



Bollington

TOWN COUNCIL

Bollington Town Hall
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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 March 19th 2019

David Naylor Town Clerk
Dated 13th March

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 19th February 2018 (minute numbers 1111-1118)**
- 4. To note the comments on plans which required consideration at the Council Meeting on March 5th**

19/0775M

LAND NORTH OF, GRIMSHAW LANE, BOLLINGTON, CHESHIRE

To erect a steel archway to serve as the entrance to the Middlewood Way trail from Grimshaw lane. This would commemorate the 150 year anniversary of the opening of the former Marple to Macclesfield Railway, now the Middlewood Way
Comments Deadline 20th March.

It was **RESOLVED** to recommend approval of the application.

19/0808M

58, WELLINGTON ROAD, BOLLINGTON, CHESHIRE, SK10 5JH

Two storey side extension

Comments Deadline 8th March

It was **RESOLVED** to recommend approval of the application.

19/0864D

FORMER KAY METZELER SITE WELLINGTON ROAD, BOLLINGTON

Discharge of conditions 5 & 6 on approval 13/2406M for Reserved Matters application for 91 dwellings following outline application 11/4501M Comments Deadline 13th March
The Town Council at its Planning Meeting on 5th March was concerned regarding the following matters:

Condition 5 Landscape Management

Planning Application 13/2406M Decision Notice Condition 5 required:

“A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all hard and soft elements, other than domestic gardens, in perpetuity including details of the establishment of a management company, shall be submitted to and approved by the Local Planning Authority within 3 months of the date of this permission. The management plan shall be implemented as approved”.

It was now March 2019, well beyond the 3 months stated above. The Management Plan was dated June 2014 and stated:

“The Management Plan covered future maintenance for an initial period of five years, after which all planting areas should be well established, and their ongoing maintenance reviewed at that time, (2021), however, we have also included for the thinning of trees and maintenance beyond the initial five-year period”.

The Town Council is of the view that the review date in terms of trees and planting areas, in general, being well established should be 2024 because since 2014 a number had been replaced but it was noted that there were 3 dead trees within the planting area which had not.

Historically, trees had been planted and had died, probably because of waterlogged ground and possibly because soil preparation was insufficient. The majority had been replaced but it had left a feeling that this may be a problem for the future once the condition had been discharged. If the management company responsible for delivering the management plan defaulted on elements of the plan it would be up to the residents to deal with and not Cheshire East’s Planning Enforcement Team, therefore, these issues needed to be addressed now.

Condition 6 Hard Landscaping

The Council was also concerned about the mosaic. The current version (a picture is attached in the enclosures document) showed its very poor condition. This condition was related to it being underwater on some occasions. This mosaic did not form part of the original hard landscaping plan which was shown as decorative wall. The new mosaic should be protected from poor surface water drainage otherwise it will again deteriorate.

The Council was also concerned about a collapsed stone-wall section of the river bank near the bridge at the south westerly end of the site. A picture is attached in the enclosures document. If this was not rectified, the river in spate would erode the bank. In view of the above, the Town Council **RESOLVED** to ask Cheshire East Council not to discharge these conditions until these issues had been fully addressed, otherwise they would create problems for the residents. Bellway Homes promoted this site as a flagship in their development portfolio. In the above respects it was falling short of that promise.

[19/0906T](#)

5, BEESTON BROW, BOLLINGTON, SK10 5PR

T1 sycamore - pollard the vertical stem overhanging the property of 5 Beeston Brow and reduce remaining laterals away

Comments Deadline unspecified

It was **RESOLVED** to recommend approval of the application.

5. **Updates from the Minutes**

6. **To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:**

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

[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 24th Jan *No objection from the Town Council*

[19/0317M](#)

5, Garden Street, Bollington, SK10 5JQ

Variation of Condition 4 on approved planning application 15/0345M.

Refers to design of roof, and location of window and entrance.

Comments deadline 18th February. *No objection from the Town Council*

[19/0354M](#)

KERRIDGE HILL HOUSE, WINDMILL LANE, KERRIDGE, SK10 5AZ

Proposed side extension 27th February *No objection from the Town Council*

[19/0593M](#)

2 Foxglove Close, Bollington, Macclesfield, SK10 5DH

Garden Room to side and rear elevations

Comments deadline 6th March *No objection from the Town Council*

[19/0598M](#)

3, WATERHOUSE AVENUE, BOLLINGTON, SK10 5JP

Proposed single storey side & rear extensions

Comments deadline 6th March *No objection from the Town Council*

b. **Planning applications WITHDRAWN:** None

c. **Planning decisions REFUSED:** None

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 29th November. *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.

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 It was **RESOLVED** to draw to the Conservation Officer's attention the Town Council's comments about the flat roof being in keeping with a view to refusal.

19/0143T

Life Church, HAWTHORN ROAD, BOLLINGTON

Works to Sycamore, Silver Birch and Ash Trees

It was **RESOLVED** to recommend refusal of the application as they have TPOS and provided screening.

