



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

held online via Microsoft Teams
on Tuesday April 20th 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, and Angela Williams; David Naylor; Town Clerk.

Six members of the public were present

- 1. Apologies for absence.** Cllrs Mark Fearn and Jon Weston
- 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 16th March 2021.** The minutes were agreed as a true record
- 4. Updates from the minutes.**

[20/4796D](#)

BOWLING GREEN, INGERSLEY VALE, BOLLINGTON

It was reported that the developer had agreed to remove the contentious fence and put in a natural boundary with an option for a fence behind the natural barrier if buyers wish. The wall will be built as originally specified.

There has also been an application to put the footpath from Ingersley Vale to Mill Lane on the Definitive Map.

5. To note the comments on plans which required consideration at the Council Meetings on April 6th

▪ [21/1251M](#)

**Nab Quarry, Long Lane, Pott Shrigley, Macclesfield
Resubmission for the regularisation of warehouse storage buildings
and demolition of existing shed and replacement with 2 storey office
building**

The Council **RESOLVED** not to object to this application, but to recommend a condition to contribute to the repair of the road surface on Long Lane to a standard to support this extra traffic. Also, to improved signage off the main road into Long Lane to cope with the heavy lorries visiting the site.

▪ [21/1286M](#)

**HOLLIN OLD HALL, GRIMSHAW LANE, BOLLINGTON,
MACCLESFIELD, CHESHIRE, SK10 5LY
Listed Building Consent for the replacement of 2 rooves**

Comments Deadline 14 April 2021

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

▪ [21/1314M](#)

**6, DEAN CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5NT
Class C3 dwelling house including extension certified as lawful.
Domestic integrated garage too narrow for car storage and currently
used for domestic storage. Proposal is to convert this room into
habitable space.**

Comments Deadline 7 April 2021

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

▪ [21/1313M](#)

**6, DEAN CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5NT
Garage conversion, front porch, single-storey rear extension and
render to parts of the external walls**

Comments Deadline 7 April 2021

The conversion of the garage into a study/bedroom would create a five-bedroomed house and there was insufficient off-road parking. It was **RESOLVED** to recommend an additional off-road parking spaces be created to provide two in total.

▪ [21/1405M](#)

**24-26, HIGHER LANE, KERRIDGE, SK10 5AR
Demolition of single garage and part excavation of an existing flower
bed and pathway within the garden. Construction of a stone
retaining way to provide an additional parking space with granite
setts to match existing highway**

Comments Deadline 14 April 2021

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

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

a) Planning permission GRANTED with Conditions:

- [20/4121D](#)
6, South West Avenue, Bollington, Cheshire, SK10 5DS Discharge of Conditions 3, 4, 5, 6, 9 of Existing Permission 18/0806M; 2no. 3 Bedroom Semi Detached Houses in a Plot of Land to the Side of 6 South West Ave Bollington. *The Town Council had recommended refusal of this application on the grounds of overdevelopment of the site and it being out of keeping with the area. However, Cheshire East Council had approved it. This application was to discharge a number of conditions including materials and yet the only information supplied with the application was in relation to the discharge of the drainage condition. In view of this the Town Council RESOLVED to recommend refusal of the application due to insufficient information being provided.*
- [20/5113M](#)
Former Bayleaf Lounge 127, WELLINGTON ROAD SK10 5HT
Non-Material Minor Amendment (Refers to condition 4, paving materials and a request to change from the agreed Marshalls product originating in China to a locally sourced stone)
Although the request to use local stone was welcomed, there was concern about the strength of the local stone for a loading bay and kerbs, also would the stone paving be slippery.
It was **RESOLVED** that there was not enough evidence to judge whether the locally sourced replacement material for the loading bay and the kerbs would be strong enough and suitable. Also, the stainless-steel studded paving was specified for a reason and the proposed replacement looked like a much cheaper alternative. For these reasons it was recommended that the application be refused until such evidence was provided.
- [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.
- [21/0982T](#)
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.

b) Planning decisions WITHDRAWN:

None

c) Planning decisions REFUSED:

▪ [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.

