)**
- 4. To note the comments on plans which required consideration at the Council Meeting on January 8th**

18/5699M

Site on Middlewood Way, Bollington

To erect a steel sculpture in the form of an archway

Comments deadline 2nd January (Extended to January 9th by request)

The meeting received an informative presentation concerning this application. It was to commemorate the 150 years anniversary of the opening the Bollington to Marple

railway. It also linked with a similar Bollington Festival Theme and an approach from the Friends of Rosehill Station in Marple to support the anniversary. An artist who carries out large works in steel had made rough sketches and a model. Local schools' workshops would also have inputs into the final design. There was Significant discussion and questions. Comments ranged from the proposed position and orientation of the sculpture and suggestions for something larger. It was **RESOLVED** to advise Cheshire East Council that the Town Council reluctantly felt that the application, as it currently stood, did not adequately consider the safety issues relating to a structure across the Middlewood Way and the position and possibly the orientation of the sculpture required a re-think. However, the Council vigorously encouraged the applicant to re-submit an application which dealt with these issues. Additionally, perhaps the sculpture could be grander in terms of its size if that was possible.

The Council hoped that Cheshire East would not charge a planning fee if the application was withdrawn and resubmitted, however, if a re-submission fee was to be charged the Council **RESOLVED** to reimburse that fee to the applicant.

18/6270M

46, HURST LANE, BOLLINGTON, SK10 5LT

single storey rear and 1st floor side extensions, front bay window and single storey front porch and canopy roof

Comments deadline 7th January (Extended to January 9th by request)

The Town Council **RESOLVED** not to object to this application

18/6314M

2-4 Grimshaw Lane, Bollington, SK10 5PT

Single storey rear extension

Comments deadline 16th January

The Town Council **RESOLVED** to object to this application because of overdevelopment in that there was concern about the proposed parking space and the ability of a driver to safely access or egress the space at this busy junction. The sight lines would also be compromised because of the bus stop and parking at the adjacent commercial garage. The Town Council asked its Cheshire East Bollington Ward Councillors to call in this application to the next Northern Area Committee.

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:

18/1862D

BOWLING GREEN, INGERSLEY VALE, BOLLINGTON

Discharge of conditions 6, 7, 8, 12 & 13 on application 15/2354M May 11th

The Town Council recommended that these conditions are not discharged due to an inadequate Impact Assessment in terms of parking provision and the omission of a Contamination report on which the other discharge of conditions relied.

18/5062M

104, WELLINGTON ROAD, BOLLINGTON, SK10 5HT Proposed two storey & single storey side/rear extensions & alterations inc new vehicular access & parking area *No objection from the Town Council*

18/5437M

1, NAB LANE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5RA
Single storey side and rear extensions

Comments deadline 21st November *No objection from the Town Council*

18/4981D

BOWLING GREEN, INGERSLEY VALE, BOLLINGTON, CHESHIRE
Discharge of conditions 6, 7, 8, 12 & 13 of existing permission 17/1531M;
Variation of condition 3 (approved plans) of 15/2354M - Outline application for proposed 11 no. 2.5 storey and 1no. 2 storey residential housing

Comments deadline 26th October

The Town Council RESOLVED to request that CEC seek clarification on the Construction Management Plan and the Contaminated Land Report before these conditions are discharged.

18/5623T

ROSE COTTAGE, 38, HIGHER LANE, KERRIDGE. SK10 5AR

T1: Ash- remove low hanging limb to allow more light onto recently planted trees below to give them a better chance to grow and become established TG2:

Remove secondary epicormic shoots and ivy from established trees. TG2:

Remove 50% of self seeded saplings and undergrowth below 4 meters in height.

No objection from the Town Council

18/5652T

LAND A REAR OF 1 QUEEN STREET, BOLLINGTON, CHESHIRE, SK10 5PS

Fell ash tree. The Council RESOLVED to object to this application – no reason had been provided for the work.

18/5791M

LAND AT, HIGH STREET, BOLLINGTON – Non-material amendment on application 16/5137M – 6 Terraced Dwellings. (Relating to doors, windows and internal configurations)

No objection from the Town Council

b. Planning applications WITHDRAWN: None

c. Planning decisions REFUSED:

18/5236T

THE COTTAGE, BOLLINGTON ROAD, BOLLINGTON, SK10 5EL

Fell three Sycamore trees. The Council RESOLVED to recommend refusal due to the lack of professional advice

d. Appeals Notified: None

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.

18/1207T

17A, JACKSON LANE, KERRIDGE, MACCLESFIELD, CHESHIRE, SK10 5BE

Works to tree - Fell Oak. *The Council objected 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. CEC have applied to put a TPO in place which the applicant is disputing. Confirmation of TPO awaited.*

18/3938M

LAND OPPOSITE, LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON,

Erection of 30 dwellings with associated works to include open space, play area and a flood mitigation area

Comments 12th September. Committee Date 10th October.

