



Minutes of the Planning and Development Executive Committee Meeting

held at Bollington Town Hall
on Tuesday January 21st 2020

Present

Cllrs: Roland Edwards, Mark Fearn, Johanna Maitland, James Nicholas, John Stewart, Amanda Stott, Jon Weston, Angela Williams. David Naylor Town Clerk.

3 members of the public were present one concerning [19/5833M](#) 23, Waterwheel Way, Bollington, SK10 5DJ Change the "Natural Habitat" part of the property into normal garden.

1. **Apologies for absence.** Cllrs Ken Edwards, Sarah Penkethman and Alex Douglas-Kane
2. **Declarations of Members' interests** None
3. **To receive the minutes from the Planning Meeting held on 17th December 2019**
The minutes were agreed as a true record.
4. **Updates from the Minutes:**

[19/4386M](#) 15, Hall Hill, Bollington SK10 5ED

First floor extension over existing ground floor, comprising 2no. new bedrooms. The Clerk was asked if he had written to Cheshire East planners concerning their approval of this application against the Town Council's recommendations. It would create 2 extra bedrooms and make this a 5-bedroom house with insufficient on-site parking. The Clerk advised that had not yet written but would do so as soon as possible.

[19/5215M](#)

58, Wellington Road, Bollington, SK10 5JH

Non-Material Amendment to Application 19/0808m

Wellington Road Bollington: The Clerk was asked if he had written to Cheshire planners concerning the proposal to use artificial slate rather than natural slate. Town Council felt that the CO₂ footprint should be considered in approving such a change. The Town Council had declared a climate emergency and resolved to look at all issues through the lens of climate change. The Clerk advised that he had not yet written but would do as soon as possible

5. To note the comments on plans which required consideration at the Council Meeting on January 7th

19/5255M

90, WELLINGTON ROAD, BOLLINGTON, SK10 5HT

Existing deteriorating fence and overgrown hedgerow has been removed and a new fence to be erected around the perimeter of the garden. Comments Deadline 8th January

The Town Council **RESOLVED** to object to this application because was overbearing, unneighbourly and out of keeping with the area.

19/5767M

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

Construction of detached 2-storey dwelling adjacent existing dwelling

Comments Deadline 29th January

The Town Council **RESOLVED** that a request be made to call this to Planning Committee.

19/5833M

23, WATERWHEEL WAY, BOLLINGTON, SK10 5DJ

Change the "Natural Habitat" part of the property into normal garden use and create an 8m pathway to have easy access

Comments Deadline 29th January

The Town Council **RESOLVED** that a request be made to call this to Planning Committee.

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

Planning permission GRANTED with Conditions:

19/4510D (Part Approved/Part Refused)

127, WELLINGTON ROAD, BOLLINGTON, SK10 5HT

Discharge of conditions 3, 4, 7, 8, 9, 10, 11, 12, 15, 16, 18, 19, 20, 21, 22, 23 & 27 of 17/1891M - Proposed demolition of existing building and erection of a new building for A1 and A3 use (re-submission 16/4388M). The following conditions have now been discharged:

7, 8, 9, 11, 12, 15, 16, 18, 19, 20, 27.

Conditions 3 & 4, 22 & 23 have not been discharged. [View Decision Notice.](#)

19/4522M

97, BOLLINGTON ROAD, BOLLINGTON, SK10 5EL

Proposed Demolition of Existing Single Storey Garage Structure & Erection of Two Storey Side/Rear Extension with Porch Extension to Front Elevation

Comments deadline 30th October *No objection from the Town Council*

19/4582M

104, PALMERSTON STREET, BOLLINGTON. SK10 5PW

Renew flat roof and associated finishes to rear of property. Demolition of existing first floor conservatory. Replace rainwater goods and soffits to flat roof. Reduce existing flat roof amenity area and installation of associated fencing.

Comments deadline 6th November

No objection from the Town Council

[19/5042M](#)

20A, SHRIGLEY ROAD, BOLLINGTON, MACCLESFIELD, SK10 5QU

Variation of condition 2 to planning application 19/1659M - First floor extension over existing garage

Consultation Deadline 11th December

No objection from the Town Council

[19/5295M](#)

PALMERSTON HOUSE, 51, PALMERSTON STREET, SK10 5PW

Advertisement consent for one fascia sign.

