



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

Held in the Town Hall  
on Tuesday 19<sup>th</sup> April 2022

### Present

Cllrs Ken Edwards (KE), Roland Edwards (RE), Helen Ellwood (HE), Angela Williams (AW).  
Officer - Julie Mason Town Clerk.

To Elect a Chair

**Resolved** Cllr HE was elected as Chair for this meeting.

### Apologies for absence

Cllr J Stewart due to a prior social engagement.

### Declarations of Members Interests

None declared

### Public Forum Time

There were two members of the public present which had attended in relation to the planning application 22/0721M.

Presentation from the developer 'Simply Planning' to 46 Church Street, Bollington SK10 5PY

There had been planning approval gained for 13 apartments in 2013 but no actions had been undertaken as the Church stood on peat and there was a lightweight frame which had proved to be costly to manage in the new build. To effectively make the project cost effective they had increased the number of apartments to 18. The entrance had already been approved with open access with the church. The owner had it in a pension fund and Simply Developers were the name of the developers. It was clarified that the housing was not social housing and would be managed by Simply Development.

The committee asked some questions and if the developer would work with the Town Council in the future as the works progressed. As it was usually the case all enquires came to the Town Council.

### PT 36/22. To approve the minutes of the Planning and Town Committee Meeting on 15<sup>th</sup> March 2022

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

### PT 37/22 Updates from the minutes

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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. It was noted there had been no reply from the planning officer. It was noted there had been a reply letter from Mr D Malcom in reference to Ingersley Vale and the Committee requested the Clerk ask about the repair to one boundary fence as it had open access and was a dangerous site.

**PT 38/22 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:**

**a. Planning Applications Granted:**

- [21/5318M](#)  
**114 BOLLINGTON ROAD, BOLLINGTON, SK10 5EL**  
Two storey side extension, porch  
BTC – resolved no objection
- [21/4726M](#)  
**8 FOXGLOVE CLOSE, BOLLINGTON, SK10 5DH**  
Single storey extension to the rear  
BTC – resolved no comment due to no response from the Conservation Officer
- [21/3649D](#)  
**NAB QUARRY, LONG LANE, POTT SHRIGLEY,**  
Discharge of conditions 4 and 5 on 20/4535M – Proposed extension to side elevation of existing warehouse  
BTC – no comment made
- [21/5596M](#)  
**GRIMSHAW LANE, BOLLINGTON, SK10 5LY**  
Extend the single storey west lean-to extension by 2.4m from the existing gable. Add a glazed selection to the front door to allow natural light into the entrance hall. Widen opening between kitchen and dining room. New window to rear elevation to serve a new ground floor WC. Remove front garden wall. Landscaping alterations to the east side garden. Add a shed/garden office to east side garden.  
BTC – no comment made
- [21/5118M](#)  
**37 CEDARWAY, BOLLINGTON, SK10 5NR**  
Rear dormer extension and replacement flat roof to single storey extension.  
BTC – resolved no objection
- [21/6051M](#)  
**23 BISHOP ROAD, BOLLINGTON, SK10 5NX**  
**Positive Certificate**  
Certificate of lawful proposed development of garage conversion, internal changes and new windows/doors to the rear of the dwelling.  
BTC – no comment made
- [21/4196T](#)  
**MOUNT HALL NURSING HOME, FLASH LANE, BOLLINGTON, SK10 5AQ**

Consent for works in TPO with conditions.  
BTC – no comment made

**b. Planning decisions WITHDRAWN: None**

**c. Planning decisions PART APPROVED / PART REFUSED:**

• [21/5310D](#)

**THE CROWN, 96 CHURCH STREET, BOLLINGTON, SK10 5QD**

Discharge of conditions 3, 4, 6, 8, 10, 11, 12, 13, 14, 17, 18, 19, 20 of app 20/3162M  
– Proposed erection of three dwellings together with associated access and car parking.

BTC – Resolved Objection to the amendment of condition 10. The construction method statement is not satisfactory. It does not mention dust, operating hours and mitigation statements. The details of the main sewage on the site has been challenged before as it stipulates a 3-metre access either side but one house actually goes over the sewage line.

**REFUSED**

• [21/3314M](#)

**CLARENCE MILL, SYNERGIST EXPRESS LIMITED, CLARENCE ROAD, BOLLINGTON, SK10 5JZ**

New external air handling unit including fixing of pipework to building  
BTC – resolved objection

• [21/3315M](#)

**CLARENCE MILL, SYNERGIST EXPRESS LIMITED, CLARENCE ROAD, BOLLINGTON, SK10 5JZ**

Listed building consent for a new external air handling unit including fixing of pipework to building  
BTC – resolved objection

• [22/0733M](#)

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

Prior approval for conversion of agricultural building to a single dwelling.  
BTC – resolved no objection

• [21/1446M](#)

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

Erection of a two-storey side extension with additional single storey extension to the rear.  
BTC – no comment made

**d. Appeals Notified: None**

**PT 39/22 To make observations on Planning Applications currently on deposit:**

• [22/0721M](#)

**46 CHURCH STREET, BOLLINGTON, SK10 5PY**

Conversion of grade II listed Church to 18 apartments and associated works.

