

**Bollington Town Council**

**Council Meeting**

**Enclosures**

**4th January 2022**

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### Minutes of the Town Council meeting held at Bollington Cross Primary School 7<sup>th</sup> December 2021

#### **Present: Town Mayor Cllr Johanna Maitland (JM),**

**Cllrs;** Ken Edwards (KE), Helen Ellwood (HE), Roland Edwards (RE), Sara Knowles (SK) James Nicholas (JN), Judy Snowball (JS), John Stewart (JS), Amanda Stott, (AS), Jon Weston (JW), Angela Williams (AW).

Town Clerk; Julie Mason.

#### **Public Forum**

There were three members of the public present. One member wished to thank the Town Council for the 'Christmas Light Switch On' on the Recreation ground. He went on to express his disappointment about the army tank being present on Armistead Day at the War Memorial Gardens which led to the stone gate post being damaged. He felt it was a Civic Event and not political and for people to show off. The situation could have been a great deal worse if someone had been injured. He was the Chair of the Royal British Legion in Macclesfield and said they could be taking over Bollington.

*The Mayor said the Town Council agreed with his sentiments but reminded him it was not a TC event.*

The other two members of the public had come to attend to speak on planning application 21/5319M. They were the occupiers and wished to make the members aware that they would be planting 12 mature trees to alleviate concerns of privacy. This had not been referred to in the planning enclosures pack.

#### **Apologies**

Cllr M Fearn due to holidays.

#### **8235. To receive the Minutes of the meeting on 2<sup>nd</sup> November 2021 (minute references 8226 – 8234)**

**Resolved** the minutes were accepted as a true and accurate record.

#### **8236. To discuss matters raised from the Minutes**

Cllr KE wished it to be noted the response from the Community Governance Review had been submitted to Cheshire East and there were no proposals to change the boundary with Butley Town.

#### **8237. To receive the Town Mayor's announcements**

Audit and Governance	08/12/21	Cancelled
Community & Environment Committee CE74/21	14/12/21	7.00pm
Planning & Town Development Committee	21/12/21	7.00pm
Carols Round the Tree	24/12/21	6.00pm
Full Council	04/01/22	7.00pm

**8238. To consider planning applications below;**

- **21/5319M 29 ADLINGTON ROAD, BOLLINGTON SK10 5JT**  
The Council took into consideration the comments from the public forum time  
**RESOLVED** to No Objection
- **21/5735M**  
**1 Clarke Lane, Bollington Cheshire SK10 5AH**  
**Proposed Single Storey Extension To the side of existing detached garage**  
**Resolved** Objection with comments.

**8239. To receive the Report from Cheshire East Councillors**

It was **RESOLVED** to receive the written report provided by the Cheshire East Councillors and to note its contents.

The CE budget consultation has commenced, and they urged the TC to make representations and feed into the process. The closing date is 4<sup>th</sup> January 2022. The Northern Planning committee is on 8<sup>th</sup> December, but the agenda has not been published yet. The call-in request on 21/3392M Exchange House on Albert Road had been accepted. CE Full Council was scheduled on the 15<sup>th</sup> December.

It was noted the Community Governance Review was due to be considered in February 2022.

**PART B**

**Under Standing Orders 3d - Exclusion of the Public.**

**Meetings shall be open to the public unless their presence is prejudicial to the public interest by reason of the confidential natures of the business to be transacted or for other special reasons. The public's exclusion from part or all of a meeting shall be by a resolution which shall give reasons for the public's exclusion.**

It was **Resolved** to move to Part B

**Resolved** Full Council agreed to recruit a Town Manager SCP 24 – 28 at 30 hours a week.

**Resolved** Full Council approved to support the financial management of the Town Council with 12 hours a week from an external source.

*Appendix 1*

**8240. To receive and accept the resolutions from Council Committees.**

Finance & Grants 8/11/21

**Resolved** Full Council to accepted **Resolutions** FG16/21 to FG 23/21

Community & Environment Committee 13/11/21

**Resolved** Full Council accepted **Resolutions** CE 74/21 – CE90/21 1- 14  
Planning & Town Development Committee 16/11/21

**Resolved** Full Council accepted **Resolutions** 1-4  
Personnel & Assets Extraordinary Committee 05/11/21

**Resolved** Full Council accepted **Resolutions** made in the Appendix in Part B  
Personnel & Assets Committee 19/11/21

**Resolved** Full Council accepted **Resolutions** PA 48/21 – 58/21 and the Appendix in Part B.

Personnel & Assets Extraordinary Committee 29/11/21

**Resolved** Full Council to accept **Resolutions** PA 59/21 – 61/21 and the Appendix in Part B.

#### **8241. To approve the following payments.**

##### 01/12/21 Payments

- £23,354.34 including £1,852.60 VAT

**Resolved** the payments were approved as a true record. It was noted the accounts had been checked and approved by the Town Mayor and the Chair of Finance.

