



**Minutes of the Planning and Development
Executive Committee Meeting
held online via Microsoft Teams
on Tuesday June 16th 2020**

Present

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

One member of the public was present concerning [20/2136M](#) Green Lane Farm,
Green Lane, Bollington, SK10 5LG

1. Apologies for absence. Cllrs Sarah Penkethman

2. Declarations of Members' interests;

The Deputy Mayor Cllr Maitland regarding [20/2136M](#) Green Lane Farm, Green Lane,
Bollington, SK10 5LG Demolition of existing dwelling and construction of a new dwelling
Reason; because she knew one of the parties

Cllr Rolland Edwards regarding [20/1784M](#) & [20/1785M](#)(LBC)4, Bollington Road,
Bollington, SK10 5EF Proposed re-roofing of existing stone flagged roof
Reason: because he knew one of the parties

Both would take no part in the debates or votes.

3. To receive the minutes from the Planning Meeting held on 19th May 2020

The minutes were agreed as a true record.

4. Matters Arising from the Minutes

Cllr Amanda Stott advised that the following application had moved to appeal, and any
further comments should be forwarded to Cheshire East Council via the Clerk- deadline
9th July. [20/1015M](#) 26, **COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ**
Rear two storey extension.

Cllr Roland Edwards requested clarification regarding the withdrawn application
[20/1194M](#) Former stable building, Palmerston Embankment, Macclesfield Canal.
Determination if prior approval is needed for demolition of former stable building
There has been concern that this building was going to be rebuilt. It appeared that the
stone had been retained in a steel container on site, ready to rebuild. There was

nothing on Cheshire East's Planning On-line system to inform the reason for the withdrawal. The Clerk was asked to confirm that the building would be rebuilt and report back.

5. **To note the comments on plans which required consideration at the Council Meetings on June 2nd**
Cllr Amanda Stott

20/1899M

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

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

Comment deadline 3rd June

The Town Council **RESOLVED** to recommend refusal of this application because of the following: The proposed window in the existing side elevation will directly overlook the rear patio area of number 4 Dean Close. The room with this window is titled a dressing room but is accessed from the landing and not a bedroom and appears to be a bedroom in waiting. If this is approved it will create a 5 bedroomed house which effectively has 2 off-street parking spaces and one of them is the garage. The Town Council feels that this application if approved would be an overdevelopment of the site and not be in keeping with the area.

20/2105T

CRAIGEND, WINDMILL LANE, KERRIDGE, SK10 5AZ

Fell Two Ash Trees

The Town Council **RESOLVED** to recommend refusal of this application and request the Tree Officer visits the site as soon as possible to see if these trees, within the conservation area are worth saving, and if alternative works other than felling are appropriate. Also the loss, if necessary of these trees should require the replanting of new trees in accordance with Cheshire East's Environment Policy

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

Planning permission GRANTED with Conditions:

20/0811M & 20/0812M (LBC)

Limefield House, LIME FIELD, BOLLINGTON, SK10 5LE

Proposed conversion and alteration of the Coach-House and Stables into two residential dwellings with amenity space and parking

Comment deadline 25th March No objection from the Town Council

20/1282T

1, Clough Bank House, CLOUGH BANK, BOLLINGTON, SK10 5NZ

WORKS TO TPO TREES No objection from the Town Council

20/1290T

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

Works to trees No objection from the Town Council

20/1344M

49, LEAT PLACE, BOLLINGTON, SK10 5DB

Proposed single storey rear elevation extension

No objection from the Town Council

[20/1469T](#)

4, LOMAS CLOSE, BOLLINGTON, SK10 5AN

Works to trees - Tree Group 1 and Tree 2. *No objection from the Town Council*

[20/1494M](#)

92, SOUTH WEST AVENUE, BOLLINGTON. SK10 5DS

Two storey side and front (first floor only) extensions following demolition of existing conservatory 6th May *No objection from the Town Council*

Planning decisions WITHDRAWN:

[20/1194M](#)

Former stable building, Palmerston Embankment, MACCLESFIELD CANAL

Determination if prior approval is needed for demolition of former stable building

Planning decisions REFUSED None

Appeals Notified:

[20/0015M](#)

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

Construction of a detached garage, parking area and widening of the existing vehicular access

[20/1015M](#)

26, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ

Rear two storey extension.

