



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

held online via Microsoft Teams  
on Tuesday March 16<sup>th</sup> 2021

### **Present**

The Town Mayor Cllr John Stewart, The Deputy Mayor Cllr Johanna Maitland, Cllrs: Ken Edwards, Roland Edwards, Sara Knowles, James Nicholas, Amanda Stott, Jon Weston and Angela Williams; David Naylor; Town Clerk.

One member of the public was present from Transition Bollington.

1. **Apologies for absence.** Cllr Mark Fearn
2. **Declarations of interest.** Cllr James Nicholas: as a member of Cheshire East Council's Northern Planning Committee, needed to avoid pre-determining any planning application submitted to Bollington Town Council which could be called in to the Northern Committee for determination. He would need to wait and take account of any information submitted to and discussed at that meeting before he made his decision.
3. **To Receive the Minutes of the Planning and Development Committee Meeting 16<sup>th</sup> February 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:**
    - **[20/3175M](#)**  
**The Crown, 96, CHURCH STREET, BOLLINGTON, SK10 5QD**  
**Change of use and conversion of former public house and associated residential accommodation into two dwellings. Demolition of outbuilding structure at rear.**  
*The Council RESOLVED to recommend Refusal of this application.*  
**Comment from the Town Council's planning meeting on 16 March 2021.**  
Cheshire East Council appeared to have disregarded the observation of the Town

Council that insufficient marketing had been carried out to warrant the change of use of this process as required by Bollington's Neighbourhood Plan. However, a marketing brochure had been added to Cheshire East online planning system three weeks after the Town Council had submitted its observations.

The Planning officer had subsequently concluded:

*"There has been a serious attempt to market the pub as a going concern which has been unsuccessful. The use as a public house, owing to remedial works and the lack of interest to continue its current use have demonstrated that the premises are no longer viable. The loss of the pub is therefore accepted".*

▪ [20/4796D](#)

**BOWLING GREEN, INGERSLEY VALE, BOLLINGTON**

**Discharge of condition 11 on 18/2244M - Reserved matters following outline approval of landscape layout, details are also provided on materials, ground levels, floor slabs, electric vehicle charging points and arboricultural information.**

*Bollington Town Council recommended refusal of this application to discharge condition 11 and as a result not to retain the existing hedge instead of building a 2metre high Kerridge stone wall.*

**Comment from the Town Council's Planning Meeting 16<sup>th</sup> March 2021**

This condition was discharged in accordance with a plan submitted on the 23<sup>rd</sup> February 2021 plan ref B1-02-2100-Rev H. The plan shows the hedge to be removed and a new stone wall built to replace the hedge and also a stone wall further up the public footpath.

A copy of the plan can be seen here from this link.

[102\\_B1\\_02\\_2100-L\\_029 Proposed Landscape Plan Sheet 01 \(cheshireeast.gov.uk\)](#)

b) Planning decisions WITHDRAWN: None

c) Planning decisions REFUSED:

▪ [20/2136M](#)

**Green Lane Farm, GREEN LANE, BOLLINGTON, SK10 5LG Demolition of existing dwelling and construction of a new dwelling**

*The Town Council RESOLVED not to object to this application. On balance it was felt that the site would benefit from a new cohesive building which would deliver a more livable family home. The new building would use sympathetic materials.*

**DECISION NOTICE STATES** The Council hereby **REFUSES** to grant planning permission for the above development referred to in the application and accompanying plans submitted by you for the following reasons:

***The proposal will result in harm to the Green Belt by virtue of inappropriateness, to the openness of the Green Belt in both spatial and visual terms, through impact on the purposes of the Green Belt. There would be additional harm through the loss of the traditional rural character of a building which contributes with its grouping to local distinctiveness and through the total loss of a heritage asset. No very special circumstances have been identified which would clearly outweigh this harm.***

***The proposal is contrary to saved Policy GC1 of the Macclesfield Borough Local Plan, Policies SD2 and PG3 of the Cheshire East Local Plan Strategy and Chapter 13 of the National Planning Policy Framework.***

### **Comment from the Town Council Planning Meeting 16<sup>th</sup> March 2021**

There was concern that this had been turned down in spite of the Town Council being in favour of the application. Substantial changes had been made to this building in the past which had rendered it of little heritage value.

