



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

held online via Microsoft Teams
on Tuesday February 16th 2021

Present

The Deputy Mayor Cllr Johanna Maitland; Cllrs: Roland Edwards, Mark Fearn, Sara Knowles, Jon Weston and Angela Williams; David Naylor; Town Clerk.

No members of the public were present

1. **Apologies for absence.** Town Mayor Cllr John Stewart; Cllrs Amanda Stott, James Nicholas and Ken Edwards.
2. **Declarations of interest.** The Deputy Mayor, Cllrs Jon Weston and Roland Edwards concerning the Hazelhurst Drive Application. All were acquainted with the applicant.
3. **To Receive the Minutes of the Planning and Development Committee Meeting 19th January 2021.** The minutes were agreed as a true record
4. **Updates from the minutes.** There were none
5. **To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:**
 - a) **Planning permission GRANTED with Conditions:**
 - **[20/1695M](#)**
Land To The Rear Of The Water Street Centre, WATER STREET, BOLLINGTON
Proposed erection of two detached houses on former playground, construction of a new road bridge across the River Dean, widening of the existing vehicular access onto John Street and the re-organisation of the former playground at the rear of the Water Street Centre. Comment deadline 27th May
It was noted that Planning Permission had been granted for two houses on this site on appeal in 2017. It was also noted that there had been significant changes in the last 3 years which could impact on the site. During the floods of summer 2019 the river levels had risen above the existing footbridge and this had been recorded on

video. It was also noted that the application form inaccurately stated the site was not near a watercourse. The site visit to assess parking on the original application had also taken place during school holidays and did not represent a typical day. Pressure on parking in was severe and had subsequently risen. It was **RESOLVED** to repeat the Town Council's objections to the original application, and to supply video footage of the summer 2019 flooding. Cheshire East Council would be requested not block-approve all the assessments submitted with the last application [16/3539M](#) which was won on appeal.

- [20/2924M](#)
Newhaven, HURST LANE, BOLLINGTON, SK10 5LN
Proposed alterations and extensions to existing dwelling.
Consultation deadline 9th September
The Town Council **RESOLVED** not to object to this application
- [20/3525M](#)
40, WATERWHEEL WAY, BOLLINGTON, SK10 5DQ
PROPOSED SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY. NEW WINDOW TO SIDE ELEVATION. REPLACEMENT WINDOW TO REAR ELEVATION Consultation deadline 4th September
*The Town Council **RESOLVED** not to object in principle to this extension, subject to the 45 degree rule from the centre of the rear ground floor (first floor in this case) habitable room window not being compromised by this extension.*
- [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.
- [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 30th 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.*
- [20/5453T](#)
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 Shapen up 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.

▪ [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

▪ [20/5306M](#)

6, RIVERBANK CLOSE, BOLLINGTON, SK10 5JD

Replacement of existing brick boundary garden wall with close boarded timber fence; height to match existing wall

It was **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](#)

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

▪ [21/0150T](#)

**Clough Pool, Ingersley Vale, Bollington, SK10 5BP
WORKS TO TREES IN CONSERVATION AREA**

This Application was supplied for information only as it was in Rainow. Its contents were noted.

▪ [21/0219M](#)

Bollington Initiative Trust, WATER STREET, BOLLINGTON

Proposed ground floor extension to provide disabled access facilities

Comments Deadline February 24th

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

▪ [21/0403T](#)

15, BEESTON BROW, BOLLINGTON, SK10 5PR

Multi stemmed Sycamore, Fell

The Town Council **RESOLVED** to object to this application because no reason was given for the removal of the tree.

▪ [21/0409M](#)

5, HAZELHURST DRIVE, BOLLINGTON, SK10 5QT

Removal of conditions 13 & 18 on approval 19/3990M - Demolition of swimming pool extension and the construction of a 3-bedroom detached house.

Condition 13 requires that the first-floor landing window on the front elevation of the dwelling has obscure glazing and is not capable of opening below a height of 1.7m above finished floor level.

Condition 18 removes a range of permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Comments Deadline March 3rd

With regard to condition 13, Town Council would like the planning officer to be certain that there would be an actual overlooking situation from the landing window, given the 21 metre distance between this property and number 3 and also in view of the intervening hedge.

With regard to condition 18, because the removal of permitted development rights was a technical question, the Town Council felt that this should be a matter reserved for the planning officer. It was, however, noted that the conservation officer felt that permitted development rights should be removed because of the proximity of the conservation area.

▪ [**21/0449M**](#)

8, DAWSON ROAD, BOLLINGTON, SK10 5NG

Proposed Two Storey Side & Single Storey Front & Rear Extensions & Alterations.

The Town Council was concerned that the rear extension appeared to intrude into the 45° rule from the centre of the neighbours rear habitable room window. It was also noted that the hedge was being removed to allow the extension at the rear and perhaps the application could include some alternative planting. It was also recognised that parking was constrained in this area with householders having to park in the the cul-de-sac and in some cases on existing grass verges. The extension will create a larger house with an additional bedroom which may impact on that available parking.

▪ [**21/0498T**](#)

8, WINDMILL LANE, KERRIDGE, SK10 5AZ

Self-seeded Sycamores. Remove weaker, smaller and dying trees to enable more light and space for the remaining trees.

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

▪ [**21/0507M**](#)

10, BARNFIELD ROAD, BOLLINGTON, SK10 5DZ

Proposed first floor extension and single storey rear extension.

Comments Deadline March 3rd

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

▪ [**21/0541M**](#)

7, FIELD CLOSE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5JG

Single storey side and rear extension.

Comments Deadline March 3rd

The Town Council **RESOLVED** not to object to this application. However, it was noted that there may be a conflict with the 45° rule from the neighbours habitable

rear ground floor room window because the property already had an extension and this would be a further extension to that extension to create a garden room.

7. CHALC Planning Training Briefing

The Deputy Mayor Cllr Maitland advised that she would be setting up a separate meeting to provide this training.

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

Tuesday March 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 March 2nd**