This appeal follows the granting of planning permission for an extension 26 Cocksheadhey Road, on 30 April 2020 and relates specifically to Condition 4 of that permission which states: 'The proposed new first-floor window on the southern side elevation, bedroom 3 - shall be glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscurity. The windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The first floor windows referred to in this condition shall remain at the same level of obscurity' Reason: To protect the residential amenities of the occupants of adjoining property.

[Appeal Statement](#) Comments deadline 9th July.

[Still awaiting a decision](#) Available

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

[20/1784M](#) & [20/1785M](#)(LBC)

4, BOLLINGTON ROAD, BOLLINGTON, SK10 5EF

Proposed re-roofing of existing stone flagged roof

The Council **RESOLVED** not to object to this application subject to materials being in accordance with the application as recommended by the Conservation Officer.

[20/2126M](#)

THE OLD STABLES, JACKSON LANE, KERRIDGE, SK10 5BE Single storey side extension.

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

[20/2136M](#)

Green Lane Farm, GREEN LANE, BOLLINGTON, SK10 5LG Demolition of existing dwelling and construction of a new dwelling

The Council **RESOLVED** not to object to this application. It was felt that because of the “tinkering” which has occurred in the past and further alterations occasion by an already approved large addition would leave little of its original character. On balance it was felt that the site would benefit from a new cohesive building which would deliver a more livable family home. The new building would use sympathetic materials.

[20/2189T](#)

4, OAKBANK DRIVE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5RJ

Elm - fell due to Dutch elm disease

The Council **RESOLVED** not to object subject to Cheshire East’s Tree Officer being satisfied that the work was necessary and subject to three replacement trees being planted.

[20/2298M](#)

127, WELLINGTON ROAD, BOLLINGTON, SK10 5HT

Proposal for a through the wall ATM with steel door access in RAL7016. CCTV Camera and light for security

The Council **RESOLVED to object** to this application. The original planning application for this development had the proposed ATM removed because the Town Council and the local community had objected to it on the grounds of increased stopping traffic which would park in and obstruct the delivery bay. The Town Council is as such strongly opposed to this.

An internal ATM in the body of the store would not, however, be a problem.

[20/2299M](#)

127, WELLINGTON ROAD, BOLLINGTON, SK10 5HT

Advertisement consent for 1x internally illuminated fascia, 3x non illuminated fascia, 1x internally illuminated projecting sign, 3x vinyl.

The Council **RESOLVED** to object to the large internally illuminated fascia sign. It was felt that it would be garish and a more sympathetic sign, utilising internally illuminated letters on a non-illuminated background, would be better given the proximity of residential properties. Images of a suitable sign is attached. It is also recommended that the sign to dimmed at night during closing hours.

Also Signs 5 & 6 should not be necessary because the ATM should not be externally situated (see our comments on application [20/2298M](#)) but inside the body of the building.

The Town Council would have preferred a dialogue with the applicant on this and if this is available please contact the Town Clerk: 07725 944832



[20/2237M](#)

7, CEDARWAY, BOLLINGTON, SK10 5NR

Proposed first floor extension and conversion of garage to living accommodation

Comments deadline 1st July

The Council **RESOLVED** not to object to this application if the applicant provides sufficient space to accommodate 3 cars off the road.

8. Premises License Application for 127 Wellington Road

These premises should follow the same hours as the Co-op to avoid residential nuisance i.e. 7am – 10pm. Also, the proposed 6am opening cannot be delivered given the planning consent which specifies 7am. As such the current application should be refused.

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

Tuesday July 21st 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 July 7th