Cllr Stott advised that the Town Council had a good strike rate with support from Cheshire East regarding the Town Council's observations. It is the ones which go against our recommendations which cause a debate.

Cllr Nicholas advised that these applications take hours of debate at Cheshire East and it's a democratic decision of 30 members, many from this area, based on advice from planning officers. The decisions do not always follow officer recommendations.

d) **Appeals Notified:** None

e) **[Planning Applications Still awaiting a decision](#)**

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

- **[21/0696T](#)**  
**73B, HIGH STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5PF**  
**Self-seeded ash trees (approx 10 years old) 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.
- **[21/0728T](#)**  
**21A, LORD STREET, BOLLINGTON, SK10 5BN**  
**Tree works to fell common ash to ground level**  
There was no reason given for this application in the conservation area. The Town Council asked Cheshire East Council's tree officer to ensure that the tree was not worthy of a preservation order for its amenity value or its situation would prevent one being made.
- **[21/0794M](#)**  
**58, GRIMSHAW LANE, BOLLINGTON, MACCLESFIELD, SK10 5LY**  
**Listed Building Consent for a single storey side extension and alterations**  
Comments deadline 31<sup>st</sup> March  
The Council **RESOLVED** not to object to this application.
- **[21/0916M](#)**  
**8, WATER STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5PB**  
**Single storey rear store extension**  
Comments deadline 24<sup>th</sup> March  
The Council **RESOLVED** not to object to this application.
- **[21/0982T](#)**  
**68, HIGH STREET, BOLLINGTON, SK10 5PF**  
**Fell Birch Tree**

There was no reason given for this application in the conservation area. The Town Council asked Cheshire East Council's tree officer to ensure that the tree was not worthy or a preservation order for its amenity value or its situation would prevent one being made.

**21/1004T**

**5, JACKSON LANE, KERRIDGE, CHESHIRE, SK10 5BE**

**Large Elm. Reduce lowest limb to just out from the upright and remove the secondary drooping limb. Remove the next limb up. Reduce the remaining overhanging limbs by 2.5 metres. Remove secondary shoots at the base of the tree, retaining the stub from the previous pruning work. Remove deadwood on the cottages side of the tree. Lime two lowest limbs, remove. Crown lift other drooping limbs by approx 2 metres.**

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

▪ **21/1044M**

**Land adjacent to 90, WELLINGTON ROAD, BOLLINGTON, SK10 5HT**

**Erection of an infill dwelling and associated works**

Comments deadline 31<sup>st</sup> March

The Council **RESOLVED** to object to this application. The building's design was out of keeping with the mainly Victorian street scene. Housing policy HOP4 of the Neighbourhood Plan required new dwelling to contribute to their setting and be in keeping with the urban form and development pattern of Bollington.

▪ **21/1108M**

**20, PRINCESS DRIVE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5ER**

**Proposed demolition of existing conservatory & outhouse building; Proposed single-storey extension providing new ground floor accommodation at rear plus internal alterations**

Comments deadline 31<sup>st</sup> March

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

▪ **21/1145M**

**49, CEDARWAY, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5NR**

**Proposed dormer to existing roof to create additional bedroom and Ensuite**

Comments deadline 30<sup>th</sup> March

The Council **RESOLVED** to object to this application. This property if developed in this way would be out of keeping with neighbouring properties in terms of the roof line. The side extension would also take away on-site car parking for what would be a 4 bedroom house.

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

**Tuesday April 20<sup>th</sup> 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 April 6<sup>th</sup>