#### **8242. To agree the reconciled budget as circulated for 2021/22**

The Clerk explained the budget from the spend to date against the budget headings she went on to explain the predicted spend by March 2021.

The opening balance and the estimated spend gave a predicted balance by the end of the financial year.

**Resolved** the reconciled budget was accepted by Full Council.

#### **8243. To agree the draft budget for 2022/23**

The draft budget had been circulated and a covering explanation of the increased spend in 2021/22 from the Chair of Finance.

The Clerk went through each budget heading and the Committee's request for project funding in 2022/23.

##### Ear Marked Reserves 2022/23

The Ear Marked Reserves were discussed in detail.

**Resolved** the Town Hall improvements and land transfer of £21,85400 would remain

**Resolved** Brookbank House would reduce to £2,000 after it had been confirmed the flat roof was not in need of replacement.

**Resolved** Civic Hall RM & I would be £3,000

**Resolved** Elections would be £7,000

**Resolved** Christmas Lighting would be £2,000

**Resolved** Town Hall van would be reduced to £2,000

**Resolved** the Community centre £750 would be removed and the British Cycling Project £500 would be removed.

**Resolved** the Budget 2022/23 was approved subject to minor amendments.

**8244. To agree the Precept for 2022/23**

**Resolved** the Precept was agreed at £220,000 for 2022/23

It was noted this was £68.70 for a Band D property.

**8245.**To note the date of the next Full Council Meeting:

4<sup>th</sup> January 2021 @ 7pm at the Bollington Cross School.

Meeting closed at 10.00 pm

Signed .....

Date:



## Minutes

### of the Extraordinary Town Council meeting held at the Town Hall

15<sup>th</sup> December 2021 @ 10 am

**Present: Town Mayor Cllr Johanna Maitland (JM),**

**Cllrs;** Ken Edwards (KE), Helen Ellwood (HE), Mark Fern (MF), Roland Edwards (RE), Jon Weston (JW), Angela Williams (AW).

Town Clerk; Julie Mason.

#### **Public Forum**

Nobody present.

#### **Apologies**

Cllr J Stewart due to ill health, Cllr S Knowles due to work commitments, Cllr J Nicholas due to CE meeting, Cllr A Stott due to CE meeting and Cllr J Snowball due to ill health.

#### **8246.To receive any Declarations of Interest:**

Nil

#### **8247. To allocate delegated authority to the Chair and the Clerk due to recent Government Guidelines to cancel Council and Committee meetings.**

NALC had advised that the Full Council & Committees meetings should be cancelled from 13<sup>th</sup> December due to the new variant Omicron. The Mayor made recommendations of allowing delegated authority to the members in the interim period of the anticipated ruling by Government to allow Local Government to make decisions on virtual meetings.

**Resolved** the Mayor and the Clerk would be given delegated powers to make emergency decisions with the appropriate Chair of the Executive Committees.

#### **8248. To allocated delegated authority to respond to planning applications on behalf of the Council.**

**Resolved** Cllr J Stewart, Cllr K Edwards and Cllr R Edwards would have delegated authority to reply with BTC's recommendations to the CE planning department and any other related planning decisions which were required.

It was noted the Committee meetings would take place virtually with all members in attendance.

## **PART B**

### **Under Standing Orders 3d - Exclusion of the Public.**

**Meetings shall be open to the public unless their presence is prejudicial to the public interest by reason of the confidential natures of the business to be transacted or for other special reasons. The public's exclusion from part or all of a meeting shall be by a resolution which shall give reasons for the public's exclusion.**

It was **Resolved** to move to Part B  
**Resolved** the Clerk would be appointed as the RFO.  
*Appendix 1*

Meeting closed at 10.35 am

Signed .....

Date:



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

held virtually on Microsoft Teams  
on Tuesday 21<sup>st</sup> December 2021 at 7pm

### Present

Committee Members with Voting Rights:

**Chair** Cllr John Stewart (JS), Cllr Ken Edwards (KE), Cllr H Elwood (HE), Cllr Sara Knowles (SN), Cllr A Williams (AW).