19/0166M

7, SOUTH WEST AVENUE, BOLLINGTON, SK10 5DX

Demolition of existing garage and conservatory and proposed side and rear extensions to house. 5th February 2019 *No objection from the Town Council if adequate parking provided.*

19/0202M

22, HIGHER LANE, KERRIDGE, SK10 5AR

Demolition of defective retaining walls to the side of my house, excavation of raised lawn/flower bed area. Construction of block work/stonework retaining walls and forming of a car park space finished with natural stone flags

Comments deadline 13th March *No objection from the Town Council*

19/0255M

13, Hall Hill, Bollington, SK10 5ED

First floor side extension, front porch and internal alternations.

Comments deadline 13th February. *No objection from the Town Council*

19/0398M

80, WELLINGTON ROAD, BOLLINGTON, SK10 5HT

Demolition of existing redundant industrial buildings and change of use to existing hard-surfaced areas as a car parking for the use of users of and visitors to the adjacent Church; including construction of pedestrian access to Life Church; gating, fencing and alteration to an existing vehicular entrance to the site

26th February *The Bollington Neighbourhood Plan requires that commercial premises such as this have been actively marketed for 18 months before a change of use can be permitted in order to protect the Town's employment base. Although the Town Council accepts that parking is needed in this area, the Neighbourhood Plan is clear on this regard. In view of this the Council must ask for a refusal unless the marketing condition has been fulfilled.*

19/0453D

LAND ADJACENT TO, LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON.

Discharge of condition 24(d) from existing permission 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. 25th February *No objection from the Town Council*

19/0485M

Life Church, HAWTHORN ROAD, BOLLINGTON

Non material amendment relating to 16/1817M

19/0688M

2 Field Close, Bollington, SK10 5JG

Proposed two storey rear extension to form ground floor larger kitchen, breakfast area and dining area, plus the addition of a small utility with new side door.

Proposed first floor extension to form an additional bedroom, a larger bedroom and repositioned bathroom. 5th March *No objection from the Town Council*

19/0717M

High Barn, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ

First floor side extension and single storey garage extension.

Comments deadline 13th March *No objection from the Town Council*

19/0775M

LAND NORTH OF, GRIMSHAW LANE, BOLLINGTON, CHESHIRE

To erect a steel archway to serve as the entrance to the Middlewood Way trail from Grimshaw lane. This would commemorate the 150 year anniversary of the opening of the former Marple to Macclesfield Railway, now the Middlewood Way
Comments Deadline 20th March. *No objection from the Town Council*

19/0781T

WATERSIDE COTTAGE, OAK LANE, KERRIDGE, SK10 5AP

Tree 1 - Willow. In front car park, signs of decay on right limb over hanging carpark. to be felled to ground level. Tree 2 - Sycamore. In garden, leaning dangerously over neighbouring property. Dismantle and fell to ground level. Tree 3,4,5 - Beech. Rear of property, suffering from honey fungus. Dismantle and fell to ground level. *The Council **RESOLVED** to recommend refusal because the applicant did not appear to have sought any professional advice.*

19/0808M

58, WELLINGTON ROAD, BOLLINGTON, CHESHIRE, SK10 5JH

Two storey side extension

Comments Deadline 8th March *No objection from the Town Council*

19/0864D

FORMER KAY METZELER SITE WELLINGTON ROAD, BOLLINGTON

Discharge of conditions 5 & 6 on approval 13/2406M for Reserved Matters application for 91 dwellings following outline application 11/4501M

Comments Deadline 13th March

*It was **RESOLVED** to recommend refusal until the specific outstanding matters had been resolved with Belway and Meadfleet. The Clerk would work with the Residents Association on this.*

19/0906T

5, BEESTON BROW, BOLLINGTON, SK10 5PR

T1 sycamore - pollard the vertical stem overhanging the property of 5 Beeston Brow and reduce remaining laterals away. *No objection from the Town Council*

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

[19/0525T](#)

**LAND OPPOSITE CRAIGEND, WINDMILL LANE, KERRIDGE, SK10 5AZ
Crown reduction to three trees by no more than 3m**

[19/0990M](#)

29, SPINNERS WAY, BOLLINGTON, SK10 5HE

Rear single storey extension

Comments Deadline 30th April

[19/1030M](#)

17, OAK LANE, KERRIDGE, SK10 5BD

**Non-Material amendment to application 15/3182M - Division of one single 5 bed property into 2no dwellings. Property A: end of terrace cottage with 2 bedrooms
Property B: separated 3 bed property at the rear, joined at first floor level to property A. Current property also has a garage situated at the end of a track opposite to the front of the property this will offer parking to one of the properties**

[19/1113M](#)

116, SOUTH WEST AVENUE, BOLLINGTON. SK10 5DS

Conversion of existing double garage to utility and play room.

Comments Deadline 30th April

[19/1137M](#)

46, SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS

Proposed two storey and single storey rear, side and front elevation extension

Comments Deadline 3rd April

[19/1213M](#)

11, SWANSCOE AVENUE, BOLLINGTON, SK10 5NH

Prior approval of single storey rear extension to existing dining/living/kitchen extending 3.5m beyond the rear wall, maximum height of 3.5m and eaves height of 3m

Comments Deadline 2nd April

[19/1232M](#)

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 2nd April

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

Tuesday 16th April 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 2nd April