*Following the Planning Meeting where concerns were aired and a further meeting with the developers on September 4th the Town Council **RESOLVED NOT to object to this application subject to the following.***

- *The provision of a riverside path.*
- *Cheshire East's Environmental Health should be asked to confirm that the noise levels from the Lowerhouse Mill will not cause a nuisance to residents.*
- *The existing trees at the gate should be retained within the development.*
- *The developer is considering a gated development where the residents have access via an electronically controlled gate and presumably control fobs/cards. The Town Council felt that this could serve to increase the price of the 9 affordable units.*
- *Because of the tandem nature of the parking provision, the garages should be large enough to accommodate a large car.*
- *There should be conditions imposed concerning the hours of construction. Also to prohibit the use of Moss Brow for such access at all times, with appropriate signage.*

18/4138M

Co-Operative, 2 Waterwheel Way, Bollington, Macclesfield SK10 5DQ

Proposal to turn the existing turning head into additional car parking spaces.

19th September *The Town Council **RESOLVED** to ask Cheshire East to insist that a sturdy metal barrier be erected to protect the garden walls of the dwellings. Currently the walls are regularly backed into and are a danger to anyone in the gardens. The existing wooden rail is broken in many places and is no use whatsoever in this regard.*

18/4866M

THE WORKSHOP, OAK LANE, KERRIDGE, SK10 5BD

Two light industrial workshops, existing structures and buildings on site to be demolished

Comments deadline 7th November *No objection from the Town Council*

18/5560M

land between 24 & 26, HURST LANE, BOLLINGTON SK10 5LP

Construction of one two-storey detached infill dwelling with associated new access and car parking

Comments deadline 29th November. *No objection from the Town Council*

18/5585M

Green Lane Farm, GREEN LANE, BOLLINGTON, SK10 5LG

Proposed alterations and extensions to existing dwelling

Comments deadline 12th December. *No objection from the Town Council*

18/5699M

Site on Middlewood Way, Bollington

To erect a steel sculpture in the form of an archway

Comments deadline 2nd January

*It was **RESOLVED** to advise Cheshire East Council that the Town Council reluctantly felt that the application, as it currently stood, did not adequately consider the safety issues relating to a structure across the Middlewood Way*

18/5871M

23, GREENFIELD ROAD, BOLLINGTON, SK10 5NE

Demolition of single storey extension, erection of two storey and single storey side and rear extensions, new driveway, front porch to replace existing and demolition of outbuildings to rear. Comments deadline 19th December

The Town Council **RESOLVED** to recommend refusal of this application on the grounds of over development, loss of on street parking, not in keeping with the area and not in accordance with the building line on the side road. It is also unclear how many parking spaces will be provided on site.

18/6031M

35, ALBERT ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5HS
Demolition of an existing dwelling house and construction of a replacement dwelling house.

Comments deadline 2nd January *No objection from the Town Council*

18/6049M

94, BOLLINGTON ROAD, BOLLINGTON, SK10 5EL
Two Storey Side Extension

Comments deadline 2nd January *No objection from the Town Council*

18/6206D

Kay Metzeler Ltd, Wellington Road, Bollington, Macclesfield, SK10 5JJ
Discharge of conditions 9, 14, 16, 23, 34 & 35 on approval 11/4501M –
Outline Application for the Demolition of Existing Buildings and Erection of a Residential Led Mixed Use Development for up to 109 Dwellings and Co-op Foodstore with the Entrance off Wellington Road - All Matters Reserved

No objection from the Town Council (Email Consultation)

18/6270M

46, HURST LANE, BOLLINGTON, SK10 5LT
single storey rear and 1st floor side extensions, front bay window and single storey front porch and canopy roof

Comments deadline 7th January (Extended to January 9th by request)

No objection from the Town Council

18/6314M

2-4 Grimshaw Lane, Bollington, SK10 5PT

Single storey rear extension Comments deadline 16th January

*The Town Council **RESOLVED** to object to this application because of overdevelopment in that there was concern about the proposed parking space and the ability of a driver to safely access or egress the space at this busy junction. The sight lines would also be compromised because of the bus stop and parking at the adjacent commercial garage. The Town Council asked its Cheshire East Bollington Ward Councillors to call in this application to the next Northern Area Committee.*

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

[18/6337D](#)

KERRIDGE CRICKET CLUB, CLARKE LANE, BOLLINGTON. SK10 5AH
Discharge of condition 3 on existing permission 16/0214M; Crown bowling green, floodlights and associated works
Comments deadline 24th January 2019

[18/6417M](#) & [18/6418M \(LBC\)](#)

Turner Heath, 103, BOLLINGTON ROAD, BOLLINGTON, SK10 5EL
Demolition of existing rear extension and replacement with new larger extension.
Comments deadline 6th February 2019

[19/0063T](#)

13, CLARENCE TERRACE, BOLLINGTON, SK10 5LD
Works to trees - Fell 2 Pine Trees.

[19/0122M](#)

LAND OPPOSITE, Lowerhouse Mill, ALBERT ROAD, BOLLINGTON
Non-material amendment to application 14/3844M - Change of use from industrial to residential. Development of 33 new dwellings including 8 apartments, improvements to land levels, amenity, infrastructure and landscaping to suit

[19/0166M](#)

7, SOUTH WEST AVENUE, BOLLINGTON, SK10 5DX
Demolition of existing garage and conservatory and proposed side and rear extensions to house.
Comments deadline 5th February 2019

8. To note that the next Planning Meeting of the Town Council will be held:

Tuesday 19th February 2019 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 5th February