



Minutes of the Planning and Development Executive Committee Meeting held online via Microsoft Teams on Tuesday September 15th 2020

Present

The Mayor Cllr John Stewart; The Deputy Mayor Cllr Johanna Maitland;
Ken Edwards, Roland Edwards, Mark Fearn, Sara Knowles, James Nicholas,
Amanda Stott.
David Naylor; Town Clerk.

1. Apologies for absence.

Cllrs: Alex Douglas-Kane, Jon Weston and Angela Williams

2. Declarations of Members' interests;

Cllr James Nicholas declared that as he sits on the Northern Area Planning Committee, he would not take part in any debate.

3. To receive the minutes from the Planning Meeting held on 18th August

The minutes were agreed as a true record.

4. Matters Arising from the Minutes

It was reported that a member of the public had information relating to a covenant preventing development of the Crown car park. It was **RESOLVED** to write to Cheshire East Council to ensure that they are aware of this.

5. To note the comments on plans which required consideration at the Council Meetings on September 1st

20/2299M (Revised Plan submitted)

127, WELLINGTON ROAD, BOLLINGTON. SK10 5HT

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

Consultation deadline 15th September

It was clear that Tesco have listened to the Town Council and the scheme now submitted was far more muted and appropriate to the area. The Town Council **RESOLVED** to advise Cheshire East Council planners of this but also to ask if the lighting could be turned off when the store was closed.

It was suggested that the Clerk could write to the applicant to thank them for taking the Town Council's views into account if there was contact information on the application.

20/2924M

Newhaven, HURST LANE, BOLLINGTON, SK10 5LN

Proposed alterations and extensions to existing dwelling.

Consultation deadline 9th September

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

20/3495T

MEADOW COTTAGE, HIGHER LANE, KERRIDGE, CHESHIRE, SK10 5AR

T1 - Sycamore - fell; immediately adjacent to dwelling on top of dry stone retaining wall. Poor anchorage. Causing excessive shading, low amenity value.

T2 - Beech - prune; two low branches obstructing public footpath through property in order to address duty of care to public right of way. Prune two limbs of tree by 6m. Deadline 9th September

The Town Council **RESOLVED** not to object to this application but to request that the applicant be asked to plant three replacement trees in an appropriate position on their land to compensate for the loss of this mature tree.

20/3525M

40, WATERWHEEL WAY, BOLLINGTON, SK10 5DQ

PROPOSED SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY. NEW WINDOW TO SIDE ELEVATION. REPLACEMENT WINDOW TO REAR ELEVATION

Consultation deadline 4th September

The Town Council **RESOLVED** not to object in principle to this extension, subject to the 45-degree rule from the centre of the rear ground floor (first floor in this case) habitable room window not being compromised by this extension.

It is appreciated that the right to a view is not a planning consideration, but loss of light is. The proposed plans submitted do not show the position of the extension in relation to the rear of number 38; therefore, it should be ascertained that loss of light under planning law will not be an issue given the rising ground at rear.

The pitch roof of extension appears to be a relatively low pitch, but the ridge is 3.75m. It is noted that the neighbours are asking for a flat roof.

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

Planning permission GRANTED with Conditions:

20/2189T

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

Elm - fell due to Dutch elm disease *No objection from the Town Council*

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 the Planning & Enforcement Manager. A Planning Enforcement officer rated it as a level 2 issue.

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.

[20/2623T](#)

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.

[20/2940M](#)

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

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

Consultation deadline 19/08/20

No objection from the Town Council

[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. No objection from the Town Council

[20/3220T](#)

BOLLINGTON RECREATION GROUND, ADLINGTON ROAD, BOLLINGTON

Tree works to fell Beech tree *No objection from the Town Council*

Planning decisions WITHDRAWN:

[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.

Appeals Notified: None

[Still awaiting a decision](#) Available

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

[20/3567T](#)

47, PALMERSTON STREET, BOLLINGTON, SK10 5PX

T1 - Beech - Lateral reduction by 2-3m to suitable points to a protruding portion of the upper crown on the North Eastern side closest to property No 47 to bring it back in to a more flowing shape and to allow more light in to the property windows

The Town Council **RESOLVED** not to object to this application and noted it will be making a similar application to trim adjacent trees which are behind the now defunct recycling bays which will be turned into electric vehicle recharging bays. This is within a Town Council project agreed with Cheshire East Highways and Cheshire Assets. It was suggested that Cheshire East Council could be asked to look at all the trees in this area with regards to tidying it all up.

[20/3753M](#)

15, GREENBANK DRIVE, BOLLINGTON, SK10 5LW

Single storey front extension and roof lights

Consultation deadline 22nd September

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

[20/3783T](#)

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

Works to tree - Fell lime tree.

The Town Council **RESOLVED** not to object to this application and was pleased to note there was a plan for a replacement tree.

[20/3796T](#)

Adlington House, ADLINGTON ROAD, BOLLINGTON, SK10 5HQ

Fell 2 x Golden Cupressus macrocarpa. Fell 2x Sycamore. Fell 2 x Goat Willows and 1 Ash to ground level. Prune Hawthorn. Fell 3x Ash Saplings

The Town Council **RESOLVED** to recommend refusal of this application.

There is no reason given to the felling of these trees in the conservation area.

[20/3805M](#)

The Stables, Oak Lane, KERRIDGE, Kerridge, Cheshire East, SK10 5AP

Extension of family house enabling inter-generational living & support.

Consultation deadline 8th October

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

[20/3843M](#)

10, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ

Loft extension with dormer window to provide new bedroom to replace bedroom used for office

Consultation deadline 7th October

The Town Council **RESOLVED** to recommend refusal of this application. The dormer will be out of place on this row of cottages in the conservation area. It was noted that there was no consultation response from the conservation officer, and it was **RESOLVED** to ask Cheshire East Council to take into account the view from that department.

8. TPOs

An update was supplied regarding the TPOS on trees on Hall Hill, which were imposed to prevent a developer removing them without permission.

It was **RESOLVED** refer this item to the wider review being undertaken as part of Community, Services and Environment.

9. St John's Church Update

Cllr James Nicholas reported that the developer intends to continue with the development of the site but as the property is currently in a joint pension pot, which needs to be split he has to make arrangements to get this property out of the pot so that he can continue with the development himself. He has promised to keep Cllr Nicholas in the loop.

As the property is currently secure and weatherproof the Town Council does not have any powers to force any immediate works on this building.”

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

Tuesday October 20th 2020 at 7.00pm via Microsoft Teams

Any applications which require comments prior to that date will be considered at the Council Meeting on Tuesday October 6th