



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

Held in the Town Hall  
on Tuesday 15<sup>th</sup> February 2022

### Present

Chair - Cllr John Stewart (JS); The Deputy Mayor,  
Cllrs Ken Edwards (KE), Roland Edwards (RE), Helen Ellwood (HE), Sara Knowles (SK)  
*arrived at 7.05pm.*  
Julie Mason Town Clerk.

### Apologies for absence

Cllr A Williams due to holidays.

### Declarations of Members Interests

None declared

### Public Forum Time

There were two members of the public present including Cllr J Snowball.

One member of the public had been following the new Tesco development for over two and half years and wished to know what powers this committee had to influence planning when they had no knowledge of the planning process.

*The Chair explained the process that the TC had no powers to make decisions and were only an advisory role to report into CE planning authority.*

The resident had offered his services to the TC for over two years as he was a trained HSE and could have been of great assistance but had never been taken up on his offer. He felt this would have benefited the process.

Cllr JS raised six points.

- was the crossing in place on Grimshaw Lane and the associated signage on the Wellington Road crossings
- were the tarmac sets approved or the concrete sets on the Wellington Road crossings
- how long was the road closure?
- the businesses were suffering due to loss of revenue and was there anywhere they could go to claim compensation.
- would the pavements be open
- there needed to be signs available for the businesses.

It was noted within the public forum under CSR – Corporate Social Responsibility compensation could be gained.

Both members were concerned about the plan the developer was working to in relation to the loading bay.

*The Chair responded that the loading bay was as the latest plan as Tesco's were only being allowed a 11-tonne delivery truck not a 22-tonne truck.*

**PT 13/22. To approve the minutes of the Planning and Town Committee Meeting on 18<sup>th</sup> January 2022**

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

**PT 14/22 Updates from the minutes**

There were no updates from the minutes

**PT 15/22 To discuss the impact of the road works and closures in February and April due to the Tesco development on Wellington Road.**

The Chair reported there had been two meetings held with Mr Simon Wallace CE Highways plus his team and one with the developer to try and gain information. It had materialised that the 21/3893M planning application had not been confirmed to date. Unless the planning application was approved the developer was completing the road crossings at their own risk. It had been confirmed that there was a crossing on Grimshaw Lane.

The bus routes had been communicated.

The loading bay was being constructed as the plan.

The road closure was allocated for 8 days but the developer was endeavouring to complete it within 5 days.

The second road closure was due to go ahead in April as planned.

The pavements would be open.

Cllr HE reported there was no facility for the businesses to claim compensation.

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 to present all the questions raised and the responses from CE Highways.

**PT 16/22 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:**

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

**[21/4974M](#)**

**1 BEESTON CLOSE, BOLLINGTON, SK10 5RQ**

Non-material amendment to approved application 20/4227M – Erection of a single storey extension to the rear and a two-storey extension to the side of the property.

To note BTC resolved NO COMMENT

**[21/3004T](#)**

**2 ROCK BANK RISE, BOLLINGTON, SK10 5LB**

Lime tree A – lift crown up to 5 meters and reduce in a couple of side branches by 1.5 meters (left/boundary side). Tree B – horse chestnut – lift to 5 meters and reduction back from property via thinning technique by maximum 1.5 meters. Tree C – lime – lift to 5 meters and reduce 3 or 4 branches in the top by 1m maximum. Neighbours tree (3 Rockbank Rise) crown lift to 5 meters and thin out bottom right by 30%. Thinning refers to 30% of the branches in the area outlined and not 30% of the entire crown. Pruning work is subtle and aims to improve the tidiness of the row not to dramatically change the shape or size of the trees.

To note BTC resolved NO COMMENT

[21/4292M](#)

**30A PALMERSTON STREET, BOLLINGTON, SK10 5PX**

Demolition of a timber garage and the construction of a replacement stone garage

To note BTC resolved NO OBJECTION

[21/2643M](#)

**6 MOSS BROW, BOLLINGTON, SK10 5HH**

Listed building consent for demolition of single storey extension and outbuilding to be replaced with a two-storey extension, with glazed link and associated landscape works. Additional works to cottage front and rear elevations to add double doors, restore original central door and revised ground floor front window. Minor internal alterations.

To note BTC resolved NO OBJECTION

[21/2790M](#)

**6 MOSS BROW, BOLLINGTON, SK10 5HH**

Demolition of single storey extension and outbuilding to be replaced with a two-storey extension, with glazed link and associated landscape works. Additional works to cottage front and rear elevations to add double doors, restore original central door and revised ground floor front window. Minor internal alterations.

