



Welcome to this Autumn edition of Bollington Town Council's Newsletter

**The Neighbourhood Plan for Bollington**  
 See Pages 2-5 & Pages A - B of this edition to see how much progress has been made and how you can continue to help to shape our future.

**Also don't forget**  
**Neighbourhood Plan Public Meeting**  
**11 December 7.30pm Bollington Civic Hall**

**Christmas Lights Switch On Sunday 29 November**



Don't forget the Christmas Lights Switch On this year on Sunday 29 November. We are looking forward to another great event with children and adults, food, a bar, soft drinks, music, entertainment, Santa's Grotto and presents for the kids. Nick Wright from Canalside

Radio will also have his snow machines again! The Road will be closed in front of Bollington Town Hall for the duration of the event 4.00pm - 7.00pm. Father Christmas and his elves will be arriving on a Vintage Fire Engine. It will be great fun and mark the start of the run-up to Christmas.



This year we will also have another Christmas Tree at Bollington Cross. We will have to find some way to switch its lights on at the same time using our famous ball plunger. We have refurbished lighting on the lamp post columns on Palmerston Street and have ambitions to light up the Market Place on High Street next year or provide another Christmas Tree at Pool Bank. We are also asking homes and businesses along Bollington, Henshall and Wellington Roads to make a special effort this year and **LIGHT UP THE TOWN!**



Also don't forget the traditional Christmas Carols Around the Tree on Christmas Eve outside the Town Hall starting at 6.00pm. Wellington Road will again be closed from the Viaduct to the Adlington Road junction. Bollington Brass Band will be leading the carols.

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**Progress in Developing the Neighbourhood Plan**

**The Bollington Neighbourhood Plan**

The Neighbourhood Plan (NP) will give the local community the opportunity to influence the amount, type and location of housing, development and other land use in their local area for the period up to 2030.

The Plan must be consistent with European and National guidelines and with the Cheshire East Local Plan. It must be based on evidence and must involve consultation and approval by the local community. It will be subject to independent examination by a Planning Inspector. Once approved, the Plan will form part of statutory planning procedures for any development in the Town.

**The Cheshire East Local Plan**

The Inspector for the Cheshire East Local Plan resumed hearings into the 'Soundness of the Plan Strategy' during October following suspension of these hearings in December 2014. The Council has revised its proposed strategy to allow for economic growth of 0.7% per year, an increase in housing provision of 36,000 homes, and an increase in land of 378 hectares designated for employment purposes up to 2030.

In this Plan, Bollington is treated as one of 13 Local Service Centres, which collectively will be required to contribute 3,500 homes and 7 hectares of employment land up to 2030.

**Consultation** In addition to preliminary consultation meetings in the Community, the NP Steering Committee organised a major consultation exercise through the issue of a Questionnaire to every household in Bollington, also available online, for a six-week period from 16<sup>th</sup> May to 12<sup>th</sup> July 2015 seeking the views of the Community on a wide range of planning and community-related topics. The results from the Questionnaire (1943 responses, 31% of those eligible) were analysed and presented at an Exhibition at Bollington Cross School on 26<sup>th</sup>/27<sup>th</sup> September and are also available online at the Bollington Town Council website.

**Key Area Results from the Questionnaire and other Consultations**

***Living in Bollington, the Community and Heritage***

There was very strong support from the Questionnaire responses for the setting of the Town with its rural surroundings and for the strong community spirit of the people. Local services in the Town were found to be highly regarded. Heritage and conservation issues were found to be very important, including the need to preserve the Lowerhouse area. As a result it is proposed as part of the NP to seek an extension to the existing Conservation Area at Bollington Cross to include Lowerhouse. A very important result from a study completed on behalf of Cheshire East Council is the designation of Bollington as an Historic Town.



***The Environment, Open Spaces and the Green Belt***

The results from the Questionnaire showed overwhelming support for conservation of the Natural Environment. An independent survey of wildlife in Bollington has shown areas on the East side of the Town with high ecological value and several areas of high distinctive habitat. In addition, this study identified wildlife corridors with high ecological connectivity running across the Town on the canal and river banks, and Middlewood Way, with parcels at Hall Hill, the Mount, and at Clarke Lane/Oak Lane Kerridge.

