



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

held online via Microsoft Teams
on Tuesday January 19th 2021

Present

The Mayor Cllr John Stewart; The Deputy Mayor Cllr Johanna Maitland;
Cllrs Alex Douglas-Kane, Roland Edwards, Mark Fearn, Sara Knowles, James Nicholas,
Amanda Stott, Jon Weston and Angela Williams;
David Naylor; Town Clerk.
One member of the public was present

1. Apologies for absence. Cllr Ken Edwards

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

2. To Receive the Minutes of the Planning and Development Committee Meeting 15th December 2021

The minutes were agreed as a true record.

3. Updates from the minutes

Cllr Jon Weston asked if there was any feedback from Cheshire East Council (CEC) concerning the SADPD. Cllr James Nicholas advised that all the consultation responses had now been sent to the appointed Government Inspector and it was now out of CEC's hands until the inspector reported.

4. To note the comments on plans which required consideration at the Council Meetings on January 5th 2021

- [20/5662D](#)

6, Peak View, HIGH STREET, BOLLINGTON, SK10 5PF

Discharge of Conditions 4 &10 on 16/5137M Consultation Deadline 11th January

Condition 4: The Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to, and approved in writing by, the LPA prior to the first use or occupation of any part of the development hereby approved.

Condition 10: The approved access shall not be brought into use until visibility splays of 2.4m x 30m in both directions (measured down the centre line of the access road and the nearside channel line of existing highway) have been provided at each side of the point of access indicated on the approved plan.

There was a debate concerning the poor standard of work on the dry-stone wall and visibility splay. Cllr Roland Edwards advised that the builder had been unable to source a contractor who could rebuild this wall to the standard required. Cllr Ken Edwards pointed out that there were several dry-stone wall contractors in and around the Town. A good example of a rebuilt stone wall was the one at the Canal Side development on Hurst Lane.

It was **RESOLVED** to object to the discharge of conditions 4 and 10: The visibility splay had been created but the wall in its current state was totally out of keeping with the conservation area and to the standard expected of the completed development.

- [20/5388M](#)

- **1, RAINOW MILL COTTAGE, INGERSLEY VALE, SK10 5BP**

- Non-material amendment to approved application 13/5081M - First floor extension over existing garage and new windows to rear

- 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:

- [20/3960T](#) 70-82 Church Street, Bollington, SK10 5QD & 2-4 Nancy Street, **Fell Two Trees**. *The application contained no reasons for felling the trees and in view of this it was RESOLVED to recommend refusal of the application.*
- [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. Comments deadline 2nd December. *The Town Council RESOLVED not to object to the application*
- [20/4345T](#)
Land at INGERSLEY VALE, BOLLINGTON, MACCLESFIELD, SK10 5BP
Tree works to remove an area of woodland
The Council RESOLVED to object to this application because there is no professional opinion in the application as to the need for this work. The Council feels that more justification is required. Also, no building work is scheduled on this site because it is still in the planning process and we would expect an arboreal report at that time.
- [20/4378M](#)
6, Peak View, HIGH STREET, BOLLINGTON, SK10 5PF
Variation of Condition 6 on approval 19/5633M - Variation of Conditions 1 & 2 on approval 16/5137M for variation of condition 2 on application 13/0070M

Consultation Deadline 11th November

The Council RESOLVED to object to this application. The houses should be built as approved. The Town Council has received many complaints regarding changes made to the original plans and work not completed to standards. Enforcement measures are required to ensure it is completed with suitable materials and to proper standards. The stone wall at the front is a prime example of that.

- [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.
 - b) **Planning decisions WITHDRAWN:** None
 - c) **Planning decisions REFUSED:** None
 - d) **Appeals Notified:** None
 - e) [Planning Applications Still awaiting a decision](#) < click on this link
-

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

- [20/5614T](#)
10, BEESTON BROW, BOLLINGTON, SK10 5PR
T1 beech fell (honey Fungus)
The Council **RESOLVED** not to object to this application
- [20/5615T](#)
2, OAKBANK DRIVE, BOLLINGTON, SK10 5RJ
Works to tree T1 lime crown lift to 6m
The Council **RESOLVED** not to object to this application
- [20/5807M](#)
1 St Gregorys Mews, Chapel Street, Bollington, SK10 5QJ
Proposed demolition of existing single storey structure & proposed single storey side extension with general internal & external alterations including canopy roof over main entrance, loft conversion & creation of 2 parking spaces within the residential curtilage
Comments Deadline 10th February
The Council **RESOLVED** not to object to this application
- [20/5809T](#)
73B, HIGH STREET, BOLLINGTON, SK10 5PF
Self-seeded ash tree branches to be felled as they are encroaching on the neighbouring property (the applicant's) and adjacent retaining wall. No replanting for same reasons. Trees are on land which is unregistered / unknown ownership.
The Council **RESOLVED** not to object to this application

- [20/5826M](#)
98, Shrigley Road, Bollington, Macclesfield, SK10 5RD
Demolition of existing flat roof uPVC porch and erection of new entrance porch with brick plinth and tiled, pitched roof. Conversion of existing garage to create separate utility area and home office.
Comments Deadline 3rd February
The Council **RESOLVED** not to object to this application

- [21/0110M](#)
The Gables, 5, OAKBANK DRIVE, BOLLINGTON, SK10 5RJ
Construction of orangery to rear of dwelling.
Comments Deadline 4th February
The Council **RESOLVED** to object to the use of PVC for the construction of the Orangery. A more suitable material should be chosen to be in keeping with the conservation area and the house. The house appears to have timber windows.

7. CHALC Planning Training Briefing

This item was deferred to the next meeting.

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

Tuesday February 16th 2021 at 7.00pm via Microsoft Teams.

Any applications which require comments prior to that date will be considered at the Council Meeting on **Tuesday February 2nd**