



Minutes of the Planning and Development Executive Committee Meeting held online via Microsoft Teams on Tuesday November 17th 2020

Present

The Mayor Cllr John Stewart; The Deputy Mayor Cllr Johanna Maitland; Cllrs Alex Douglas-Kane, Angela Williams, Mark Fearn, Roland Edwards, James Nicholas, Amanda Stott, Jon Weston. Garry Newsome Tree Officer Cheshire East Council.

David Naylor; Town Clerk.

Two members of the public were also present. Both requested permission to speak regarding application [20/4796D](#) Bowling Green, Ingersley Vale, Bollington Discharge of Condition 11 on 18/2244M

1. Apologies for absence.

Cllrs: Ken Edwards and Sara Knowles

2. A Brief Outline of the Regulations regarding Tree Work Applications Gary Newsome. Arboricultural Officer at Cheshire East Council

Gary provided a very interesting overview of the legislation concerning the protection and the removal of trees both in conservation areas and in other areas of the town. Basically if there was a tree in a conservation area without a tree preservation order and providing it had a diameter greater than 100mm at 1.5m from the ground it was protected and required a Section 211 Notification to Cheshire East Council (CEC) if any works were intended. Three options were available to CEC:

1. Agree to the works
2. Do nothing and after six weeks the work could go ahead automatically
3. Place the tree under a Tree Preservation Order (TPO) if the tree had sufficient amenity value.

He also made a point that towns and parishes often ask for replacement trees to be planted. With a section 211 notification this is not an option – there are only the three options listed above.

Regarding a tree protected by a TPO this is a different matter and action can be taken to ensure its replacement.

Gary then went on to discuss that when a tree is replaced (where it is the subject of a TPO) it is usual to replace it with one of the same species otherwise the TPO itself would require amendment. However, sometimes it is decided to replace it with a

species that is more suitable for that location. As there are a lot of tree diseases about at the moment a more resistant species may be chosen.

His talk generated a significant number of questions and the members felt that it had been a very useful discussion. Gary was thanked for his time and effort.

3. Declarations of Members' interests;

Cllr James Nicholas declared that as a member of Cheshire East's Northern Area Planning Committee, he would not take part in any debate so as not to predetermine his view if an application from Bollington was referred to that Committee.

Cllr Roland Edwards regarding [20/4311M](#) Dean Valley Community Primary School. He is a school governor.

4. To receive the minutes from the Planning Meeting held on October 20 2020.

The minutes were agreed as a true record.

5. Matters Arising from the Minutes

There were none.

6. To note the comments on plans which required consideration at the Council Meetings on November 3rd

[20/3175M](#)

Change of use and conversion of former public house and associated residential accommodation into two dwellings. Demolition of outbuilding structure at rear.

Amended plans submitted

The Town Council **RESOLVED** to recommend refusal of this application because of the following:

- An inadequate marketing exercise - it was neither realistic or appropriate.
- The Bollington Neighbourhood Plan states: 5.3.1 Retail Policy R.P1 Retain and develop retail offerings Other than as provided for in the GPDO*, change of use from Classes A1 and A3 - A4 will be supported where it can be demonstrated that no alternative user can be found through an appropriate and realistic marketing exercise.

*Town and Country Planning (General Permitted Development) (England) Order 2015.

- Inaccurate and misleading information provided on the application.
- No loss of employment which was incorrect
- Unknown date for closure which was incorrect
- The premises was in flood Zone 1 which was not detailed in the application.

[20/4591T](#)

Adlington Road Car Park, ADLINGTON ROAD, BOLLINGTON

Fell 2 no. Willow trees due to the lean over the car park and the subsequent potential of root pate or collapse

The Council **RESOLVED** not to object to this application subject to the work being limited to coppicing as outlined in the application.

[20/4621D](#)

BARN HOUSE, OAK LANE, KERRIDGE, SK10 5AL

Discharge of conditions 5, 6 & 7 on approval 19/3822M.

