



Minutes of the Planning and Development Executive Committee Meeting held online via Microsoft Teams on Tuesday May 19th 2020

Present

The Mayor Cllr John Stewart; The Deputy Mayor Cllr Johanna Maitland;
Cllrs: Alex Douglas-Kane, Ken Edwards, Roland Edwards, Mark Fearn, James
Nicholas, Amanda Stott, Jon Weston, Angela Williams.
David Naylor Town Clerk. Andrea Paterson

One member of the public was present one concerning [20/1695M](#)
Land To The Rear Of The Water Street Centre, WATER STREET, BOLLINGTON

- 1. Apologies for absence.** Cllrs Sara Knowles and Sarah Penkethman
- 2. Declarations of Members' interests;** None
- 3. To receive the minutes from the Planning Meeting held on 18th February 2020**
The minutes were agreed as a true record.
- 4. To receive the [list](#) of Planning Applications and Decisions Notified via email during March and April.**
The list was agreed as a true record.
- 5. Updates from the Minutes and [list](#) of Planning Applications and Decisions Notified via email during March and April.**
Cllr Weston highlighted three:
[20/0905M](#) 16 Adlington Road – Rear extension and velux roof lights at the front as part of a loft conversion. The Town Council had recommended refusal of the roof lights, agreeing with Cheshire East Council's (CEC) conservation Officer. However, CEC had subsequently approved the application because there was no valid reason for refusal.
[19/3438M](#) Stone Products Ltd Nab Works Long Lane. The Town Council had not objected to this application, but CEC had refused it. There was a history to the site which was known to Pott Shrigley Parish Council. The Clerk advised that in future BTC would liaise with them on this boundary site.
[19/4021M](#) Co-op Food Store turning head to car park extension. The Town Council had supported this application. The Co-op had submitted an appeal on non-determination (because CEC was delaying in determining the application). This appeal had been

dismissed and the planning application refused by the inspector. There appeared to be no opportunity to secure consent on this without going to the High Court and that would only be on the grounds of incorrect legal process. It was expected that customers would still park on the turning head without some physical restrictions.

6. To note the comments on plans which required consideration at the Council Meetings on April 21st and May 5th

[20/1240M](#) & [20/1241M](#) (LBC)

MOSS COTTAGE 6, MOSS BROW, BOLLINGTON. SK10 5HH

Demolition of an existing single-storey extension and outbuilding to be replaced with a new two-storey extension, with single-storey glass-link and associated landscaping works. Additional works to cottage front and rear elevation to add double doors and restore an original central entrance to the dwelling. Comment deadline 22nd April
The Town Council **RESOLVED** not to object to this application

[20/1494M](#)

92, SOUTH WEST AVENUE, BOLLINGTON. SK10 5DS

Two storey side and front (first floor only) extensions following demolition of existing conservatory

Comment deadline 6th May

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

[20/1658M](#)

58, WELLINGTON ROAD, BOLLINGTON, SK10 5JH

Non-material amendment to 19/0808M - Two storey side extension

The Clerk advised that the application, in his view, should not be a none material amendment because the proposed works, which involved a new gable roof line and side extension, which would project further to the rear, were major changes to the approved plan and the latter would not provide an opportunity for neighbour consultation.

The Council accepted the advice and **RESOLVED** to recommend refusal on these grounds.

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

Planning permission GRANTED with Conditions:

[19/5185M](#)

Limefield House, LIME FIELD, BOLLINGTON, SK10 5LE

Listed Building Consent for refurbishment including minor demolition and site clearance works, internal works, re-roofing, stonework repairs and works to external windows and doors. *No objection from the Town Council*

[19/5576M](#)

The Gables, 5, OAKBANK DRIVE, BOLLINGTON, CHESHIRE, SK10 5RJ

Certificate of lawful existing use for construction of a dwelling

No objection from the Town Council

[20/0045T](#)

ST GREGORYS CHURCH, WELLINGTON RD, BOLLINGTON, SK10 5JR

No objection from the Town Council

[20/0313T](#)

**ADJACENT TO 31 HAMSON DRIVE, BOLLINGTON, SK10 5SS
Fell Oak Tree**

[20/0317T](#)