Bollington is surrounded by Green Belt which also has



parcels separating Bollington Cross and Lowerhouse from the remainder of the Town to provide distinctiveness for these areas.

## Neighbourhood Planning Continued

Revised assessments of the Green Belt by Arup Consultants, as part of their work for the Cheshire East Local Plan, have confirmed all Green Belt areas assessed in Bollington as having at least significant importance except two (an area of part of the grounds of Hollin Hall Hotel and land including and adjacent to the children's playground at Adlington Road). These two areas were assessed to have less importance. All of these factors will have an important influence on any proposals for future land use in the NP for Bollington. Furthermore, the results from the Questionnaire showed very strong opposition to the use of Green Belt land for housing or employment purposes, and very strong support for retaining Green Belt for Open Space and leisure activities.

### Housing

Results from the Questionnaire showed that the greatest needs for future housing were considered to be for affordable homes, housing for elderly or disabled people, and 3-bedroomed houses. It should be noted that reduced prices for purchase or renting of affordable homes are only available to eligible persons, including specified key workers or persons with insufficient reserves and designated needs. The Questionnaire also showed a very strong preference that any new homes should be located on brownfield sites or in vacant buildings, and there was very strong opposition to use of Green Belt or Open Space land for either housing or employment purposes. There was a strong preference for a number of small infill developments, but strong opposition for any large-scale developments of more than 50 houses. By far the dominant response on type of housing was for properties with their own garden and with adequate off-street parking.



The NP team is commissioning a formal housing needs study for Bollington. There is a recommended procedure for this which takes into account the predicted growth of population over the period 2010 to 2030, the current age structure and its likely change over this period, and the likely demand for affordable housing and homes for elderly people. It is hoped that the results of a preliminary housing needs assessment will be available for the Public Meeting on 11<sup>th</sup> December. The NP Housing Working Group has been identifying the location of brownfield sites in the Town and any other sites that might be suitable for housing. A map showing these should also be available for the Public Meeting on 11<sup>th</sup> December. The intention, in due course, is to match the potential capacity of suitable sites in Bollington with the likely demand from the housing needs assessment. This will then need to be discussed with Cheshire East Council to try to ensure that any allocations of housing to Bollington in their Local Plan are in line with the recommendations in our Neighbourhood Plan.

### Employment



The results from the consultation of the Community in the Questionnaire showed that about 50% of respondents wished to see Bollington as a working Town in 2030, 23% thought it should be a dormitory Town, and 17% thought it should be a tourist destination. In addition, 63% of respondents felt that either there was not enough employment in the Town or there was about the right balance of employment now so that employment needed to grow in proportion to any increase in population.

The Employment Working Group of the NP has carried out interviews with 182 businesses in the Town, well over half of those based here, to find out the nature of their business, their needs, the source of their employees and their long-term intentions.

***Employment continued***

The results showed a large variety of business types with a small number of major employers and



many small businesses. A quarter of businesses provide employment in the office/studio sector and a quarter in the retail/pub/restaurant sector; a quarter have come to Bollington in the last five years alongside a quarter of traditional companies established for more than 25 years.

When asked about long-term intentions, 59% of those interviewed saw no need for a change in location in the period up to 2030, 14% would like to move within Bollington, 11% expect to move out of Bollington, 12% have no plans and 4% expect to close down. In the last few years a number of former employment sites have been converted to housing,

including major sites at Shrigley Dyers, Kay Metzeler, Eric Britton's, Cumberland Drive and Oak Bank Mill. The NP team is keen to try to support employment opportunities in the Town and will look very carefully at protecting major existing employment sites and trying to encourage new employment.

***Traffic and Transport***

The Questionnaire produced a huge response to questions on traffic and transport, with many complaints about congestion, parking, safety and speeding. The basic problem is that many of the houses in Bollington were built without parking spaces before car ownership became the norm. The NP team is in discussion with the Cheshire East Council Highways department and the Town Council to identify what can be done about the situation and whether these are matters which can be



addressed by land use allocations in our NP or are matters that should be handed over to the relevant Council departments. Any highway matters have to comply with statutory requirements and are subject to prioritisation as there are significant costs associated with potential solutions.