The Council RESOLVED not to object to this application.

[19/5325M](#)

10, SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS

New pitched roof to replace the existing flat roof along the side elevation and above the existing garage. Minor changes to the side and front elevation. New first floor roof space accommodation.

The Council RESOLVED not to object to this application.

Planning decisions WITHDRAWN: None

Planning decisions REFUSED: None

Appeals Notified: None

[Still awaiting a decision](#) Available

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

[19/5767M](#)

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

Construction of detached 2-storey dwelling adjacent existing dwelling

Comments Deadline 29th January *The Town Council RESOLVED at the Council Meeting on 7th January that a request be made to call this to Planning Committee.*

Cllr James Nicholas advised that he could find no reason to call this in. Over development was not a valid planning reason if not in the greenbelt.

Following further debate, it was **RESOLVED** not to object to the application.

[19/5833M](#)

23, WATERWHEEL WAY, BOLLINGTON, SK10 5DJ

Change the "Natural Habitat" part of the property into normal garden use and create an 8m pathway to have easy access

Comments Deadline 29th January *The Town Council RESOLVED at the Council Meeting on 7th January that a request be made to call this to Planning Committee.*

Cllr Nicholas advised that he had called this in.

The Council had objected to this previously with the following submission:

The Town Council was very concerned about this application. These houses have had their usual permitted developments (PD rights) removed and so any development at the rear would need planning consent hence this application. This loss of PD rights would have been conveyed to the householders when they purchased the premises. The householder has removed all the habitat at the rear without any consideration for

wildlife. The area of land which had been cleared illegally was intended as a screen, a flood zone and a wildlife corridor and the householder (and a neighbour who appeared to have done the same) should be made to reinstate them to their former condition with new planting and screening. The action taken by these householders was without any consideration for anyone else in terms of over-looking and loss of privacy and was totally unacceptable. Also, all development within 8 metres of a river needed specific permission from the Environment Agency. In view of this the Town Council resolved to object to this application in the strongest possible terms to this and for the habitat and screening to be reinstated.

A resident affected by this retrospective application provided his view of the issues which mirrored the Town Councils and the Principal Landscape Officer from Cheshire East.

It was **RESOLVED** to re-state the Town Council's objection to this application with emphasis on the comments from the Principal Landscape Officer and biodiversity policy SU3, also emphasising that the removal of permitted development rights for these properties was for the clear purpose of maintaining screening and habitat and should not be so lightly swept away by anyone. The Town Council has asked for this application to be called into the next Northern Area Committee and will support these comments at that meeting and ask for the reinstatement of the screening and habitat. It was also **RESOLVED** to ask the Clerk to write to Bellway Homes and ask them to write to the householder requiring them to reinstate the habitat and screening in accordance with covenants and to copy in the Town Council and Cheshire East Planners.

[19/5879M](#)

Newhaven, HURST LANE, BOLLINGTON, SK10 5LN

Proposed alterations and extensions to existing dwelling.

Comments Deadline 29th January

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

[19/5889M](#)

Newhaven, HURST LANE, BOLLINGTON, SK10 5LN

Proposed alterations and extensions

Comments Deadline 29th January

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

[20/0015M](#)

24, HIGHFIELD ROAD, BOLLINGTON, CHESHIRE, SK10 5LR

Construction of a detached garage, parking area and widening of the existing vehicular access

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

[20/0045T](#)

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

The Town Council **RESOLVED** not to object to this application subject to Cheshire East's Tree Preservation Officer being satisfied that this work was necessary

[20/0128M](#)

35, CEDARWAY, BOLLINGTON, SK10 5NR

Non-material amendment to planning approval 16/4366M - Proposed Single Storey Side / Rear First Floor Extension

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

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

Tuesday February 18th 2020 at 7.00pm at Bollington Town Hall.

Any applications which require comments prior to that date will be considered at the Council Meeting on Tuesday February 4th