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

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

Planning permission GRANTED with Conditions:

[20/0879M](#)

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

The works comprise rebuilding and extending the existing stepped access to form a 1:17 ramp. The Town Council RESOLVED not to object to this application

[20/1139M](#)

104, PALMERSTON STREET, BOLLINGTON, SK10 5PW

Change of use from residential to administrative/office space for the Bridgend Centre The Town Council RESOLVED not to object to this application

[20/2126M](#)

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

The Council RESOLVED not to object to this application

[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 No objection from the Town Council.

[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

The Council RESOLVED 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

[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.

[20/3753M](#)

15, GREENBANK DRIVE, BOLLINGTON, SK10 5LW

Single storey front extension and roof lights No objection from the Town Council.

[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

[20/3988T](#)

Adjacent to 41 Irwell Rise, Bollington, SK10 5YE

Works to Ash Tree Due to Ash Die Back. No objection from the Town Council

Planning decisions REFUSED: None

Planning decisions WITHDRAWN:

[20/3843M](#)

10, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ

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

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.

Appeals Notified: None

[Still awaiting a decision](#) – click to view

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

[20/4311M](#)

Dean Valley Community Primary School, ALBERT ROAD, SK10 5HS

Replacement of existing fencing to the front with 1.8m fencing and 2m fencing to the rear. Installation of two pedestrian 2m high magnetic gates and new car park gate with a double leaf set 1.8m high and a magnetic lock. Installation of CCTV to cover the 2 new gates and the car park gate. 2nd December

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

[20/4685T](#)

THE CIVIC HALL, PALMERSTON STREET, BOLLINGTON, SK10 5JX

Remove a Norway Spruce Tree

This was a Town Council Application and it would not be appropriate to submit a recommendation to CEC because of a vested interest.

[20/4729M](#)

10, HALL HILL, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5ED

Proposed Internal alterations to include large open planned kitchen/dining area, new utility room, 5th bedroom added to FF and 2 en-suites installed for bedrooms 1 and 2. External alterations include new bi-folding doors in new kitchen/dining space, new door to utility room at side of property and new windows at FF to bedroom 5 and En-suite 2. Comments deadline 19th November

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

[20/4796D](#)

BOWLING GREEN, INGERSLEY VALE, BOLLINGTON

Discharge of condition 11 on 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. Comments deadline 2nd December

Two members of the public spoke on this matter, one was for retaining the hedge. Both were concerned about the wooden fence.

The matter was debated at some length by the Councillors and it was **RESOLVED** to respond to Cheshire East Council as follows:

Bollington Town Council urges Cheshire East Council to refuse this application to discharge condition 11 and as a result not to retain the existing hedge instead of building a 2metre high Kerridge stone wall. In the Town Council's view, the wall should be built. This will be a permanent high amenity feature whereas the existing hedge could be removed, cut back or not survive in the future.

This hedge situated on the eastern boundary of plot 12, and the fence further up the public right of are linked. This fence, which has been erected by the developer, has reduced the width of the right of way and is now wrongly enclosing two trees with high amenity value; an oak and an ash. The fence is clearly in the wrong place and now has a dogleg enclosing these trees. There is an existing old stone wall base which shows exactly where the boundary is.

In the Town Council's view, the developer has acted without any respect for the history of this right of way which is a traditional walking route for the annual boundary walk.

This fence is unsympathetic to the area and hides these high amenity trees which were a feature of this walking route but are now behind this dog legged fence which has also served to narrow the path.

This development has seen a catalogue of changes many of which have caused local concern

The Town Council urges Cheshire East Council to insist on the Kerridge Stone wall instead of the hedge and to urgently address the encroachment of this fence and ensure that what is in place is both sympathetic and accurate to the boundary.

The Town Council is urgently requesting a site meeting with the planning Officer Louise Dowd, Cheshire East's Public Rights of Way Officer and the Developer. The Development is in the settlement area of Bollington but within parish of Rainow and the Rainow Parish Clerk would also be invited to this meeting.

Could CEC respond urgently and agree to such a masked socially distanced site meeting before this application is determined

[20/4849M](#)

THE OLD ORCHARD, 29, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ

Proposed remodel of existing house with new/adjusted openings, render finish and replacement outbuilding. Re-submission of 19/5589M.

Comments deadline 26th November

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

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

Tuesday December 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 December 1st