



## **Minutes of the Meeting of the Planning and Development Executive Committee of the Town Council**

held online via Microsoft Teams  
on Tuesday December 15<sup>th</sup> 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  
and Amanda Stott; David Naylor; Town Clerk.

Two members of the public were present concerning the SADPD Item 6

1. **Apologies for absence.** Cllrs: Ken Edwards, Sara Knowles and Jon Weston.

**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:** concerning [20/5261D](#) 5, Hazelhurst Drive, Bollington, SK10 5QT. He was acquainted with the applicant.

**The Deputy Mayor:** concerning [20/4504M](#) 10, Sandy Close, Bollington, SK10 5DT. She was acquainted with the applicant.

2. **To Receive the Minutes of the Planning and Development Committee Meeting 17<sup>th</sup> November 2020.**

The minutes were agreed as a true record.

3. **Updates from the minutes**

There were none

4. **To note the comments on plans which required consideration at the Council Meetings on December 1st**

[20/4387T](#)

**THE COACH HOUSE, OAKBANK DRIVE, BOLLINGTON. SK10 5RJ**

Works to Lime and Sycamore trees

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

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

a) **Planning permission GRANTED with Conditions:**

- [20/4149M](#)  
**33, HURST LANE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LT**  
**Proposed single storey front elevation**  
**Consultation Deadline 22<sup>nd</sup> October**  
The Council RESOLVED not to object to this application
- [20/4211M](#)  
**16 East Avenue, Bollington, SK10 5DY 2-Storey Side Extension.**  
It was noted that this application would create a 4 bedroomed house and it was RESOLVED to recommend approval subject to an additional off-road parking space being provided on site.
- [20/4227M](#)  
**1, BEESTON CLOSE, BOLLINGTON, SK10 5RQ**  
**Erection of a single storey extension to the rear and a two storey extension to the side of the property. Consultation Deadline 28<sup>th</sup> October**  
The Council liked the design but was concerned that the extension could intrude into 45degree rule from the neighbour's ground floor habitable room window.
- [20/4306M](#)  
**58, WELLINGTON ROAD, BOLLINGTON, CHESHIRE, SK10 5JH**  
**Two storey side extension Consultation Deadline 23<sup>rd</sup> October**  
The Council RESOLVED not to object to this application
- [20/4367M](#)  
**7, CEDARWAY, BOLLINGTON, SK10 5NR**  
**Conversion of garage to third bedroom and creation of additional parking space in front garden. Consultation Deadline 28<sup>th</sup> October**  
The Council RESOLVED not to object to this application
- [20/4591T](#)  
**Adlington Road Car Park, ADLINGTON ROAD, BOLLINGTON**  
**Fell 2 no. Willow trees due to the lean over the car park**  
The Council RESOLVED not to object to this application
- [20/4729M](#)  
**10, HALL HILL, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5ED**  
**Proposed Internal & External alterations**  
The Town Council RESOLVED not to object to the application

b) **Planning decisions WITHDRAWN:** None

c) **Planning decisions REFUSED**

- [20/4519M](#)  
**6, DEAN CLOSE, BOLLINGTON, CHESHIRE, SK10 5NT**  
**Two-storey front extension; bay window; and single-storey rear extension.**  
**Consultation Deadline 4<sup>th</sup> November**  
The Council RESOLVED not to object to this application

d) **Appeals Notified:** None

e) **[Planning Applications Still awaiting a decision](#)**

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## 6. **A Site Allocations and Development Policies Document (SADPD)**

The Clerk provided a brief overview of the SADPD response document which encompassed key contributions from Mike Burdekin, former chairman of the Neighbourhood Plan Group, and the towns and parishes which had joined Bollington in seeking counsel's opinion.

Mike Burdekin advised that to date, those interested in Bollington had submitted 60% of all the responses to the SADPD consultation. These constituted 145 individual Bollington submissions. He noted that only one response supported safeguarding the two Bollington green belt sites for future development.

It was **RESOLVED** that the document should be the Town Council's submission to Cheshire East Council's consultation and should be published on the Town Council's Website and social media.

It was also **RESOLVED** to have a further "push" on the Website and social media to secure further responses. The "sway" document on the Website showed how and where to submit responses before the closing date of 23<sup>rd</sup> December 2020.

It was recognised with thanks, the contribution the Save Bollington Green Belt Group had made in securing responses. More letters would be provided for the Group to circulate that week.

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

- **[20/4387T](#)**

**THE COACH HOUSE, OAKBANK DRIVE, BOLLINGTON SK10 5RJ**  
**Works to Lime and Sycamore trees.**

It was noted that this was a duplicate item which had been resolved at the Council meeting on 1<sup>st</sup> December, therefore, the matter was not discussed. See Minute 4 above,

- **[20/4504M](#)**

**10, SANDY CLOSE, BOLLINGTON, SK10 5DT**  
**Conversion and extension of existing garage/workshop to new dwelling**

Consultation Deadline 23<sup>rd</sup> December.

