



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

Held in the Town Hall
on Tuesday 15th March 2022

Present

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

Apologies for absence

To note the resignation of Cllr S Knowles.

The Chair wished it to be noted how Cllr Sara would be missed as she had been a valuable member of the Council and had contributed a great deal.

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 wished to ask the reason of the increase of the precept.

The Chair explained the best place would be to attend the Town Assembly.

She was also concerned about trees being felled at 'Limefields' on Long Road and on the roadside. She supported the new development of making two dwellings from the old Coach House but felt the number of trees being felled was wrong in the conservation area.

Cllr AW responded that they had been another complaint and the response from Cheshire East was that it was acceptable as they were self-seeding.

Cllr J Snowball asked if the committee would support the Clerk visiting businesses in relation to the Wellington Road closure in April.

PT 24/22. To approve the minutes of the Planning and Town Committee Meeting on 15th February 2022

Resolved the minutes were accepted as a true and accurate.

PT 25/22 Updates from the minutes

To note no response from CE Planning on the letter in reference to Ingersley Vale 08/0791P 66 dwellings on the publication of the agenda.

It was agreed by the Committee if the Clerk had still had no reply by the next meeting she would ask Rainow Parish Council for support.

PT26/22 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:

a. Planning Applications Granted:

- [21/4250M](#)
33A GRIMSHAW LANE, BOLLINGTON, SK10 5PT
Single storey infill rear extension
BTC resolved with no objections

- [21/3428M](#)
2 HAMSON DRIVE, BOLLINGTON, SK10 5SS
Conversion of window to French doors
BTC resolved with an objection – The TC are led to believe that the leasehold agreement does not allow change of windows. It must be noted that this is a conservation area.

- [21/1966M](#)
KINGSFIELD PARK, TYTHERINGTON – MODIFY SECTION 106
Amendment to S106 Agreement relating to the affordable housing mortgage clause on 13/2661M – Erection of 173 dwellings
No comment made by BTC

- [22/0046D](#)
LAND AT CUMBERLAND DRIVE, BOLLINGTON, SK10 5PH
Discharge of condition 2 of app 16/5140M – Erection of 4 dwellings on land off Cumberland Drive
No comment made by BTC

- [20/4504M](#)
10 SANDY CLOSE, BOLLINGTON, SK10 5DT
Conversion and extension of existing garage/workshop to new dwelling
BTC resolved with no objections

- [21/5383M](#)
5 ENDON AVENUE, BOLLINGTON, SK10 5NL
Demolition of existing rear single storey lean-to extension and construction of proposed rear single storey flat roof extension with roof lantern
BTC resolved with no objections

- [21/4636M](#)
4 THE DRIVE, BOLLINGTON, SK10 5DP
Two raised timber decked areas including all balastrades on both decked areas in the rear garden
BTC resolved with no objections

b. Planning decisions WITHDRAWN: None

c. Planning decisions REFUSED:

- [21/4569M](#)

24 DEAN WAY, BOLLINGTON, SK10 5DW

Addition of solar panels to roof on south facing elevation
BTC resolved with no objections

Cllr RE wished to challenge this decision as he felt it was inaccurate in the officer's report in relation to solar panels in the conservation area.

Resolved the Clerk would enquire with the officer.

d. Appeals Notified: None

PT 27/22 To make observations on Planning Applications currently on deposit:

- [22/0593M](#)

SWINEROD GARAGES, ADLINGTON ROAD, BOLLINGTON

Demolition of two single storey detached garages and the construction of one detached bungalow

(Plans are attached ... extended phase 1 report, heritage statement, planning design and access statement, proposed planting species and images are available on the Cheshire East Website).

RESOLVED OBJECTION

- [22/0733M](#)

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

Prior approval for conversion of agricultural building to a single dwelling

This was noted by the Committee

RESOLVED NO OBJECTION

PT 28/22 To discuss the proposal to allocate a team of Councillors to new approved developments which involve interaction from the Town Council

Cllr KE wished the Task Group to be allocated three members of the Council to oversee the details of the larger planning applications. He felt that the work involved was quite immense to check that the planning conditions were followed, and the developer followed the planning approval. The communication with the rest of the Council was then made on where the situation was up to and then to inform the public.

Cllr RE wished it to be noted this should not deter from the responsibility of the Clerk and social media posts should still be made through the Town Council and not as individuals. The Chair felt it was a good idea.

Resolved the Terms of Reference for the Task Group would be finalised with the Clerk and Cllr KE. The members would include the Chair of Planning, a Ward Cllr and one other Cllr who held no conflict of interest.

This would then be approved at Full Council.

PT 29/22 To discuss the approved planning permission 18/3938M Land opposite Lowerhouse Mill, Albert Road, Bollington – erection of 30 dwellings and associated works to include open space and, play area and flood mitigation.

Cllr KE wished it to be noted he wanted assurances that there had been, as the development was in the Cheshire East flood plain, a contingency plan put in place to ameliorate the potential flooding issues. Cllr RE thought the houses would also be very close to Slater Russell which would also give potential noise to the houses.

Resolved the Clerk would contact the planning officer.

PT 29/22 To discuss the new road closure (April) in relation to the new Tesco / Bayleaf development on Wellington Road and a proposal from Cllr J Snowball to meet the business

The Clerk had been informed by the developer that the CE Section 278 Manager - Mr Chris Booth had approved tarmac sets and the removal of cobbles in relation to the crossings. This would allow the road closure to be completed in 4 days and not two weeks as indicated. The electrical works could be carried out without a road closure. The Clerk had contacted Cllr J Nicholas and he had chased the planning officer - Laura Hayes and as the planning permission had not been approved, they were still awaiting a response.

Resolved the Clerk would meet with Cllr J Snowball and the businesses.

PT 30/22 To agree the next stages on the revisit of the Neighbourhood Plan following the meeting with Cheshire Community Action on 23rd February

Cllr KE had attended the CCA meeting, and he advise that due to the boundary review by Cheshire East he would postpone the review of the NP. If the boundary was changed it would be a worthless exercise. CE proposed the boundary was changed along the Silk Road.

PT 31/22 To receive an update on the Section 106 monies after the recommendations from Cheshire East Council

All the Section 106 monies bids had been declined by CE with the exception of the solar lights on the skate park. This was very disappointing and there had been a meeting with Cllr RE, Cllr JN, the Clerk, Friends of the Rec, and ANSA. CE now asks for there to be a sports plan devised for the play areas and recreational ground and to see actually exactly what everybody in the town requires. There would also be a CE Parks Strategy devised. Cllr RE had started writing the plan and would bring it back to the next planning committee.

PT 32/33 To receive the notes from the meeting of the Transport & Travel Working Group on Friday 25th February 2022

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

Cllr, HE communicated, from her attendance at CE Highways meeting chaired by Craig Browne on the gritting plans in the town. It was well attended and the feedback to CE had been very good on the new strategy and how it was not delivering. If a third party wishes to continuing gritting for the town council, it was acceptable.

PT 34/22 To agree the attendance of a Councillor at the CE Community Governance Review feedback on 4th April at Sandbach Town Hall.

Resolved Cllr KE would attend the meeting on behalf of BTC.

PT 35/22 To note the date of the next Planning Meeting of the Town Council on Tuesday 19th April 2022 @ 7pm in the Town Hall.

Any applications which require comments prior to that date will be considered at the Council Meeting on Tuesday 5th April 2022.