**Dean Way, Bollington, SK10 5DW
Fell to low stumps - 5 self seeded Sycamores and 1 Ash Tree**

[20/0793M](#)

**12 Willowbank Drive, Bollington. SK10 5DG
Construction of rear and side conservatory.
*No objection from the Town Council***

[20/0799M](#)

**35, CEDARWAY, BOLLINGTON, SK10 5NR
Single-storey left-hand side extension Comment deadline 18th March
*No objection from the Town Council***

[20/0823M](#)

**18, Fairfield Avenue, Bollington, SK10 5LZ
A single storey rear and two storey side extensions.
Comment deadline 18th March *No objection from the Town Council***

[20/0888T](#)

**27, WATERWHEEL WAY, BOLLINGTON, SK10 5DJ
Crown lift of lime trees *No objection from the Town Council***

[20/0905M](#)

**16, ADLINGTON ROAD, BOLLINGTON, SK10 5JT
Rear roof dormer extension & windows & front roof recessed Velux lights as
part of loft conversion, plus small ground floor rear extension to provide
combined kitchen-living room
Comment deadline 8th April [Planning Downloads](#)
*The Council agreed with the conservation officer in that the rear extension is
acceptable but the front dormer windows would not be appropriate in the conservation
area. All materials used must also be appropriate to the conservation area.***

[20/0973M](#)

**13, BEECHWAY, BOLLINGTON, SK10 5NN
Single storey rear and side extension. Extending of front and rear dormers.
Comment deadline 25th March *No objection from the Town Council***

[20/0986M](#) & [20/0987M](#) (LBC)

**ADELPHI MILL PROPERTIES, Adelphi Mill, GRIMSHAW LANE, SK10 5JB
New disabled entrance ramp
Comment deadline 8th April *No objection from the Town Council***

[20/1015M](#)

**26, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ
Rear two storey extension.
Comment deadline 8th April *No objection from the Town Council***

[20/1055D](#)

11, WATER STREET, BOLLINGTON, SK10 5PA

Discharge of condition 5 & 6 on approved application 19/6415M -

Two storey side extension and detached single storey outbuilding, door & window modifications to existing building

Comment deadline 1st April *No objection from the Town Council*

[20/1376D](#)

Land adjacent to 28 HIGHFIELD ROAD, BOLLINGTON

Discharge of conditions 4, 6, 10 & 13 of existing permission 17/0398M;

demolition of two lock up garages and the erection of 1 no. detached dwelling, with associated parking and landscaping.

Comment deadline 21st April

The Town Council RESOLVED not to object to this application

Planning decisions WITHDRAWN:

[19/5889M](#)

Newhaven, HURST LANE, BOLLINGTON, SK10 5LN

Proposed alterations and extensions

The Town Council RESOLVED not to object to this application

Planning decisions REFUSED

[19/3438M](#)

Stone Products Ltd, Nab Works, Long Lane, Pott Shrigley, SK10 5SD

Construction of new office block and storage warehouse

No objection from the Town Council

[19/4021M](#)

CO-OP Foodstore, WELLINGTON ROAD, BOLLINGTON

Retrospective application to turn the existing turning head into additional seven car parking spaces Consultation Deadline 23rd September extended to 22nd November.

This plan was considered at the Planning and Development Executive Committee Meeting on September 17th. At that meeting the Council RESOLVED not to object to this application subject to the manager strictly enforcing the closure of the car park during the stated hours.

The deadline has been extended to take in to account neighbour notification issues. *The Town Council RESOLVED to support the application.*

On November 22nd the Co-Op submitted an [appeal](#) claiming CEC had failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. [The application was refused on appeal.](#)

[20/0128M](#)

35, CEDARWAY, BOLLINGTON, SK10 5NR

Non-material amendment to planning approval 16/4366M - Proposed Single Storey Side / Rear First Floor Extension

The Town Council RESOLVED not to object to this application

Reason for CEC Refusal: *The changes to the approved side elevation combined with the cumulative changes to the buildings front elevation are considered to be a material departure from the approved design.*

20/1658M

58, WELLINGTON ROAD, BOLLINGTON, SK10 5JH

Non-material amendment to 19/0808M - Two storey side extension

The Clerk advised that the application, in his view, should not be a none material amendment because the proposed works, which involved a new gable roof line and side extension, which would project further to the rear, were major changes to the approved plan and the latter would not provide an opportunity for neighbour consultation.