Julie Mason Town Clerk

### Apologies for absence.

Nil

### Declarations of Members' Interests.

None

### Public Forum

Cllr J Snowball – no comments.

### 1) To receive the Minutes of the Planning and Development Committee Meeting 16<sup>th</sup> November 2021

**Resolved** The minutes were agreed as a true and accurate record.

### 2) Updates from the minutes

Cllr RE (Roland Edwards) wished to note there had been no change at 1 Alderley View after reassurances had been made from Cheshire East. The property was not insured and despite contact from Cheshire East Housing no progress. It was in the Conservation Area and was still deteriorating. Cllr RE thought the Civic Society should be involved. Cllr KE disputed this and thought his comments were not warranted.

**Resolved** the Clerk would write again to the leader to Cheshire East Council as they had made assurances they would intervene and take the necessary actions.

**Resolved** Cllr RE would draft a policy for the Committee for properties which fall into dilapidation within the town.

### 3) To note the Decisions on Planning Applications and Notifications from Cheshire East Council:

a. **Planning Applications Granted**

▪ [21/4711D](#)

**33, Water Street, Bollington SK10 5PA**

Discharge of condition 8 of app 18/40448M - Diversion of single dwelling into two residential dwellings including first floor rear extension.

b. **Planning decisions WITHDRAWN: None**

c. **Planning permission REFUSED: None**

4) **To make observations on Planning Applications currently on deposit.**

• [21/5753M](#)

**1 CLARKE LANE, BOLLINGTON, SK10 5AH**

Proposed single storey extension to the side of existing detached garage. Noted: deadline 03/12/2021 - requested extension

**RESOLVED NO OBJECTION**

• [21/5081M](#)

**POOLE HOUSE, CLARKE LANE, BOLLINGTON**

Proposed new garage building with annex accommodation above

**RESOLVED OBJECTION**

• [21/6072M](#)

**7 WARD AVENUE, BOLLINGTON, SK10 5LU**

Front and rear single storey extensions, rear extension to first floor loft dormer, and full reclad.

**RESOLVED NO OBJECTION**

• [21/6043M](#)

**WINSFORD, FLASH LANE, BOLLINGTON, SK10 4ED**

Demolition of existing detached dwelling and construction of replacement detached dwelling.

**RESOLVED NO OBJECTION**

• [21/6176M](#)

**4 CEDARWAY, BOLLINGTON SK10 5NS**

Side extension to existing residential property comprising of a porch (with relocated entry door) and new bathroom 9(internal area 8.7m2).

**RESOLVED NO OBJECTION**

5) **To appoint a Cllr to speak at the Northern Planning Committee on Cheshire East Council on 19<sup>th</sup> January 2022.**

• [21/3392M](#)

**EXCHANGE HOUSE, 5 ALBERT ROAD, BOLLINGTON**

Demolition of the existing building and the erection of two pairs of two four-bedroom semi-detached houses with associated access and landscaping.

**RESOLVED** Cllr J Snowball

**6) To note the Section 1211 Notifications for Works to Trees**

- [21/5721T](#)  
**TOWN HALL, 34 WELLINGTON ROAD, BOLLINGTON, SK10 5JR**  
T1 Silver Birch – Fell/section dismantle due to weighted lean over footpath and town council building.

**7) To receive a report from Cllr R Edwards on Section 106 monies submission.**

Cllr RE had redrafted the bid for the Section 106 monies to be submitted to Cheshire East following a meeting with ANSA.

The results in financial terms were as follows.

- 498D – 14/3844M = £36,340  
£7,500 Equipment storage on the Recreational Ground, £5,385 Solar lighting on the Skate Park, £4,000 Dug outs for Bollington FC = £16,882.  
Surplus £19,565
- 498E- 14/3844M = £23,442  
£23,000 Replacement Cricket Nets  
Surplus – NIL

It was noted ANSA still had not been in touch to meet with the Clerk in reference to the play areas but there were funds left under 498D.

**Resolved** the Committee recommended the business case was submitted to Cheshire East by the Clerk

*The Chair thanked Cllr RE for his efforts.*

**8) To note the update from the Clerk with the installation of a bollard outside Aqueduct Cottage**

The Clerk had escalated the opposition to place the bollard outside Aqueduct Cottage by Mr R Welch (CE Highways Officer) to Mr Craig Browne (Head of Highways) and this had now led to it being approved. The relevant paperwork from CE Highways had been submitted. It was noted at the last Full Council meeting the budget heading of £5,000 for Highway's work had been removed and it was agreed this Committee needed it to be reinstated. The Chair would recommend at the next meeting.