The responses to specific questions about introducing either traffic calming measures or a 20 mph speed limit throughout Bollington were mixed, but with strong positive majority support for such measures (over 1000 in favour, less than 600 against). With respect to the provision of public car parks in

Bollington, 539 people felt there was sufficient but 1108 considered there was insufficient public parking in the Town. Again mixed responses were obtained over the issue of introducing charges at car parks to increase availability, with 634 in favour and 816 against. Although the great majority of respondents do not use the public car parks overnight, a closer examination of the results showed that the number who do at some time is greater than the capacity of some of the car parks, indicating a significant pressure on public car parks in Bollington.



### **NP Baseline Report, Vision Statements and Objectives**

The process of development of the Neighbourhood Plan involves firstly establishing the Baseline position (where we are now with respect to each of the key areas above) and then developing Vision Statements covering how we would like to see Bollington develop in the future. The Steering Committee is currently developing a report of the Baseline position which will be available online in due course. Preliminary **Vision Statements** have been prepared for the key areas, and these will lead on to more specific **Objectives** as to what we would like to see the NP achieve. The Vision Statements are reproduced on a separate tear-out section **A** and **B** in this publication.

**As a further key stage of consultation we need feedback from the Bollington community, as to whether you agree with these Vision Statements. Please add an “X” to the questions in the box representing your agreement level with each Vision Statement and add comments as well if you wish (Pages A and B). Then tear off and return to the Bollington Town Hall. It is hoped that we may be able to present some of the draft Objectives at the Public Meeting to be held at the Civic Hall on 11<sup>th</sup> December and to seek feedback on these at that meeting.**

**You can also complete Pages A-B online via the Town Council’s Neighbourhood Planning Website:  
[www.bollington-tc.gov.uk/np](http://www.bollington-tc.gov.uk/np)**

**Please can you make sure you drop your comments to the Bollington Town Hall or complete them online by Monday 7 December 2015.**

**AND DON’T FORGET THE PUBLIC MEETING AT OUR CIVIC HALL  
FRIDAY 11 DECEMBER 7.30pm**

### **Next Steps**

Once the Vision Statements and Objectives have been agreed, the next stage will be the development of Policies intended to achieve the Objectives. These Policies will need to be discussed and agreed with Cheshire East Council as being compatible with their Local Plan for the whole Borough. Thus any targets for increased numbers of houses in Bollington during the period up to 2030 must be consistent with and contribute to the requirements of the Cheshire East Local Plan. At that stage the NP will be handed over to Cheshire East Council. They will then publicise the Plan for a minimum of 6-weeks and invite representations. They will then appoint an independent examiner. The final step will be for Cheshire East Council to arrange for a referendum to be held within the Bollington Community. If approved by the Community it will be formally adopted by Cheshire East Council and become an adjunct to the Local Plan and have to be taken into account within the planning process.

**Thank you very much**

# Draft Vision Statements



Please use space in the boxes for additional comments

## Our Community

Bollington should continue to be a picturesque working Town with industrial heritage roots. It must retain its vibrant community activities and events. The community support services provided in Bollington must keep pace with the size of the population.

Agree Strongly  Agree  Neutral  Disagree  Disagree Strongly

## Our Town's relationship with the environment

All Open Spaces both official and Green Belt are highly valued by Bollington residents. Our Neighbourhood Plan will endeavour to ensure they remain a protected and vital part of the 'atmosphere of the Town – an urban jewel in a rural setting'.

Agree Strongly  Agree  Neutral  Disagree  Disagree Strongly

## Our Heritage

Bollington is a community that values its industrial heritage and wants to conserve it. We support our Conservation Areas strongly and wish to extend their protection to the Lowerhouse area. We also look forward to developing tourism based on the stories of our industrial and agricultural past.

Agree Strongly  Agree  Neutral  Disagree  Disagree Strongly



# Draft Vision Statements



Please use space in the boxes for additional comments

## Our Homes

Any development should build a variety of the correct type of housing to satisfy the needs of the first-time buyer, families and the elderly, to maintain Bollington as a comfortable, welcoming place to live.

