



Planning and Town Development Committee Meeting

On Tuesday 23rd August 2022 @ 7pm

Cllrs: Helen Elwood (Deputy Mayor), Ken Edwards, Miriat Naiga, John Stewart (Town Mayor), Judy Snowball

You are hereby summoned to a meeting of the Community and Environment Committee to be held at the Town Hall SK10 5JR at 7.00pm on Tuesday 23rd August 2022

Julie Mason Town Clerk
Dated 12th August 2022

Chair Cllr H Ellwood Deputy Mayor
Officer Julie Mason Town Clerk

If members of the public wish to join, please contact the Clerk for an invitation but this is not a necessity.

Declarations of Interest

To receive any Declarations of Interest

Public Forum time

To take any further comments from the public and press present

Agenda

- 1. To receive and approve apologies for absence.**
- 2. To approve the Minutes of the Planning and Development Committee Meeting 19th July 2022 (PT 78/22 – PT 93/22)**
See Enclosure Pack
- 3. Updates from the minutes**
 - To receive an update from the Clerk on the Section 106 monies
 - To receive feedback from Cllr JS on the tree applications after contact with Cheshire East
 - To receive an update from Cllr JS on the Tesco site

4. To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:

- **Planning Applications APPROVED:**

- [22/1739D](#)

HOLLY HOUSE, 96 CHURCH STREET, BOLLINGTON, SK10 5QD

Discharge of conditions 04 (Lighting Scheme), 07 (Bin Storage), 08 (Cycle Storage), 09 (Boundary Treatments), 10 (Electric Vehicle Infrastructure), 12 (Importation of Soil), 13 (Contamination) and 14 (Enhancement Strategy) on Approval 20/3175M.

BTC – NO COMMENT MADE

- **Planning Applications APPROVED WITH CONDITIONS:**

- [22/0277M](#)

TYTHERINGTON LANE ROUNDABOUT, BOLLINGTON

Three advertising signs placed at entrance points on to roundabout. Signs will include company name, logo, contact details and short strapline. Template for the signs will be in line with Cheshire East Council guidelines. Signs will also include Council logo with up-to-date branding.

BTC – NO COMMENT MADE

- [21/5113M](#)

31 BARNFIELD ROAD, BOLLINGTON, SK10 5DZ

Demolition of rear-facing single storey conservatory and small outrigger, erection of a new masonry structure on the same footprint under a flat roof featuring a flat roof rooflight and a roof overhang. Insertion of a bi-fold door system to the rear elevation. Insertion of a new side entrance door. Part conversion of the internal single garage to form a new utility room and external store.

BTC – NO OBJECTION

- [22/2296M](#)

19 ROEWOOD LANE, HIGHER HURDSFIELD, SK10 2PQ

Prior approval for the proposed enlargement of a dwelling house by the construction of an additional storey raising the maximum height of the roof by 1 metre.

BTC – were not consultees

- [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.

BTC – OBJECTION

- [22/0247M](#)

20 POPLAR GROVE, BOLLINGTON, SK10 5LS

Erection of two storey side extension.

BTC – NO OBJECTION

- **Consent for works in TPO with conditions: None**
- **Planning decisions WITHDRAWN: None**
- **Planning decisions REFUSED: None**
 - [21/4893M](#)
DANESBURY, DUMBAH LANE, MACCLESFIELD, SK10 5AB
Detached outbuilding.
BTC – NO OBJECTION
 - [22/1856M](#)
EXCHANGE HOUSE, 5 ALBERT ROAD, BOLLINGTON, SK10 5HS
Prior approval for demolition of the existing building and the erection of one building containing four two-bedroom apartments with associated access and landscaping.
BTC – OBJECTION
- **Appeals Notified: None**

5. To make observations on Planning Applications currently on deposit:

- [22/2846M](#)
35 OAK LANE, KERRIDGE, SK10 5BD
Single storey and part two storey side extension and additional rooflights in existing roof.
- [22/2899M](#)
10 INGERSLEY ROAD, BOLLINGTON, SK10 5RF
Proposed two storey side/rear and single storey rear extension including extended driveway.
- [22/2921M](#)
12 ELMSWAY, BOLLINGTON, SK10 5NP
Proposed alterations, extensions and widening of dropped kerb.
- [22/2936M](#)
107 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DX
Proposed single storey front extension and garage conversion.
- [22/3040M](#)
LANESIDE COTTAGE, 6 LONG LAND, POTT SHIRGLEY, SK10 5SD
Demolish existing conservatory and replace with single storey sunroom.
- [22/3064M](#)
WINSFORD, FLASH LANE, BOLLINGTON, SK10 4ED
Demolition of existing detached dwelling and construction of replacement detached dwelling.

- [22/3213M](#)
UNIT BG 5-8, CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ
New electric vehicle charging posts.

6. To make observations on Planning Applications (Trees) currently on deposit:

- [22/2807T](#)
32 WATERWHEEL WAY, BOLLINGTON, SK10 5DQ
T1 large Ash tree located at the top of steep bank. This tree is in major decline with very little leaf cover and a considerable amount of die back. Due to its size and location, I have recommended that it should be reduced to a monolith of proximity 6 meters or fell to ground if standing stem has significant decay. This will mitigate any possibility the tree failing and damaging nearby property.

7. To resolve to agree a response to the planning proposal received by Peaks & Plains at the last meeting

8. To discuss the request for comments on 80 Wellington Road Bollington

See Enclosure pack

9. To agree the gritting cost for 2023/2026 from Cheshire East highways and to approve ANSA gritting the car park

See Enclosure pack

10. To receive feedback on the Ward Walk from the Mayor and Deputy Mayor

To note the form on the website

See Enclosure

11. To receive an update from the Clerk on the [Footpath Officer](#) vacancy

12. To receive the minutes from the Neighbourhood Plan Working group on the 21st July and 4th August

See Enclosure pack

13. To receive the minutes from the Transport & Travel Working Group meeting held on 29th July 2022

See Enclosures

14. To receive an update on the planning application

- 22/0721M 46 CHURCH STREET, BOLLINGTON, SK10 5PY Conversion of grade II listed Church to 18 apartments and associated works.

To note the date of the next Planning and Town Development Committee Meeting on Tuesday 20th September 2022 at 7.00pm at Bollington Town Hall.