



Minutes of the Planning and Development Executive Committee Meeting held online via Microsoft Teams on Tuesday August 18th 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.
Jennifer Brockbank FRO and Deputy Town Clerk; Andrea Paterson IT & Website
Officer.

Three members of the public was present concerning [20/3162M](#) &
[20/3175M](#) Applications relating to the The Crown, Ingersley Vale, Bollington

- 1. Apologies for absence.** Cllr Sarah Penkethman, David Naylor Town Clerk
- 2. Declarations of Members' interests;**
Members had no pecuniary interest in any of the items on the Agenda.
Cllr James Nicholas declared that as he sits on the Northern Area Planning Committee
he would absent himself during the debate on [20/3162M](#) & [20/3175M](#) applications
relating to the Crown, Ingersley Vale, Bollington
- 3. To receive the minutes from the Planning Meeting held on 21st July**
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 August 4th**

[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.

Cllr Ken Edwards was concerned that these applications were coming forward without any consideration for replacing trees. This view was shared by other members. It was **RESOLVED** to advise Cheshire East Council that the Town Council was concerned that applications for felling trees kept coming forward without a plan to plant replacement trees. Therefore the applicant should be required to submit such a sustainable plan for replanting otherwise the application should be refused.

[20/2928D](#)

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

Discharge of conditions 3, 4, 5, 6 & 9 on approved application 18/0806M - 2no. 3-bedroom semi-detached houses in a plot of land to the side of 6 South West Ave Bollington Consultation Deadline 07/08/20

It was **RESOLVED** that the Council was concerned that there was no information regarding discharging Condition 3 which would allow the Council to judge whether the walling or roofing materials were compatible with the area. As such Condition 3 should not be discharged until these could be visually demonstrated.

[20/2962M](#)

Bowling Green, Ingersley Vale, Bollington, SK10 5BP

Non-material amendment to 18/2244M - Reserved matters following outline approval of landscape layout, details are also provided on materials, ground levels, floor slabs, electric vehicle charging points and arboricultural information.

Cllr Ken Edwards proposed that in view of the amendments being relatively minor and quite hard to spot on the provided elevations, the main thing was to get on and expedite this development. After a short debate it was **RESOLVED** to support Cllr Edwards' proposition.

To consider whether to request that the following two plans (which will be discussed at the Planning and Development Meeting on the 18th August) should be called in to committee.

[20/3162M](#)

Car Park to The Crown, Ingersley Vale, Bollington

Proposed erection of three dwellings together with associated access and car parking. Consultation deadline 26th August

[20/3175M](#)

The Crown, 96, CHURCH STREET, BOLLINGTON, SK10 5QD

Change of use and conversion of former public house and associated residential accommodation into two dwellings. Deadline 27th August

It was RESOLVED that the request be made to call these two plans into Committee.

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

Planning permission GRANTED with Conditions:

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. *No objection from the Town Council*

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*

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. *No objection from the Town Council*

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.

No objection from the Town Council

20/2761M

112, BOLLINGTON ROAD, BOLLINGTON, SK10 5EL

2 storey side extension. *No objection from the Town Council*

Planning decisions PART APPROVED/PART REFUSED

20/2928D

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

Discharge of conditions 3, 4, 5, 6 & 9 on approved application 18/0806M - 2no. 3-bedroom semi-detached houses in a plot of land to the side of 6 South West Ave Bollington Consultation Deadline 07/08/20 *It was RESOLVED that the Council was concerned that there was no information regarding discharging Condition 3 which would allow the Council to judge whether the walling or roofing materials were compatible with the area. As such Condition 3 should not be discharged until these could be visually demonstrated. **Condition 3,5,9 discharged (Condition 3 specified Wienberger Kempley Antique facing brick and Marley Edgemere roof tiles are acceptable) Condition 4 & 6 more information requested.***

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:

The following two plans were considered in accordance with standing order 8a as five members of the Council have asked the Town Council to reconsider its earlier response to Cheshire East Council to enable full consultation. as there was time before the Cheshire East Council deadline for comments.

[20/3162M](#)

Car Park to The Crown, Ingersley Vale, Bollington

Proposed erection of three dwellings together with associated access and car parking. Consultation deadline 26/08/20

[20/3175M](#)

The Crown, 96, CHURCH STREET, BOLLINGTON, SK10 5QD

Change of use and conversion of former public house and associated residential accommodation into two dwellings. Demolition of outbuilding structure at rear. Consultation deadline 27/08/20.

The Council **RESOLVED** to recommend Refusal of the applications for the following reasons:

Under the Employment and Business Policy Regulations for the Regeneration of existing Employment Land in Cheshire East Council's Planning Rules it states that proposals for change of use from C1, B1, B2 and B8 which reduce overall employment will not be supported.

It is also required under Cheshire East Council's Planning Rules that it should be demonstrated that no alternative user can be found and that although the Bollington Neighbourhood Plan gives a period of two years there is a minimum term in Cheshire East Council of 6 months. This should be an appropriate and realistic marketing exercise which includes onsite visible signage, online marketing detailing the sale, viewing and negotiating opportunities, records of enquires and outcomes, an asking price in line with similar properties in the region, and consultation with Bollington Town Council at the outset.

This has not met basic Planning Rules nor taken into account the Bollington Neighbourhood Plan.

The application is inaccurate and written in such a way to suggest that the premises has been closed for some time. This was not a redundant public house, nor an unused car park and has been in every day use until quite recently.

The application also states that it is not within 20 metres of a water course and in fact it is much closer to a watercourse than that so should be resubmitted with all the necessary guidelines observed

With regard to the new builds the design of the buildings and the use of artificial stone is completely inappropriate when situated next door to the stone built public house and predominantly terraced housing in the conservation area.

20/2940M

49-51, PALMERSTON STREET, BOLLINGTON, SK10 5PW

Proposed alteration to elevation to re-render west side elevation.

Consultation deadline 19/08/20

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

20/3137T

The Waterhouse, 51, WELLINGTON ROAD, BOLLINGTON, SK10 5JH

Cedar of Lebanon (T1) Felling required as the tree is dead. The branches have become dangerous and are in imminent danger of falling onto the garden which is used by members of the public. Replant replacement tree to the space north west of the existing tree.

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

20/3220T

BOLLINGTON RECREATION GROUND, ADLINGTON ROAD, BOLLINGTON

Tree works to fell Beech tree

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

It was also proposed that a request be made that something creative could be done with the stump if possible, for example a sculpture.

8. TPOs

After some discussion about the number of trees in the Bollington area with no actual protection it was suggested that the Councillors could identify suitable locations to request group TPOs for small groups of trees within the Conservation Areas. It was reported that the Bollington Cross and Lowerhouse Conservation Area has been agreed to and was effective from the 29th July 2020.

It was **RESOLVED to recommend to Council** that Cllrs Alex Douglas-Kane and Jon Weston be tasked to work on a pilot scheme to identify trees worthy of TPOs in the Hall Hill area of the Bollington Cross and Lowerhouse Conservation Area.

9. St John's Church Update

A request had been made to get an update on the conversion of St John's Church to flats. It was noted that the original permission was granted in 2010, with variations applied for over time. However, nothing had been done with the building and there is a danger of it falling into disrepair. It was noted that as some work had been carried out the permission would not expire.

It was **RESOLVED** to request an update from the developer before the next Planning & Development meeting. It was also **RESOLVED** to ascertain whether there is any protection offered by the building's Grade 2 listing which could be called upon.

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

Tuesday September 15th 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