



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

Held in the Town Hall  
on Tuesday 17<sup>th</sup> May 2022

### Motion moved without Notice

To elect a Cllr to open the meeting

**Resolved** Cllr H Ellwood opened the meeting

### Elect a Chair

**Resolved** Cllr H Ellwood would be the Chair for the ensuing year 2022/23 of the Planning & Development Committee.

### **Present**

Cllrs Helen Ellwood - Deputy Mayor and Chair (HE), Mark Fearn (MF), Judy Snowball (JS), John Stewart - Town Mayor (JCS).

Chair- Cllr H Ellwood Deputy Mayor

Officer - Julie Mason Town Clerk.

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

### **Declarations of Members Interests**

None declared

### **Public Forum Time**

There was one member of the public present.

The lady lived on Lord Street and wanted support from Town Council with the HGV's damaging cars. The large lorries were unsuitable for the road and their SATNAV directed them through the street and down Chancery Lane which had a right bend. The insurance companies were reluctant to reimburse. The situation was becoming worse.

### **PT 51/22. To approve the Terms of Reference for the Committee**

Cllr JS asked for tree orders to be added to the planning agendas even though the TC were not consultees. She felt it important to reply and had spoken to Gary Newsome CE Tree Officer on the subject.

**Resolved** the TOR would add tree work applications in the town to the P & T Development Committee's agendas.

**PT 52/22 To Resolve to approve the Minutes of the Planning and Development Committee Meeting 19th April 2022 (noted agreed at Full Council on 3rd May 2022)**  
**RESOLVED** Minutes were accepted.

**PT 53/22 To accept 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.*  
Reply from Planning Officer

The approval of the development under planning ref; 18/3938M was subject to several conditions, including the implementation of flood mitigation measures. Part of the proposed mitigation works include lowering of land levels to the east to serve as flood compensatory storage and the raising of levels on the developable area (where the houses are to be positioned). This as a result would constitute a commencement of works as the mitigation measures are part of the scheme.

*To note progress with the Footpath Officer*

Ms R Lea and Mr B Matthews would act as Footpath Officers for the Committee and provide regular reports.

**PT 54/22 To note the bollard on Hurst Lane proposed at the cost to the Town Council has been refused by Cheshire East**

The bollard had been refused again by CE Highways due to the gas main. The Committee agreed that there was no more they could do after this was the fourth attempt to get approval.

The comments were noted from the public forum time.

**Resolved** the Clerk and Cllr MF would meet the CE Highways Officer to see if more signage could be installed to deter HGVs.

**PT 55/22 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:**

**a. Planning Applications Granted:**

- **21/5366M 68 CHURCH STREET, BOLLINGTON, SK10 5QD** Single storey rear extension BTC – No Objection
- **21/3893M 127, WELLINGTON ROAD, BOLLINGTON SK10 5HT** Variation of conditions 2 & 10 on approval 17/1891M BTC – Objection

**RESOLVED** Cllr JS would check the discharge of conditions on the completion of the build due to the controversial feedback.

**b. Planning decisions WITHDRAWN:**

- **21/5107M TYTHERINGTON BUSINESS PARK, SPRINGWOOD WAY, MACCLESFIELD** To alter the wording of condition 23 (footway/cycleway) of planning permission reference: 06/2974P BTC – no comment made

**c. Planning decisions REFUSED:**

- **21/5081M POOL HOUSE, CLARKE LANE, BOLLINGTON, SK10 5AH**  
Proposed new garage building with annex accommodation above **BTC – Objection** – *This development is in the green belt and if auxiliary accommodation is needed it should be attached to the main dwelling.*

**d. Consent for works in TPO with Conditions**

**22/0285T THE FARM HOUSE, COLD ARBOR DRIVE, MACCLESFIELD, SK10 2ZP** Sycamore T3 07-039 – Tree has two trunks. One trunk looks diseased / dead. It has been shedding it's bark for a year and has had no new leaf growth this year. I have consulted a tree surgeon who will remove the dead section. Please can you give me approval to proceed. The dead section is close to the house and I'm concerned that in strong wind it could cause damage to the property.

**BTC - No Comment**

**21/5496T 8 NAB CLOSE, BOLLINGTON SK10 5RB** Ash rear boundary, all works specified looking at the tree from the rear of the property.