To note BTC resolved NO OBJECTION

[21/5743D](#)

**90 WELLINGTON ROAD, BOLLINGTON, SK10 5HT**

Discharge of conditions 3, 5, 6 & 8 on application 21/1044M – Erection of an infill dwelling and associated works

To note BTC resolved NO COMMENT

[18/3938M](#)

**LAND OPPOSITE LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON**

Erection of 34 dwellings with associated works to include open space, play area and a flood mitigation area

To note BTC resolved NO COMMENT

[21/2639M](#)

**EXISTING BASE STATION, ADELPHI MILL, GRIMSHAW LANE,  
BOLLINGTON**

The proposed upgrade of an existing base station consisting of the removal of 3 no antennas and the installation of 6 no antennas together with ancillary development thereto

To note BTC resolved NO OBJECTION

[21/2640M](#)

**EXISTING BASE STATION, ADELPHI MILL, GRIMSHAW LANE,  
BOLLINGTON**

Listed building consent for the proposed upgrade of an existing base station consisting of the removal of 3 no antennas and the installation of 6 no antennas together with ancillary development thereto

To note BTC resolved NO OBJECTION

**b) Planning decisions WITHDRAWN:**

None

**c) Planning decisions REFUSED**

[21/3392M](#)

**EXCHANGE HOUSE, 5 ALBERT ROAD, BOLLINGTON, SK10 5HS**

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

**d) Appeals Notified:**

[21/2977M](#)

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

Proposed ground floor and first floor extensions and alterations

**Resolved** OJECTION

*The Committee noted that the increase in the size of the increase in the building was from the original plan not as it was when the application was submitted.*

**PT 17/22 To make observations on Planning Applications currently on deposit:**

[22/0247M](#)

**20 POPLAR GROVE, BOLLINGTON, SK10 5LS**

Erection of two-storey extension

**Resolved** NO OBJECTION

[22/0325M](#)

**90 SHRIGLEY ROAD, BOLLINGTON, SK10 5RD**

1<sup>st</sup> floor side extension, single storey side and rear extension, new dormer window, alterations to porch roof and render existing brickwork

**Resolved** NO OBJECTION

**PT 18/22 To receive a report from Cllr R Edwards on Linear Construction development on Cumberland Street / Lord Street following a site visit**

It was noted the developer had now been dissolved and there was a new company. The site was receiving several complaints due to utility works being carried out near private gardens and a cement mixer dropping cement over the road and damaging three cars. The Clerk had informed CE Highways and the road was being cleared but some residents had received verbal abuse from the builders.

*Cllr RE asked for a Part B and if this was the case Cllr J Snowball would be asked to leave. There was a discussion on Cllrs being asked to leave in Part B if they were not a member of the Committee. Cllr SK and Cllr KE felt it inappropriate. The Clerk explained the Standing Orders and due process was that this was correct.*

The Chair decided there would be no Part B.

**Resolved** the Committee asked for the process to be reviewed.

**Resolved** the comments due to be made by Cllr RE would be sent to the Ward Cllrs for advice.

**PT 19/22 To note the letter which had been sent to the Head of Planning from Bollington Town Council on the Ingersley Vale 08/0791P 66 dwellings**

The letter had been sent by the Clerk to the Head of Planning at CE and we were still awaiting reply.

Cllr SK asked if the damaged fence could be reported to the developer as access could be given to the site and the mill was dangerous.

**PT 20/22 To receive and update on the progress of the revisit to the Neighbourhood Plan 2018.**

Cllr SK gave a brief summary of her thoughts on the revisit of the plan and asked questions of the Committee on funding and the support from Cheshire Community Action. She intended to attend the meeting on the 23<sup>rd</sup> February with CCA and if she was unable to attend Cllr KE would replace.

**PT 21/22 To receive the notes from the meeting of the Transport & Travel Working Group on Friday 28<sup>th</sup> January 2022 and to consider the survey to be sent to the residents in refence to Ashbrook Road.**

The Committee accepted the minutes from the working group and the Ashbrook Road survey was noted.

They were pleased about the process of achieving access to connect the Middlewood Way to the canal for limited mobility. They were meeting to walk the route on the 18<sup>th</sup> March.

**Resolved** the Committee asked the TT WG to revisit the survey.

The Clerk would communicate the site visit that day with the CE Officer.

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

The policy had been drafted by Cllr RE and the Chair thanked him for his efforts.

**Resolved** the Policy would be accepted by the Committee subject to Full Council approval in April.

**PT 23/22 To note the date of the next Planning Meeting of the Town Council on Tuesday 15<sup>th</sup> March 2022 @ 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> March 2022.