



**Notice is hereby given that a
Meeting of the Planning and Town Development**

**Executive Committee of the Town Council will
be held at the Town Hall**

Julie Mason

If members of the public wish to join, please contact the Clerk for an invitation.

At 7.00pm on Tuesday April 19th 2022

Julie Mason Town Clerk
Dated April 12th 2022

Members with Voting Rights:

John Stewart (Chair) Roland Edwards
Helen Ellwood Ken Edwards
Angela Williams

To receive any Declarations of Interest

Public Forum Time

To take any comments from the public present

To receive a report from developer - The Simply Group in relation to the planning application 46 Church Street.

Agenda

- 1. To receive and approve apologies for absence.**
- 2. To approve the Minutes of the Planning and Development Committee Meeting March 15th, 2022 (noted agreed at Full Council on 5th April 2022) Attached**
- 3. Updates from the minutes**

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.

4. 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](#)
58 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.

d) Planning decisions 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

e) Appeals Notified: None

5. 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.

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/0721M&query=69fc6fa2-26aa-4462-8bec-4ae5bb08c561>

- [22/0721M](#)

46 CHURCH STREET, BOLLINGTON, SK10 5PY

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

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/0721M&query=9cdb2ddf-a92d-43e5-a6c6-9cc62bb16a1e>

TO AGREE THE MEMBERS OF THE SUB 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.

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/1142M&query=06d96f19-0191-449c-8e4c-2eb4ec214acc>

- [22/1110M](#)

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

Conversion and extension of redundant outbuilding to domestic annexe.

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/1110M&query=69d58aac-d7fa-41bb-9128-d0bfaa556fa9>

- [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.

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=21/4168M&query=74f8d67c-6d00-4658-a9c9-9ee878b22974>

- [22/1072M](#)

104 PALMERSTON STREET, BOLLINGTON, SK10 5PW

Re-roofing including new rooflights and raised ridge height.

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/1072M&query=99836cc1-3659-494b-a441-9782f8441b02>

6. **To discuss the Terms of Reference for an agreed subcommittee to ensure larger planning applications are compliant and concerns from the public are resolved.**
Attached
7. **To receive feedback from Cllr Ken Edwards on the Community Governance Review following the attendance of a meeting on 4th April**
8. **To agree the next stages on the revisit of the Neighbourhood Plan – Cllr K Edwards**
9. **To receive a written report from Cllr R Edwards on the Section 106 monies after the recommendations from Cheshire East Council.**
Attached
10. **To receive feedback from the Clerk on Ashbrook Road junction following complaints.**
11. **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 29th April at 10am in the Town Hall.**
12. **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.**

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