



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

held online via Microsoft Teams  
on Tuesday 18<sup>th</sup> January 2022

### Present

Chair - Cllr John Stewart (JS); The Deputy Mayor,  
Cllrs Ken Edwards (KE), Roland Edwards (RE), Helen Ellwood (HE), Sara Knowles (SK),  
Julie Mason Town Clerk.

### Apologies for absence

Cllr A Williams due to a confusion with the format of the meeting

### Declarations of Members Interests

Cllr H Ellwood – planning application 21/6440M and Cllr R Edwards - planning application 21/6440M

### Public Forum Time

There was one member of the public present, Cllr J Maitland and Cllr J Snowball.

The member of the public lived on Grimshaw Lane and was very concerned about the impact the two road closures will have on where he lived and surrounding roads in Bollington. He thought there should be more overnight closures and not complete 24-hour closures. There seemed to be no publicity from Cheshire East and he thought it would be a wonderful opportunity for them to send out a leaflet to explain the implications of the road closures.

Cllr JS wished to express her interest in joining the Neighbourhood Plan Working Group

### PT 01/22. To approve the minutes of the Planning and Town Committee Meeting on 21<sup>st</sup> December 2021

Cllr R Edwards recommended the following amendment “*the dugouts were requested at £6,500 as opposed to £4,500*”

**Resolved** subject to the following amendment the minutes were approved as a true and accurate record.

### PT 02/22 Updates from the minutes

There were no updates from the minutes

**PT 03/22 To discuss the impact of the road works and closures in February and April due to the Tesco development on Wellington Road.**

The Chair explained that the TC had been chasing CE Highways for feedback on the road closures and associated works and the impact there would be on the town. The Clerk had attended two meetings, one on Friday explaining the concerns raised by the public and another on Monday with a team of officers and the Ward Cllrs. She went on the present all the questions raised and the responses from CE Highways.

**PT 04/22 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:**

**a) Planning permission GRANTED with Conditions:**

**[21/3237M](#)**

**9 CHANCERY LANE, BOLLINGTON, SK10 5BJ**

1st floor extension over existing flat roof garage to form ancillary living accommodation

*It was noted BTC submitted No Objection*

**[21/3269M](#)**

**7 MILL LANE, BOLLINGTON, SK10 5BU**

Demolition of existing outhouses and sheds within garden. Erection of a part two-storey, part single storey extension and associated internal works. Erection of open-frame garage for 2 no. vehicles.

*It was noted BTC submitted No Objection*

**[21/3661M](#)**

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

Proposed dormer to rear elevation/roof.

*It was noted BTC submitted Objection due to parking, but the officer stated three spaces were adequate if maintained.*

**b) Planning decisions WITHDRAWN:**

Nil

**c) Planning decisions REFUSED**

**[21/2977M](#)**

**THE COACH HOUSE, 1 FLASH LANE, BOLLINGTON, SK10 5AQ**

Proposed ground floor and first floor extensions and alterations.

*It was noted BTC submitted No Objection but the Officer refused as the scale of development was disproportionate to the original building and dwelling.*

**d) Appeals Notified: None**

**PT 05/22 To make observations on Planning Applications currently on deposit:**

**22/0013M**

**9 CHANCERY LANE, BOLLINGTON, SK10 5BJ**

1<sup>st</sup> floor extension over existing flat roof garage to form ancillary living accommodation.

No comment as same as previous application **21/3237M** previously responded to at the last meeting.

**21/6440M**

**37A GRIMSHAW LANE, BOLLINGTON, SK10 5PT**

Single storey rear extension and alterations to existing dwelling including new bi-fold doors and additional first floor window to gable end side elevation.

**Resolved** No Objection

**PT 06/22 To receive a report from Cllr R Edwards on Linear Construction development on Cumberland Street / Lord Street following a site visit**

*Cllr R Edwards asked for this to be deferred to Part B in the next meeting.*

**PT 07/22 To consider what actions if any from the Town Council on the Ingersley Vale 08/0791P 66 Dwellings**

Cllr K Edwards discussed the development of 66 houses at Ingersley Vale as no progress has been made on the site and it was in a poor state and seriously getting worse. It was noted that the site was in Rainow Parish, but it is in Bollington's settlement area. The site was out of ownership of the developer but now back with them. It was discussed at the inspectors SADPD hearing in October and it does appear on the housing supply figures. Cllr SK reported that there was a consultation with the Environment Agency in 2019 and it was in the flood plain which may explain why there had been no movements.

**Resolved** the Chair of the Committee and the Clerk would write to Cheshire East planning department to ask the reasons for the abandonment of the site.

**PT 08/22 To agree the notes from the meeting of the Transport & Highways Group on Friday 14<sup>th</sup> January 2021.**

It was noted the meeting was cancelled due to lack of attendance.

There was a programme to place the SDU around the town and they requested further brackets were purchased at a cost of £16.13 each.

**Resolved** the committee gave permission to purchase extra brackets to assist the safety of the moving of the SDU.

It was noted this committee would now meet on the last Friday of every month.

**PT 09/22 To agree the draft policy for redundant properties from the Town Council from Cllr R Edwards and feedback on 1 Alderley View**

*It was agreed this would be deferred.*

**PT 10/22 To agree a plan to revisit the Neighbourhood Plan 2018**

The Chair discussed the obligation of the Town Council to revisit their Neighbourhood Plan in the next financial year.

**Resolved** Cllr S Knowles would set up a Working Group and the members would be Cllr K Edwards, Cllr J Snowball, Cllr R Edwards and Cllr H Elwood.

**Resolved** the committee would agree that the Town Council joins Cheshire Community Action at a cost of £100 per annum to support this process.

**PT 11/22 To receive feedback from Cllr J Stewart on the meeting with the Ward Cllrs on the monies allocated to our Ward Cllrs from CE Highways as opposed to the Local Area Highways Group.**

The Chair and the Clerk had met with the two Ward Cllrs on their allocated monies from CE for highway improvements. The Chair reported that both Cllrs wanted to do things which had been brought to them directly by members of the public. They were trying to improve signage and they wanted to reiterate it was not in the gift of the TC to make decisions on the allocation of funds. It was for the committee to direct members of the public to the Ward Cllrs if they have any highway issues.

The Committee asked if the Chair would ask if there was any transparency at the end of the financial year as to where the Ward Cllrs had spent the monies as it was public money.

**PT 12/22 To note the date of the next Planning Meeting of the Town Council on Tuesday 15<sup>th</sup> February @ 7pm in the Town hall.**

Any applications which require comments prior to that date will be considered at the Council Meeting on Tuesday 1<sup>st</sup> February 2021.