NOTICE OF DECISION.

In pursuance of its powers under the above Act, 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:

1. The further extension of the building, introduction of an external staircase and introduction of additional rooflights in the Bollington Conservation Area are material changes that requires assessment and consultation. Full planning permission is required.

d) Appeals Notified: None

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

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

The following application was moved up the agenda due to the representation from members of the public.

▪ [21/1446M](#)

Type Of Application

8, BEESTON CLOSE, BOLLINGTON, SK10 5RQ

Erection of a two storey side extension with additional single storey extension to the rear. Consultation Deadline 28th April

Residents from neighbouring properties gave summaries of comments they had submitted to Cheshire East Council regarding the proposal.

There were several concerns including:

- The overbearing nature of the extension above the neighbouring property which is set at a lower level.
- Loss of privacy and light as a result of the extension and the raised patio.
- The lack of parking at the property (which is only a single parking space) would be totally inadequate to turn a 3 bedroom property into a potential 5 bedroom property (it was noted from the plan that the proposed dressing room is a large space and could be used as a fifth bedroom)
- Lack of access to the rear of the property for delivered materials. Building materials stored on the small drive would restrict access to neighbouring properties and exacerbate the already difficult parking situation.
- Any building materials or building preparations on the drive would cause nuisance to the neighbour whose house it actually fronts.
- Concerns there may be a temptation to deliver from the rear of the property which is more of a bridleway and unsuitable for heavy vehicles. This track is raised and

supported by an ancient retaining wall which could be damaged by heavy vehicles.

- There were concerns that the footing for the extension could also undermine the high retaining wall behind the property.
- Neighbours are concerned that it would not be possible to construct the proposed extension within the constrictions of the site without severe and prolonged nuisance caused within the small Close.

The Council **RESOLVED** to recommend refusal of this application due to the overbearing nature of the proposed extension, overdevelopment of the site and the lack of parking provision for the increase in the property size.

▪ [21/1268T](#)

12, CLARENCE TERRACE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LD G1. Fell multi stemmed cypress, elders and hollies within the group G1

The Council **RESOLVED** to note that the lack of information provided made it impossible for them to assess the potential amenity value of the trees and whether they should be protected.

It was also noted that during the nesting season it is very important that any work carried out is done with care that no nests are destroyed. It was **RESOLVED** that this should apply to all tree applications.

▪ [21/1269T](#)

23, BISHOP ROAD, BOLLINGTON, MACCLESFIELD, SK10 5NX

Beech. Crown lift limb overhanging 23 Bishop Road to 8m. Reduce effects of excessive shading

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

▪ [21/1271T](#)

10, GREENBANK DRIVE, BOLLINGTON, SK10 5LW

Re-pollard 1 Sycamore tree, Fell 2 ivy clad Sycamore Trees

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

▪ [21/1273T](#)

51A, WELLINGTON ROAD, BOLLINGTON, SK10 5JH

Works to various trees.

The Council **RESOLVED** to object to this application because of the lack of information supplied.

▪ [21/1398T](#)

82, SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS

Works to Oak Tree

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

▪ [21/1413T](#)

80, SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS

x1 Oak- Prune- Crown reduce by up to 2m. Crown lift to 5m.

