



Minutes of the Planning and Development Executive Committee Meeting held at Bollington Town Hall on Tuesday February 18th 2020

Present

The Mayor Roland Edwards; The Deputy Mayor John Stewart; Cllrs: Alex Douglas-Kane, Mark Fearn, Johanna Maitland, James Nicholas, Sarah Penkethman, Amanda Stott, Jon Weston, Angela Williams. David Naylor Town Clerk.

One member of the public was present one concerning

- 1. Apologies for absence.** Cllr Ken Edwards
- 2. Declarations of Members' interests** None
- 3. To receive the minutes from the Planning Meeting held on 21st January 2020**
The minutes were agreed as a true record.

4. Updates from the Minutes:

[17/189M](#) 127 Wellington Road Convenience Store and Restaurant - work had started and the Bayleaf had vacated the premises during the 6-9 months construction period. The Deputy Mayor felt that the Town Council should be ensuring that the health and safety of our residents were fully protected. The demolition contractor East Midlands Demolition did not appear to be paying enough regard to their own employees and the safety of residents. He mentioned their absence of hard hats. The Clerk advised that an equally serious problem was the separation of pedestrians from the demolition work which was almost non-existent with the Heras Fencing almost touching the front wall. It was appreciated that they were taking the building down from the rear, but protection was required to prevent masonry falling over the front. It would appear to be an unsafe system of work.

The Town Council had no authority and was a danger in taking responsibility when the matter was entirely the Health and Safety Executive's for on-site safety. However, the Town Clerk would visit the site, take photographs and report to the HSE any breaches that were apparent and both speak to and write to the demolition contractor and the site owner. Cllr Mark Fearn would also contact Highways to discuss a temporary 20 mph speed limit and highway safety in general during the demolition and build. The Clerk advised that the Town Council had asked Cheshire East Planners for a Demolition Plan to be produced as part of the discharge of planning conditions, but this had failed to be provided.

[19/5833M](#)

23, WATERWHEEL WAY, BOLLINGTON, SK10 5DJ

Change of the "Natural Habitat" part of the property into normal garden use and create an 8m pathway to have easy access. This application had been withdrawn and the Clerk had written to Bellway Homes asking what covenants had been applied in relation to this land. Cheshire East appeared to be backing away from any enforcement action to reinstate the land. The Clerk would chase up a response from Bellway and also write to Cheshire East to try and pressure them into enforcing the reinstatement. They were concerned that they may lose on appeal any such action.

5. To note the comments on plans which required consideration at the Council Meeting on February 4th

[20/0234T](#)

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

T1 maturing beech - Fell to a low stump. T2 maturing lime- Reduce height to between 12 and 14 metres.

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

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

Planning permission GRANTED with Conditions:

[19/3822M](#)

BARN HOUSE, OAK LANE, KERRIDGE, SK10 5AL

Conversion, extension and alteration of an existing garage/workshop to form a one-bedroom dwelling with garden and parking Comments Deadline 11th September

The Council **RESOLVED** to recommend refusal due to the property being in Greenbelt

[19/4965M](#)

Adjacent 34, Wellington Road, Bollington, SK10 5JR

Change of use from B1 Office to D1 Consulting Rooms for psychotherapist practice Consultation Deadline 27th November

[19/4984M](#)

THE OLD CHAPEL, OAK LANE, KERRIDGE, CHESHIRE, SK10 5AP

Installation of conservation rooflights, replacement windows and doors, and **Alterations** Consultation Deadline 27th November

The Town Council **RESOLVED** to object to this application and request that the windows and doors be made of wood and that the number of roof lights be reduced to be in keeping with the conservation area.

[19/5381M](#)

PALMERSTON HOUSE, 51, PALMERSTON STREET, SK10 5PW

Proposed construction of 2 balconies (3.4m x 1.6m) and patio doors to the rear of the building at the Lower Ground and Ground Floors.

2nd January The Town Council **RESOLVED** not to object to this application.

[19/5589M](#)

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

Proposed remodel of existing house with new/adjusted openings and render finish with new detached garage and replacement outbuilding
Consultation deadline 2nd January
The Town Council RESOLVED not to object to this application.

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

Planning decisions WITHDRAWN:

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

Planning decisions REFUSED - See comments above in matters arising from the minutes:

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 it was overbearing, unneighbourly and out of keeping with the area. [Decision Notice](#)

19/5691M

18 Fairfield Avenue, Bollington, SK10 5LZ

Removal of existing conservatory at rear and the erection of a single storey kitchen/diner with flat roof incorporating glazed lantern light. A single storey existing extension to the side of the dwelling to be extended to the front of the building, and a full-length upper floor with a pitched hipped roof added to provide a third bedroom and a more spacious bathroom. The ground floor to the side extension will provide space for a utility room, w.c & basin and a study. Consultation deadline 2nd January
The Town Council RESOLVED not to object to this application. [Decision Notice](#)

19/5767M

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

Construction of detached 2-storey dwelling adjacent existing dwelling

The Town Council RESOLVED not to object to this application

Comments Deadline 29th January [Decision Notice](#)

20/0015M

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

Construction of a detached garage, parking area and widening of the existing vehicular access [Decision Notice](#)

The Town Council RESOLVED not to object to this application

Appeals Notified: None

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

[20/0313T](#)

ADJACENT TO 31 HAMSON DRIVE, BOLLINGTON, SK10 5SS

Fell Oak Tree

The Council **RESOLVED** not to object to this application subject to the Tree Officer being satisfied the work is necessary

[20/0314T](#)

1, RAINOW MILL COTTAGE, INGERSLEY VALE, BOLLINGTON. SK10 5BP

T1 Sycamore, reduce to 5m Stump. T2 Apple, reduce height by 3m

The Council **RESOLVED** not to object to this application subject to the Tree Officer being satisfied the work is necessary

[20/0317T](#)

Dean Way, Bollington, SK10 5DW

Fell to low stumps - 5 self seeded Sycamores and 1 Ash Tree

The Council **RESOLVED** not to object to this application subject to the Tree Officer being satisfied the work is necessary

[20/0440M](#)

11, IRWELL RISE, BOLLINGTON, SK10 5YE

Alterations to roof with addition of rear dormers, single-storey side and rear extensions

Comments Deadline 24th February

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

[20/0482M](#)

19, BISHOP ROAD, BOLLINGTON, SK10 5NX

Certificate of lawful proposed use for single storey rear extension

Comments Deadline 27th February

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

[20/0602M](#)

89, SOUTH WEST AVENUE, BOLLINGTON, SK10 5DX

Extension to principal elevation, garage conversion and re-roofing of existing garage bay.

Comments Deadline 4th March

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

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

Tuesday March 17th 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 March 3rd