The Deputy Mayor had declared a none-pecuniary interest in this matter and would take no part in the debate or the decision.

It was noted that there had been two neighbour objections to this in terms of invasion of privacy due to the "velux" roof lights which could cause overlooking.

After further debate it was felt that the "velux" roof lights would help to guard against overlooking and it was **RESOLVED** not to object to the application.

- **[20/4535M](#)**

**Nab Quarry, LONG LANE, POTT SHRIGLEY**  
**Proposed extension to side elevation of existing warehouse**

Consultation Deadline 4<sup>th</sup> January

It was noted that part of this application site was within Pott Shrigley and the red line around the site intruded into the Peak Park and Nab Wood with its TPO trees. It was also understood that there was also no main sewer as advised in the application. The Council felt that employment opportunities should be promoted where possible and it was **RESOLVED** not object to the application subject to a referral to the Peak Park for comment and if the drainage provision was in fact satisfactory.

- [20/5239M](#)  
**127, WELLINGTON ROAD, BOLLINGTON, CHESHIRE, SK10 5HT**  
**Removal of condition 8 on application 17/1891M - Proposed demolition of existing building and erection of a new building for A1 and A3 use**  
**Condition 8 refers to the addition of a barrier to the car park.**  
Consultation Deadline 6<sup>th</sup> January  
The debate included a discussion about the original reasons for the barrier planning condition and it was felt that insufficient evidence had been submitted to relax this condition. It was **RESOLVED** to object to this application until such time as actual evidence was submitted from those who would be greatly inconvenienced by it being retained.
- [20/5261D](#)  
**5, HAZELHURST DRIVE, BOLLINGTON, SK10 5QT**  
**Discharge of Conditions 3, 4, 5, 6,11,14 and 17 on approval 19/3990M.**  
Consultation Deadline 22<sup>nd</sup> December.  
Cllr Roland Edwards had declared a none-pecuniary interest in this matter and would take no part in the debate or the decision.  
It was **RESOLVED** not to object to this application
- [20/5289M](#)  
**EXCHANGE HOUSE, 5, ALBERT ROAD, BOLLINGTON, CHESHIRE, SK10 5HS**  
**Prior approval for the change of use of B1 office to C3 residential (2 two-bedroom units) with no external alterations**  
Consultation Deadline 30<sup>th</sup> December  
The Town Council's Neighbourhood Plan contained the **Policy EB P1 Regeneration of Employment Land**. This required an appropriate and realistic marketing exercise which had not been carried out. It was, therefore, **RESOLVED** to object to this application for change of use from offices to residential due to the lack of evidence of an appropriate and realistic marketing exercise.
- [20/5306M](#)  
**6, RIVERBANK CLOSE, BOLLINGTON, SK10 5JD**  
**Replacement of existing brick boundary garden wall with close boarded timber fence; height to match existing wall**  
Consultation Deadline 17<sup>th</sup> December  
It was **RESOLVED** not to object to this application
- [20/5311M](#)  
**Former Bayleaf Lounger 127, WELLINGTON ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5HT**  
Non-Material Minor Amendment (Refers to condition 4, paving materials and a request to change from the agreed Marshalls product originating in China to a locally sourced stone)

Although the request to use local stone was welcomed, there was concern about the strength of the local stone for a loading bay and kerbs, also would the stone paving be slippery.

It was **RESOLVED** that there was not enough evidence to judge whether the locally sourced replacement material for the loading bay and the kerbs would be strong enough and suitable. Also, the stainless-steel studded paving was specified for a reason and the proposed replacement looked like a much cheaper alternative. For these reasons it was recommended that the application be refused until such evidence was provided.

- [20/5453T](#)

**Land off Church Street, Bollington.**

x9 Willow - (G1) - Fell. x6 Ash & Sycamore - (G2) - Fell. x1 Sycamore - (T3) - Fell, replant it with a number of smaller tree's such as Cherry. x2 Copper Beech - (T4/T5) - Prune - reduce the laterals overhanging the rear garden by 1 - 1.5m's and reducing the upper canopy/crown by 1m. x1 Copper Beech - (T6) - Prune- reduce branches back by 1m. x1 Lime - (T7) -Prune- Removal of deadwood and epicormic growth reduction work to a couple of overextended limbs back into the canopy. x2 Willow - (T8/T9) - Prune- Reduction of entire canopy by 1m and minor crown lift. x1 Beech Hedge - (G3)- Prune Shapenup to 8ft, prune this back all the way along. Schedule B x1 Willow - (T10)- Prune- To be cleared out of the watercourse and hung up limb removed from healthy Willow tree.x1 Ash/Sycamore - (G4)- Prune- Remove anything that is dead or diseased and impacting the watercourse.

It was **RESOLVED** not to object to the application.

## **8. To note the date of the next Planning Meeting of the Town Council:**

Tuesday January 19th 2021 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 January 5th