Agree Strongly  Agree  Neutral  Disagree  Disagree Strongly

## Our Economy

Bollington should continue to provide employment opportunities for its residents and for persons from the surrounding neighbourhoods.

Agree Strongly  Agree  Neutral  Disagree  Disagree Strongly

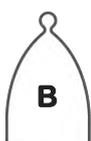
## Our ability to move around the Town

Bollington is a linear Town with considerable traffic and transport issues which require proactive management to create a safe and workable system for the whole community.

Agree Strongly  Agree  Neutral  Disagree  Disagree Strongly

**To validate your comments please fill in your postcode  
SK10 5\_\_\_\_\_**

We would appreciate you completing this form and dropping it into the Town Hall by Monday 7th December 2015. If you would like to be involved in the Neighbourhood Plan, it is not too late, we do need more people to be involved; email: [np@bollington-tc.gov.uk](mailto:np@bollington-tc.gov.uk) – or contact Bollington Town Hall.



*Thank you*



Our new War Memorials are now complete and a dedication ceremony took place on Sunday 11 October starting with a parade from the Recreation Ground. It was attended by our own Town Mayor and a special guest, The Lord Lieutenant of Cheshire, representing the Queen. Thanks to everyone who donated to this project, with great appreciation to the Royal British Legion Bollington Branch and, in particular, Town Councillor Allan Williams for all his hard work in originating, commissioning and organising the building work all done by local craftsman using local stone from Kerridge. Thanks also to Cheshire

East Council for a £5,000 grant, and Macclesfield & District Lions who provided additional funding.

## A Sainsburys Local in Bollington?

The planning application to demolish the Bayleaf Lounge Indian Restaurant (formerly the Waggon and Horses public house) and build a Local Convenience store (Sainsburys) with the Bayleaf Restaurant on the first floor has caused quite a stir in Bollington. You will see from the adjacent illustration that if built, the new premises will try to replicate the appearance of the existing building. However, there are severe car parking and traffic issues. The Town Council considered the proposal in great detail, extensively consulted local residents and also met Cheshire Highways representatives on site.



Taking all the factors into account, the Town Council decided to strongly object to the application on the grounds of safety for pedestrians and motorists, and severe parking problems which would force customers to park on the roadway. The matter is likely to be decided at Cheshire East's Northern Area Planning Committee on 2nd December and we will be there to reinforce our objection. You may wish to attend yourselves - watch our website for details. In spite of this we acknowledge the investment that Sainsburys and the developer are prepared to invest in Bollington and if the application is refused we would welcome discussions concerning where such a store could be better sited. Further details of the application and our response can be found on the Town Council's website.

## Potential Loss of the Tullis Russell Bowling Green to Housing?



This is another difficult planning application. The proposal is for 13 homes on this site with the proceeds from the development being reinvested in new technology for Tullis Russell as the market for coated papers changes. The proposal would provide funding towards a replacement bowling green adjacent to Kerridge Cricket Club and a childrens' play area as part of the housing development. Residents are unhappy about the loss of this open space. There are also concerns regarding the increased traffic on Church Street and Lord Street, and the future impact of the previously approved housing development at Ingersley Vale

which although currently "stalled" is likely to be developed in the new year with perhaps less than the 61 homes currently approved. On balance the Town Council decided to object to the development of this Bowling Green. The application is likely to be determined by Cheshire East on 2nd December. Again anyone can attend and register to speak. Further details can be found on the Town Council's website.



The Town Council has been concerned over the delays in developing the former church into apartments by the Simply Group. The original application was approved in 2010. The planning history has been long and complex. The prefixes 10–14 represent the year the applications were submitted:

10/2959M – Listed Building Consent: 12/3845M Variation to 10/2927M (Window detail and tree removal); 13/4032M – Listed Building Consent (replaces 10/2959M); 14/2403D – Discharge of Conditions.

In the case of 12/3845M there have been delays caused initially by Cheshire East (the application required a revision of the S106 agreement associated with the original 10/2927M and the Council's legal department was stretched in attending to the legal paperwork).