**RESOLVED NO OBJECTION WITH CONDITIONS**

SUBJECT TO THE FOLLOWING.

- To note the 'affordable' housing wording was misleading as it was not social housing.
  - To accept an Archaeological Survey being completed.
  - To accept a completed Bat Survey
  - To ensure electrical chargers are in place
  - There is a plan for the plant machinery has access and storage when the site is under completion.
  - There is a Heritage Impact assessment not only for the building but the graveyard and the column bearings.
  - There is a consideration when funerals take place for access.
  - To consider parking for the apartments
- [22/0721M](#)

**46 CHURCH STREET, BOLLINGTON, SK10 5PY**

Listed building consent for conversion of grade II listed Church to 18 apartments and associated works.

As Above

**TO AGREE THE MEMBERS OF THE SUB COMMITTEE**

**RESOLVED** Cllr H Ellwood, Cllr J Stewart, Cllr J Snowball.

**RESOLVED** if agreed Cllr HE would speak at the Northern Planning Committee

- [22/1142M](#)

**8 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS**

Demolition of existing conservatory and the single-storey rear extension, two-storey front extension along with associated internal remodelling.

**RESOLVED OBJECTION**

- [22/1110M](#)

**OAK FOLD COTTAGE, 9 OAK FOLD, KERRIDGE, SK10 5AW**

Conversion and extension of redundant outbuilding to domestic annexe.

**RESOLVED NO OBJECTION**

- [21/4168M](#)

**POOL HOUSE, CLARKE LANE, BOLLINGTON, SK10 5AH**

Proposed that the fence from Hobson House to the entrance gate to my property is reduced from 1.85m to 1.2m, length of fence is reduced by 3.5m to make the entrance to the property wider, both enhancing the safety and visual aspects. The longer run of fencing from the gate to the stone bridge which crosses Middlewood Way is reduced by 4m at the entrance gate, likewise, to enhance safety and visual aspects. The fence is then lowered for a total distance of 49.6m to a natural break where there is a large tree. At this point the fence remains the same height, 1.85m. A new internal fence is to be erected 2m from the pavement which is in keeping with the style of the local area and not obvious from the pavement. A substantial investment in trees have been planted behind the fence line.

## **RESOLVED NO COMMENT DUE TO NO AVAILABLE CONSERVATION REPORT**

- [22/1072M](#)  
**104 PALMERSTON STREET, BOLLINGTON, SK10 5PW**  
Re-roofing including new rooflights and raised ridge height.

## **RESOLVED NO OBJECTION**

### **PT 40/22 To agree the Terms of Reference for the Task Group for larger developments**

The TOR were discussed and Cllr RE suggested an amendment of which all communication should be sent through the Clerk.

**RESOLVED** subject to agreed amendments the TOR were agreed.

### **PT 41/22 To receive feedback from Cllr Ken Edwards on the Community Governance Review following the attendance of a meeting on 4<sup>th</sup> April and 14<sup>th</sup> April**

Cllr KE had attended both meetings and reported back to the Committee. The recommendations on the Ward boundary changes were accepted and the boundary line along the Silk Road would remain the same.

The next meeting of the Full Council will be on 27<sup>th</sup> April 2022 where the decision was finalised, he felt there would be no more changes and it would be accepted in its format but would attend.

### **PT 42/22 To agree the next stages on the revisit of the Neighbourhood Plan – Cllr K Edward**

Cllr KE proposed the NP was revisited but it would not be taken to full Council until July. The Working Group would apply for the funding from LCG and then a plan would be formulated on the process of events .

### **PT 43/22 To receive the report from Cllr R Edwards on Section 106 monies**

The Committee were in agreement that the report was very good but unsure as to the reasons this process had to be followed after the last bid was submitted and rejected.

**Resolved** the report would be sent to Ruth Morgan and Matt Smith both from ANSA for approval and then this would then be taken to the stake holders for consultation.

**Resolved** the Clerk would enquire the next stages with the approved solar lights.

### **PT 44/22 To receive feedback on the improvements for Ashbrook Road junction**

The Clerk had met with two contractors for quotes on improvements. Sadly, one contractor was not road street accredited and could not carry out the works. The contractors wanted a drawing of the site and specific measurements.

It was agreed the Clerk and Cllr H Ellwood would devise a plan to scale for the junction.

### **PT 45/22 To note no meeting has been held in March of the Transport & Travel Working Group and to note the next meeting is being held on Friday 29<sup>th</sup> April at 10am in the Town Hall.**

The meeting date was noted.

### **PT 50/22 To receive a report from the Clerk on footpaths and to discuss the concerns in relation to the Gritstone footpath along the top of Kerridge.**

The committee agreed a footpath report would be advantageous.

**Resolved** the Chair and the Clerk would arrange and feedback at the next committee.

Cllr KE was concerned the footpath along the Kerridge gritstone trail had been neglected and the hogging needed attention to be completed in the section which got waterlogged every year.

**To note the date of the next Planning and Town Development Committee Meeting on Tuesday 17<sup>th</sup> May 2022 at 7.00pm at Bollington Town Hall.**

Any applications which require comments prior to that date will be considered at the Council Meeting on Tuesday 3<sup>rd</sup> May 2022.

Meeting closed at 8.50pm