



# 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 April 16<sup>th</sup> 2019**

David Naylor Town Clerk

Dated 10<sup>th</sup> April

#### **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 19<sup>th</sup> March 2018 (minute numbers 1119-1125)**
- 4. Updates from the Minutes**
- 5. To note the comments on plans which required consideration at the Council Meeting on April 2<sup>nd</sup>**

#### **19/1348T**

**36 HIGHER LANE, KERRIDGE SK10 5AR**

**Sycamore tree: Fell**

**It was RESOLVED to refer this to the Tree Officer at Cheshire East to ensure that the work was necessary.**

[19/1262T](#)

**BRIDGE HOUSE, WINDMIL LANE, KERRIDGE SK10 5AZ**

**Trees A to H Sycamore trees mainly – Fell**

**It was RESOLVED to recommend this to the Tree Officer at Cheshire East to ensure that the work was necessary.**

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

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

[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 13<sup>th</sup> 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 13<sup>th</sup> February. No objection from the Town Council*

[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. 25<sup>th</sup> February *No objection from the Town Council***

[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. 5<sup>th</sup> 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 20<sup>th</sup> March. No objection from the Town Council*

[19/0781T](#) **CONSENT WITH CONDITIONS ([here](#))**

**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.***

**19/0906T**

**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*

**19/1030M**

**17, OAK LANE, KERRIDGE, SK10 5BD**

Non-Material amendment to application 15/3182M - Division of one single 5 bed property into 2 no 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 *No objection from the Town Council*

**19/1113M**

**116, SOUTH WEST AVENUE, BOLLINGTON. SK10 5DS**

Conversion of existing double garage to utility and play room.

Comments Deadline 30<sup>th</sup> April *No objection from the Town Council*

**19/1137M**

**46, SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS**

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

Comments Deadline 3<sup>rd</sup> April *No objection from the Town Council*

**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 2<sup>nd</sup> April *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 27<sup>th</sup> 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 15<sup>th</sup> 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 13<sup>th</sup> 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 12<sup>th</sup> September. Committee Date 10<sup>th</sup> October. Following the Planning Meeting where concerns were aired and a further meeting with the developers on September 4<sup>th</sup> 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.**

*19<sup>th</sup> 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 7<sup>th</sup> 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** 29<sup>th</sup> November. *No objection from the Town Council*

[18/6314M](#)

**2-4 Grimshaw Lane, Bollington, SK10 5PT**

**Single storey rear extension** Comments deadline 16<sup>th</sup> 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 6<sup>th</sup> 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.** 5<sup>th</sup> February 2019 *No objection from the Town Council if adequate parking provided.*

[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** 26<sup>th</sup> 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.*

**19/0485M**

**Life Church, HAWTHORN ROAD, BOLLINGTON**  
**Non material amendment relating to 16/1817M**

**19/0525T**

**LAND OPPOSITE CRAIGEND, WINDMILL LANE, KERRIDGE, SK10 5AZ**  
**Crown reduction to three trees by no more than 3m**  
*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 13<sup>th</sup> March *No objection from the Town Council*

**19/0808M**

**58, WELLINGTON ROAD, BOLLINGTON, CHESHIRE, SK10 5JH**  
**Two storey side extension** 8<sup>th</sup> 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 13<sup>th</sup> 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.*

**19/0990M**

**29, SPINNERS WAY, BOLLINGTON, SK10 5HE**  
**Rear single storey extension** 30<sup>th</sup> April *No objection from the Town Council*

**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** 2<sup>nd</sup> April *No objection from the Town Council*

**19/1262T**

**BRIDGE HOUSE, WINDMIL LANE, KERRIDGE SK10 5AZ**  
**Trees A to H Sycamore trees mainly – Fell** *No objection from the Town Council*

**19/1348T**

**36 HIGHER LANE, KERRIDGE SK10 5AR**  
**Sycamore tree: Fell** *No objection from the Town Council*

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

[19/1399T](#)

26, ADLINGTON ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5JT  
Works to trees - Leylandii hedge, Spruce/Pine, Conifers, Goat Willow & Willow.

[19/1438M](#)

DORMER HOUSE, DUMBAH LANE, BOLLINGTON, SK10 5AB

Proposed first floor extension to form larger bedroom and ensuite. Renew existing mock tudor cladding and replace existing black mock tudor boards with new grey mock tudor boards. Smooth render to external walls below the mock tudor cladding to front elevation and ground and first floor external walls to side elevations

Comments Deadline 24<sup>th</sup> April

[19/1447M](#)

BOLLINGTON CROSS C OF E PRIMARY SCHOOL, BOLLINGTON RD, SK10 5EG

Construction of an artificial grass surface and associated fencing and floodlighting on an area of the school playing field to complement and increase the sporting provision, outdoor education facility and community outreach of sport. The proposal includes an artificial grass pathway for access

Comments Deadline 8<sup>th</sup> May

[19/1559M](#)

34 , Chancery Lane, Bollington, SK10 5BJ

2 storey rear extension

Comments Deadline 1<sup>st</sup> May

[19/1574M](#)

Turner Heath, 103, BOLLINGTON ROAD, BOLLINGTON, SK10 5EL

Listed Building Consent for a Proposed Greenhouse

Comments Deadline 15<sup>th</sup> May

[19/1587M](#)

4, THE DRIVE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5DP

Proposed ground floor side extension

Comments Deadline 23<sup>rd</sup> April

[19/1589T](#)

Stake House End Farm, 64, CHANCERY LANE, BOLLINGTON, SK10 5BJ

T1 Fell.

[19/1607M](#)

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

Single-storey side extension (alternative to that approved under 19/0354M), plus replacement dormer, removal of cherry tree and alterations to retaining wall to provide turning space on driveway.

Comments Deadline 1<sup>st</sup> May

[19/1633M](#)

3, RAINOW MILL COTTAGE, INGERSLEY VALE, BOLLINGTON, SK10 5BP

Two storey side extension and new bay window.

Comments Deadline 1<sup>st</sup> May

[19/1659M](#)

**20A, SHRIGLEY ROAD, BOLLINGTON, CHESHIRE, SK10 5QU**

**First floor extension over existing garage**

Comments Deadline 1<sup>st</sup> May

[19/1718M](#)

**14, ADLINGTON ROAD, BOLLINGTON, SK10 5JT**

**Conversion of roof space to bedroom and ancillary works**

Comments Deadline 8<sup>th</sup> May

[19/1738M](#)

**5, LEAT PLACE, BOLLINGTON, SK10 5DB**

**Construction of timber grillion in rear garden**

Comments Deadline 8<sup>th</sup> May

[19/1784M](#)

**FIRE STATION, ALBERT ROAD, BOLLINGTON, SK10 5HS**

**Proposed single storey side extension and internal alterations to the existing fire station.**

Comments Deadline 8<sup>th</sup> May

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

**Tuesday May 21<sup>st</sup> 2019 at 7.00pm at Bollington Town Hall.**

**Because of the elections and the resultant late May Council meeting any applications which require comments prior to that date will be circulated for consideration.**