The Simply Group, however, are at an advanced stage of negotiations with a local builder with whom it is hoped an agreement on pricing and scheduling can be agreed. They are keen to get to the construction stage for a substantial number of reasons, not least that the empty Church is costing over £7k per year to insure as it stands. They are aware of the broken downspout which is scheduled for repair. They are also aware of a small number of broken individual panes and will be carrying a further inspection to establish whether the situation has changed significantly since our last insurance inspection.



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## Shop Locally



Bollington has a wide range of local businesses only too willing to provide you with high quality food, drink and services. Why not give them a try. On our website we ask local businesses to register with us and over 120 have already done so. It's free and if you are looking for a local electrician, someone to mind your hens whilst you are on holiday, build you a website, or repair your home you can find someone local. For all the improvements and repairs to our Civic Hall we first looked for local companies and usually found them. If you run a local business please ensure you register with us. It will also help us to keep in touch with you regarding business initiatives such as our Neighbourhood Plan.

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## The Bollington Cross Youth Project

This project, based on the Atax Field off Heath Road, has been a Town ambition for many years and was given a boost from an injection of funds from the Kay Metzeler Development. Other building blocks have also been coming together recently, such as the assembly of the parcels of land into one ownership. Once this has been achieved, grants can be sourced from organisations such as the Football Association and WREN, the Landfill Tax grant body. It remains a very complex project, however, a team comprising the Town Council, Bollington Health and Leisure, Bollington Junior Football Club and local volunteers with expertise in projects and contracts management are working hard to bring it to fruition. It will provide young people with something to do but, more importantly, their own base for activities.





## Dates for your Diary

### Council Events – All Welcome

**Christmas Lights Switch On**  
Sunday 29/11/15 Bollington Town Hall 4.00pm -7.00pm

**Christmas Carols Around the Tree**  
24/12/15 Bollington Town Hall 6.00pm

**Neighbourhood Plan Public Meeting** 11/12/15 7.30pm  
Bollington Civic Hall

**Council & Committee meetings** are held in the Council Chamber at Bollington Town Hall. Members of the public are welcome to attend.

Council & Planning Agendas are posted on our five noticeboards around the Town six days before the meetings. All agendas are posted on our website.

#### Council Meetings:

7.00pm on 1/12/15, 5/1/16 & 2/2/16

#### Committee Meetings:

##### Planning Executive

7.00pm on 15/12/15, 19/1/16 & 16/2/16

##### Civic Hall Management Executive

8.00pm on 16/12/15 & 24/2/16

##### Highways Enhancement Advisory

10.00am on 3/12/15 & 3/3/16

##### Strategic Planning Advisory

8.00pm on 19/1/16 & 22/3/16

##### Footpaths & Bridleways Advisory

7.00pm on 1/2/16

### Your Cheshire East Councillors

#### Jon Weston

jonathon.weston@cheshireeast.gov.uk  
Tel: 07496 585296

#### Amanda Stott

amanda.stott@cheshireeast.gov.uk  
Tel: 07734 394384

### Your Member of Parliament

#### David Rutley

House of Commons, London SW1A 0AA  
Tel: 020 7219 7106  
david.rutley.mp@parliament.uk

**Town Hall Closure for Xmas 24/12/15-4/1/16**

### Your Town Councillors

West Ward	Tel	Email
Angela Williams	573851	aewbtc@hotmail.co.uk
Chris Bennett	576049	chrisbennett123@hotmail.co.uk
Graham Hibbert	573900	hibberthvboll@talktalk.net
Ken Edwards	571126	ken@molepolole.freemove.co.uk

#### Central Ward

Helen Weston	07496 585274	westonhelen@btconnect.com
Jon Weston	07496 585296	jon.weston@btconnect.com
Thomas Mayers	07713 555606	cllrthomas@outlook.com
Andrew Langdon	07769 253411	andrewjameslangdon@gmail.com

#### East Ward

James Nicholas	262173	james@bollingtonfirst.co.uk
Amanda Stott	07734 394384	amanda@bollingtonfirst.co.uk
Allan Williams	07989 109732	allanwilliams04@aol.com
John Whitehurst	07812 891648	johnwhitehurst@hotmail.com



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Thanks to the Bollington Festival Photography Group for the use of their photographs