**BTC - No Comment**

**e) Positive Certificate**

**21/5878M 2 MONK CLOSE, MACCLESFIELD, SK10 2YW** Lawful Development Certificate for proposed demolition of existing conservatory structure to the rear of the property, new ground floor single extension to the rear of the property. **BTC – no comment made)** Positive Certificate

**BTC – no comment made**

**f) Appeals Notified: None**

**PT 56/22 To make observations on Planning Applications currently on deposit:**

- **22/1516M 6, SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS**  
Side extension  
**RESOLVED NO OBJECTION**
- **22/1716M 52, GREENBANK DRIVE, BOLLINGTON, SK10 5LW** Alterations and extensions comprising a first-floor dormer roof extension, a garden room to replace the conservatory and a storm porch to the main entrance with window and door alterations to rationalise the external appearance including timber cladding.  
**RESOLVED NO OBJECTION**

**PT 57/22 To approve the extra weed removal on the hard surfaces through the town as agreed in the budget proposal from this Committee in 2021/22.**

**RESOLVED** the extra weed removal would be arranged as agreed in the budget 2022/23 subject to considering all alternative more environmental friendlier options for 2023/24.

It was noted Cllr J Snowball would conduct some initial research.

**PT 58/22 To agree comments on the Main Modifications to the SADPD and note the response from Cllr K Edwards**

The Committee wished to thank Cllr KE for his diligent hard work for reading the consultation in detail.

**RESOLVED** Cllr KE response would be submitted of behalf of the Committee.

**PT 59/22 To note the reply from the Town Council on the CE Highways satisfaction survey**

It was noted the Clerk had replied to the satisfaction survey on behalf of BTC.

**PT 60/22 To receive feedback from Cllr J Stewart and the Clerk from the meeting with ANSA in reference to S106 monies on Monday 9th May 2022**

Cllr JCS fed back that as the submission from Cllr R Edwards had been refused with the exception of the solar lights at the skate park.

The conditions were.

- i) *towards works of addition, improvement and enhancement to existing amenity public open space and play facilities and or provide new such facilities at locations within 2.5 miles of the Land on the west side of Albert Road, Bollington, Macclesfield*
- ii) *towards additions, improvements and enhancements of the outdoor sport and recreational facilities comprising the football pitch Bowling Green and changing facilities at Bollington Recreation Ground*

This led to ANSA now stipulating the TC needed to engage in a Sports Needs Assessment from an approved company used by CE - Tetra Tech.

Their suggested approach to developing the sports needs assessment is

- Client meeting and site visit
- Baseline review of existing work from the Town Council and others
- Review and application of local evidence base including PPS, Local Football Facilities Plan (LFFP) and Leisure ASSETS Review
- Demographic and participation analysis of Bollington area using Sport England tools
- Consultation with officers of Cheshire East Council – representing education / planning / leisure / green space / asset management
- Consultation with representatives of Everybody Sport and Recreation Trust
- Consultation with key local partners; Town Council, Friends Group and Local Cllrs
- Consultation with key clubs and NGBs to understand the current position (existing site use) and future demand
- Draft needs assessment report bringing all the evidence together
- Consultation on draft SNA with partners.
- Final SNA report.

The final SNA will establish the sports needs for the Bollington Recreation Ground identified in the PPS and other key documents, reflect strategic priorities, and needs and set out key issues and options from the consultation process.

This is the first stage of what could hopefully be a three phased approach to the development of the site. Stage 2 would be the development of a full masterplan using the SNA to inform it sent for wider community consultation with the final stage being implementation. This will take

time and the key implementation stage is likely to have smaller stages within it based on priorities and funding availability.

The Cost of the SNA is £8,000 and would be taken from the S106 monies. Cllr JCS thought this was very unfair but to allow the TC to access funds they would have to probably follow their guidance.

**Resolved** the Committee agreed the £8,000 spend subject to Full Council approval.

ANSA also asked for the solar lights be deferred but this was in the gift of the TC as approval had been given.

**Resolved** the Committee agreed to pursue the installation of the Solar lights subject to Full Council approval.

**PT 61/22 To note the Winter Maintenance Survey from Cheshire East Highways and agree a Cllr to respond from T & T Working Group**

The Clerk reported that the allocated budget of £1,500 had been overspent. It was a hard budget to control as the Committee would never be able to predict how many visits would be required over the winter.

It was agreed the Clerk would ask for Redway, Windmill Lane, Chancery Lane and Hurst Lane be added to the list and then make a further decision on their response.

**PT 62/22 To agree the next date for the Transport & Travel Working Group**

**RESOLVED** the members would be Cllr MF, Cllr JM, Cllr HE and Cllr JN and the meeting would be held on 27<sup>th</sup> May at 9am.

**PT 63/22 To receive feedback on progress with plans for Ashbrook Road Junction and to receive a report from a resident**

*Deferred*

**PT 64/22 To approve training for the Town Warden on the SID**

**RESOLVED** training would be conducted at a cost of £90.00.

**PT 65/22 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 28th June 2022 at 7.00pm at Bollington Town Hall**

Meeting Closed at 8.35pm