**9) To discuss the allocation of CE Ward Cllrs Highways budget.**

The Ward Cllrs had been allocated £4,000 each to spend within their Ward and the Committee discussed the spend within Bollington and were not aware of any requests in the financial year to date.

**Resolved** the Chair and the Clerk would request a meeting with Ward Cllrs to discuss.

**10) To agree the consultation of the SPD Northern Housing figures**

Cllr KE had completed the BTC's response, and it had been circulated. Cllr RE asked for some points to be amended.

**Resolved** the Committee agreed the response subject to the agreed amendments.

*The Chair thanked Cllr KE for his efforts.*

To note the date of the next Planning and Town Development Committee Meeting:  
Tuesday 18<sup>th</sup> January 2022 at 7.00pm at Bollington Town Hall subject to restrictions.

Signed..... Date: 21<sup>st</sup> December 2021

Meeting Closed at 8.00 pm

## **Town Hall Options (working party) TEAMS 26/11**

**John Stewart – Chair**

**Amanda Stott – Secretary**

Objectives :-

Decide on options, agree and tackle challenges

Option 1 – Keep with working variations

Option 2 – Sell

Option 3 – Civic Hall/Library opportunity

JS using software from work created a working decision tree showing options as they arise, risks and opportunities

### OPTION 1 \_ KEEP

A – Do nothing – no investment

B – Update building with low level investment

C – Improve accessibility

D – Complete restructure requiring justifiable investment

E – Sale and leaseback (reducing upkeep liability) – B.I.T ?

Do we include the annexe ??

Do we look at moving into the Civic Hall with massive investment or taking space within the library within a building which already has the accessibility issue resolved.

JW to assist with spreadsheet detailing option cost implications and a scoring matrix

The project needs to be future-proofed providing a workable solution for the next 40/50 years

Bearing in mind that staff levels may be reduced any space needs to be cost effective leading to potential 'other uses'

Creation of an Asset/Facilities Manager ??

Office rental/sharing

Venue rental – weddings- subcontracted to 3<sup>rd</sup> party for a fee

Is the old feasibility study a workable option - how outdated is it ?? AS to distribute if located.

Need a cost exercise to ensure existing building is Fire Safety Compliant for any future opportunities keep, sell or L/B

- Fire doors
- Cellar and storage space
- 

Would a Development Trust open up Grant monies to assist with the exercise? Look to assess opportunities with all assets Civic hall etc

Looking at the Town Hall as a keeper we need to assess to previous study and establish viability and/or improvement.

Re-assess costings – do we re-quote for the lift or look at annexe for low level accessibility.

Next meeting 3<sup>rd</sup> Dec at 4pm on TEAMS



## Notes from the meeting of the Working Group of the Town Hall feasibility study

Via Microsoft Teams

At 1.30pm on Friday 19<sup>th</sup> November 2021

### Members

Cllr R Edwards, Cllr H Ellwood, Cllr J Stewart (Chair), Cllr A Stott, Cllr J Weston.

**Declarations of Interest** To receive any Declarations of Interest – none received

**Public Forum** To receive comments from the public if present – none present

### AGENDA

1. To receive and approve apologies for absence.  
Cllrs Edwards and Ellwood sent apologies
2. To elect a Chair  
Cllr John Stewart was elected as Chair
3. To elect a note taker for this meeting and establish Terms of Reference  
Cllr Amanda Stott was elected as notetaker.

### Terms of Reference

1. To review the current status of the Town Council's assets
  2. To analyse the options with regards to the future of assets
  3. Meeting frequency will be determined by workload
  4. The working group will report back to full Council
  5. The working group has no budget allocation
  6. The membership is five members of Council
  7. The quorum will be 3 members
  8. No substitutes will be invited in order to maintain the consistency of workflow
4. To evaluate the reasons for selling the Town Hall  
Cllr John Stewart will draw up a process map of the various options
  5. To consider the reasons the sale of the Town Hall was not carried through in earlier years.  
This item will form part of the workplan for the working group
  6. To consider the financial implications of selling the Town Hall and an alternative venue.  
This item will form part of the workplan for the working group

7. To note the impact on Brookbank House  
This item will form part of the workplan

**Date of Next Meeting:** 26 November at 15:45