



Minutes of the Planning and Development Executive Committee Meeting held online via Microsoft Teams on Tuesday July 21st 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, Sarah Penkethman, Amanda Stott, Angela Williams.
David Naylor Town Clerk; Andrea Paterson IT & Website Officer.

Note: Cllr Penkethman was participating by telephone due to a Teams linkage which would be investigated and rectified following the meeting.

One member of the public was present concerning [20/2711M 3](#), RAINOW MILL COTTAGE, INGERSLEY VALE. Replacement Home Office/ Garage/ Outbuilding.

- 1. Apologies for absence.** Cllr Jon Weston
- 2. Declarations of Members' interests; here were no declarations of interest.**
Members had no pecuniary interest in any of the items on the Agenda.
- 3. To receive the minutes from the Planning Meeting held on 16th June**
The minutes were agreed as a true record.
- 4. Matters Arising from the Minutes**
There were no matters arising
- 5. To note the comments on plans which required consideration at the Council Meetings on July 7th**

[20/2392T](#)

ENDON HOUSE, HIGHER LANE, KERRIDGE, SK10 5AR

Sycamore - Crown thin western facing side of tree by up to 20%. - Tree is on the edge of woodland and has a very unbalanced crown. houses below tree fear that it may fall on their property. Thinning crown by 20% on its western side will reduce weight of tree and allow more wind to pass through the canopy. The Town Council **RESOLVED** not to object to this application

20/2419M

4, CEDARWAY, BOLLINGTON, SK10 5NS

Extending existing garage to the front and rear to provide a garden office (workshop/studio), Indoor outdoor play space and tool shed.

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

20/2438D

127, WELLINGTON ROAD, BOLLINGTON, SK10 5HT

Discharge of Condition 15 on 17/1891M – Piling Method Statement

The Town Council was very concerned with this retrospective application because on receipt the piling had been completed and no neighbourhood warning had been provided.

The noise and vibration caused significant nuisance to neighbours, and the contractor failed to comply with many aspects of the piling method statement and hours of work.

The Town Council had to make a formal complaint to Peter Hooley, Planning & Enforcement Manager. He passed the matter on to a Planning Enforcement officer who rated it as a level 2 issue. This resulted in a visit to the site after the piling had been completed.

In view of this the Town Council recommends refusal of the application. The contractor should also be subjected to a penalty for the complete lack of respect for the planning system and the rights of local people and the Town Council to provide its response to the proposed change from bored to impact piling.

20/2532M

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

Two storey side extension. The Town Council **RESOLVED** not to object to this application

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

Planning permission GRANTED with Conditions:

19/5633M

LAND AT, HIGH STREET, BOLLINGTON

Variation of Conditions 1 & 2 on approval 16/5137M for variation of condition 2 on application 13/0070M Consultation deadline 2nd January

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

20/1003M & 20/1019M

ADELPHI MILL, GRIMSHAW LANE, BOLLINGTON, CHESHIRE

New external roof terrace 8th April *No objection from the Town Council*

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 *No objection from the Town Council*

Planning decisions **REFUSED** None

Planning decisions **WITHDRAWN**: None

Appeals Notified: None

[Still awaiting a decision](#) Available

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

[20/2623T](#)

22, QUEEN STREET, BOLLINGTON, SK10 5PS

Fell sycamore Tree.

The Council debated the ownership of the tree and whether it was causing the damage to the wall. The Town Council **RESOLVED** to recommend refusal because the tree was not in the ownership of the applicant and was within the conservation area and has a TPO order on it and others in a group.

[20/2711M](#)

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

Replacement Home Office/ Garage/ Outbuilding.

Comments deadline 29th July

The applicant was present and said a few words about the plan and the design. Councillors felt it would be a sympathetic and improved the area. It was **RESOLVED** not to object of the application.

[20/2761M](#)

112, BOLLINGTON ROAD, BOLLINGTON, SK10 5EL

2 storey side extension.

Comments deadline 29th July

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

[20/2762M](#)

35, LEAT PLACE, BOLLINGTON, SK10 5DB

Build a garden room in the rear garden for family use and also made available for part time hairdressing. Comments deadline 5th August

After much debate about the business use of this proposed building the Council **RESOLVED** on balance to recommend refusal on the grounds that the applicant may require a change of use application as well as the application to site the garden room. In effect it was the wrong type of application and could set an unwelcome precedence in a residential area.

It was agreed that Councillors should check the requirements for this type of application as there may be more applications for work from home ventures in the current climate.

[20/2818T](#)

ENDON HOUSE, HIGHER LANE, KERRIDGE, SK10 5AR

T1 Cypress close to the front door, fell to ground level. T2 Cypress by the electricity pole fell to ground level. T4 large Sycamore central to the woodland belt at the side

of the property. Trunk to be felled in a single section and left on site. Logs up to 30cm in diameter to be left on site. Congested group of trees client would like to thin the group for light and vista. T3 Ash adjacent remove low limb over the drive. To crown lift over drive. T5 Sycamore adjacent to Ash remove low leaning limb. To crown reduce over drive. T6 Sycamore lower down the lane with low limbs. Remove the four lowest limbs over drive. To crown lift over drive.

No documentation was available for this plan. It was **RESOLVED** to try and find more information and to discuss it at the August Council meeting.

20/2835T

The Wheelwrights, HIGHER LANE, KERRIDGE, SK10 5AR

Tree works to fell ash tree and four conifers

The Council **RESOLVED** to object to this application in relation to the Ash tree because other measures such as reducing its height had not been considered.

20/2927M

Stakehill House, 64A, CHANCERY LANE, BOLLINGTON, SK10 5BJ

Demolition of existing outbuilding & erection of a single storey front & side extension.

Comments deadline 12th August

There was concern about the proximity of the extension wall to the road. It was **RESOLVED** to recommend refusal.

8. Items for the next planning meeting

Cllr Angela Williams requested that St John's Church be an item for discussion at the next planning meeting. This was particularly concerning the lack of progress in adapting the church for residential use.

Cllr Alex Douglas-Kane requested that TPO's be discussed at the next planning meeting. There had been little progress following a decision of the Council in carrying out a survey of important trees in Bollington to enable them to have TPO's to protect them.

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

Tuesday August 18th 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 August 4th