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

- [21/1453M](#)
83, PALMERSTON STREET, BOLLINGTON, MACCLESFIELD, SK10 5JX
 Demolish rotten woodwork, defective double glazed units, dwarf stone walls to existing conservatory, replace with a garden room of the same plan area on existing foundations. Please see plans & schedule annexed Deadline 21st April
 The Council **RESOLVED** not to object to this application
- [21/1501M](#)
Glen Dale, 17, JACKSON LANE, KERRIDGE, SK10 5BE
 Replacement of existing conservatory with new single storey rear extension on the same footprint as existing. Consultation Deadline 21st April
 The Council **RESOLVED** not to object to this application
- [21/1532D](#)
6, Peak View, HIGH STREET, BOLLINGTON, SK10 5PF
 Discharge of condition 5 on application 20/4378M - 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
Condition 5. By 19 March 2021, the works to the drystone wall shall be completed in full accordance with the details provided on drawing 'A103 - Dry Stone Wall - visibility splay heights' and 'Drystone wall proposal, dated 21 September 2020, unless an alternative timetable is agreed in writing by the local planning authority Consultation Deadline 20th April
 The Council **RESOLVED** not to object to this application
- [21/1557M](#)
Cocksheadhey Farm, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ
 Certificate of lawful proposed use for single storey rear extension, single storey side extension, dormer extension to the roof and front porch
 The Council **RESOLVED** not to object to this application
- [21/1565M](#)
Cocksheadhey Farm, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ
 Prior approval of a single storey rear extension extending 8.00 metres beyond the rear wall, maximum height of 4.00 metres and eaves height of 3.60 metres.
 The Council **RESOLVED** not to object to this application
- [21/1583T](#)
110, PALMERSTON STREET, BOLLINGTON, SK10 5PW
Works to Sycamore Trees
 The Council **RESOLVED** not to object to this application
- [21/1584M](#)
3, LOWERHOUSE ROAD, BOLLINGTON, SK10 5WG
 Installation of summer house in rear garden. Dimensions: maximum not exceeding 4.5mW x 3.6mD, overall height 2.3m to eaves, pent roof 10°. To be situated no closer than 1.2m to boundary lines. Building does not occupy more than 50% of the overall garden area. To be used as a personal gym, no bathroom facilities. Consultation Deadline 21st April
 The Council **RESOLVED** not to object to this application

- [21/1642M](#)
KERRIDGE HILL HOUSE, WINDMILL LANE, KERRIDGE, SK10 5AZ
Two-storey extension to eastern side of house with associated landscaping works
 Consultation Deadline 28th April
 The Council **RESOLVED** not to object to this application
- [21/1652T](#)
18, HIGHER LANE, KERRIDGE, SK10 5AR
T1 sycamore - prune- removal of lowest branch, 30% crown thin.
T2 Ash – Fell
 The Council **RESOLVED** not to object to this application
- [21/1676M](#)
20, HIGHFIELD ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LR
Single storey rear & two storey side extensions & loft conversion
 Consultation Deadline 19th April
 The Council **RESOLVED** not to object to this application
- [21/1770M](#)
15 Coope Road, Bollington, SK10 5AE
Single storey side and rear garage extension
 The Council **RESOLVED** not to object to this application
- [21/1740T](#)
2, OAKBANK DRIVE, BOLLINGTON, SK10 5RJ
Fell Sycamore Tree
 The Council was concerned that they did not know what the application meant and **RESOLVED** to recommend refusal
- [21/1901T](#)
23, BEESTON MOUNT, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5QY
Palm tree - Fell
 The Council **RESOLVED** not to object to this application
- [21/1910T](#)
The Gables, 5, OAKBANK DRIVE, BOLLINGTON, MACCLESFIELD, SK10 5RJ
Tree works to fell ash, sycamore, willow and two oak trees
 The Council **RESOLVED** to ask the Tree Officer to check that the trees did not have amenity value before allowing this application.
- [21/1963T](#)
1, FOXGLOVE CLOSE, BOLLINGTON, SK10 5DH
Garage conversion and alterations. Consultation Deadline 12th May
 The Council **RESOLVED** not to object to this application

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

This is the final meeting of the current Planning and Development Committee.

The first meeting of the new formed **Planning and Town Development Committee** will take place on Tuesday May 25th 2021 at 7.00pm via Microsoft Teams (TBC)