The Council accepted the advice and **RESOLVED** to recommend refusal on these grounds.

19/5255M

90, WELLINGTON ROAD, BOLLINGTON, SK10 5HT

Existing deteriorating fence and overgrown hedgerow has been removed and a new fence to be erected around the perimeter of the garden. Comments Deadline 8th January

The Town Council **RESOLVED** to object to this application because it was overbearing, unneighbourly and out of keeping with the area. [Decision Notice](#)

19/5691M

18 Fairfield Avenue, Bollington, SK10 5LZ

Removal of existing conservatory at rear and the erection of a single storey kitchen/diner with flat roof incorporating glazed lantern light. A single storey existing extension to the side of the dwelling to be extended to the front of the building, and a full-length upper floor with a pitched hipped roof added to provide a third bedroom and a more spacious bathroom. The ground floor to the side extension will provide space for a utility room, w.c & basin and a study. Consultation deadline 2nd January

The Town Council **RESOLVED** not to object to this application. [Decision Notice](#)

19/5767M

92, SOUTH WEST AVENUE, BOLLINGTON, CHESHIRE, SK10 5DS

Construction of detached 2-storey dwelling adjacent existing dwelling

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

Comments Deadline 29th January [Decision Notice](#)

20/0015M

24, HIGHFIELD ROAD, BOLLINGTON, CHESHIRE, SK10 5LR

Construction of a detached garage, parking area and widening of the existing vehicular access [Decision Notice](#)

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

Appeals Notified: None

[Still awaiting a decision](#) Available

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

[20/1695M](#)

Land To The Rear Of The Water Street Centre, WATER STREET, BOLLINGTON
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. Comment deadline 27th May

It was noted that Planning Permission had been granted for two houses on this site on appeal in 2017. It was also noted that there had been significant changes in the last 3 years which could impact on the site. During the floods of summer 2019 the river levels had risen above the existing footbridge and this had been recorded on video. It was also noted that the application form inaccurately stated the site was not near a watercourse. The site visit to assess parking on the original application had also taken place during school holidays and did not represent a typical day. Pressure on parking in was severe and had subsequently risen.

It was **RESOLVED** to repeat the Town Council's objections to the original application, and to supply video footage of the summer 2019 flooding. Cheshire East Council would be requested not block-approve all the assessments submitted with the last application **[16/3539M](#)** which was won on appeal.

Of particular concern was the Flood Risk Assessment carried out in 2016. This was in view of the severe flooding which occurred in the summer of 2019 when the adjacent river level had risen above the level of the existing footbridge to the site.

Also of concern was the traffic assessment. The loss of parking spaces in the Water Street Centre car park would be a factor in the intended growth of this Centre and contribute to severe on-street parking issues which have increased over this period. The assessment was also carried at an unrepresentative time of the year.

[20/1703M](#)

6, DEAN CLOSE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5NT

Certificate of lawful existing use of two-storey side extension 20th May

The Town Council was concerned that this 2-storey side extension was apparently built without any reference to the planning authority and may also not have been built and inspected to the requisite building standards.

In view of this the Town Council would like to be assured that it had been constructed to these standards and had the necessary building regulations approval and completion certificate. Cheshire East Planners had been asked to confirm this.

Without this assurance the Town Council recommended refusal of this application and could not see how Cheshire East could provide a positive lawful certificate.

[20/1899M](#)

6, DEAN CLOSE, BOLLINGTON, CHESHIRE, SK10 5NT

Two-storey front extension; bay window; and single-storey rear extension

This application would be considered again at the 2nd June Council meeting (Comments required by 3rd June) and be informed by any response from Cheshire East Council concerning the matters raised in **[20/1703M](#)** above.

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

Tuesday June 16th 2020 at 7.00pm via Microsoft Teams (tbc).

Any applications which require comments prior to that date will be considered at the Council Meeting on Tuesday June 2nd.