



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

Held in the Town Hall
on Tuesday 19th July 2022

Present

Cllrs Helen Ellwood - Deputy Mayor and Chair (HE), Ken Edwards (KE), Miriat Naiga (MN),
(HE, Judy Snowball (JS).

Chair- Cllr H Ellwood Deputy Mayor

Officer - Julie Mason Town Clerk.

Declarations of Members Interests

Cllr HE - 22/2751T and Cllr KE - Hurst Lane gritting

Public Forum Time

There were two members of the public present to discuss the concerns on Moss Brow as the vehicles travelled in excess of the speed limit of 20 mph and it was very dangerous when leaving their private driveway. They asked for support from the TC with implementing a one-way system or checking the speeds of traffic.

The Chair replied that this would be referred to the Traffic and Transport Working Group.

Cllr A Stott was also present as our Cheshire East Ward Cllr to present on Section 106 monies.

PT 78/22. To receive apologies for absence

Cllr J Stewart due to work commitments.

PT 79/22 To receive a report from the Ward Cllrs on Section 106 monies and agree next stages

The Town Council had been disappointed in the response from Cheshire East by the fact they had advised that a Master Plan consultation needed to be carried out at a cost of £8,000 to ensure the Section 106 monies could be utilised effectively. They had asked Cllr A Stott in her capacity as a Ward Cllr to enquire with the CE Officers as to the reason it was necessary. The Ward Cllrs report had justified the spend to ensure a wider audience was captured and the possibility of match funding.

Cllr A Stott answered questions on the report and justified the CE Officers response to Cllr R Edward's report which has been refused with the exception of the solar lighting at the Skate Park.

It was also advised that it would not be rewarding to approach the developer to change the criteria of the spend.

The Chair thanked Cllr AS for attending the meeting and she left at 8.10pm.

The Committee discussed the report, and it was very clear in the agreement that there was no need for a consultation in order to spend the monies. The actual wording in the agreements were so rigid it was hard to see how a consultation conducted at a cost of £8,000 would be effective as the monies could only be spent on capital projects and in a very specific criteria

It was agreed the Chair would contact the Ward Cllr A Stott and advise that the Committee wished to meet the CE Officer Kathryn Swindells and to establish the spend criteria. At this stage the Committee still did not agree the £8,000 spend for consultation despite the report.

PT 80/22 To approve the Minutes of the Planning and Development Committee Meeting 28th June 2022 (PT 66/22 – PT 77/22)

RESOLVED to accept the minutes as a true and accurate record.

PT 81/22 To discuss updates from the minutes

PT 74/22 to note the recommendations for Wards Walk

RESOLVED the Committee wished to end the monthly Council Surgeries in the Town Hall and conduct Ward Walks but if a Cllr wished to carry out a surgery they were welcomed if it went through the Clerk.

PT 82/22 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:

- **Planning Applications GRANTED WITH CONDITIONS:**

- [22/0129M](#)

- **6 SPINNERS WAY, BOLLINGTON, SK10 5HE**

- 3.65m single storey rear extension

- BTC – NO OBJECTION

- [21/2267D](#)

- **LAND TO THE REAR OF THE WATER STREET CENTRE, WATER STREET, BOLLINGTON**

- Discharge of condition 14 on approved application 20/1695M – proposed erection of two detached houses on former playground, construction of a new road bridge across the River Dean, widening of the existing vehicular access onto John Street and the re-organisation of the former playground at the rear of the Water Street Centre.

- BTC – NO COMMENT MADE

- [21/5455M](#)

- **10 HOLLIN ROAD, BOLLINGTON, SK10 5NQ**

- Demolition of conservatory, part outbuilding and garden shed. Erection of two storey and single storey rear extension.

- BTC – NO COMMENT MADE

- [22/1524D](#)

- **LIMEFIELD HOUSE, LIMEFIELD, BOLLINGTON, SK10 5LE**

- Discharge of conditions 12 and 13 on approved application 20/0811M – proposed conversion and alteration of the Coach House and Stables into two residential dwellings with amenity space and parking.

BTC – NO OBJECTION

- **Consent for works in TPO with conditions: None**
- **Planning decisions WITHDRAWN: None**
- **Planning decisions REFUSED: None**
- **Appeals Notified: None**

PT 83/22 To make observations on Planning Applications currently on deposit:

None at the time of the production of the agenda

PT 84/22 To make observations on Planning Applications (Trees) currently on deposit:

- [22/2751T](#)
8 BEESTON BROW, BOLLINGTON, SK10 5PR
Group of trees G1 4 Lime trees 2 Beech trees. Reduce the crowns of all 6 trees back to the boundary line to remove overhanging branches covering the property.
RESOLVED Cllr JS wished to contact Mr Gary Newsome Tree Officer CE Officer.
- [22/2770T](#)
2 HIGHER LANE, KERRIDGE, SK10 5AR
T1 a Cedar, very close to the boundary wall between 2 Higher Lane and Meadow Cottage (also on Higher Lane) fell and remove. T2 a Native Cherry which is near to the boundary with Higher Lane and is approx. 2 metres above road level. Proposed work to remove lower branches and lower the height of the tree.

PT 84/22 To receive feedback and the Clerk on the meeting on Friday 8th July 2022 with CE Highways.

Cllr HE, JCS and the Clerk met with Mr Simon Davies from CE Highways to discuss the gritting for next year. It was a productive meeting and we felt they would take responsibility for Hurst Lane but it seemed after a quote had been received they suggested we needed to pay and the following had been quoted;

Hurst lane – Grimshaw Lane to Palmerston Street £599.87

Redway – Oak Lane to Windmill Lane £170.39

Windmill Lane – Redway to B5470 £1,807.40

TOTAL - £2,537.66

The Clerk reported the budget had been spent for this year due to arrears from 2021/22.

RESOLVED The Committee asked for only Hurst Lane and the bottom of Redway and for the item to be deferred.

PT 85/22 To confirm Ward Walks by Town Cllrs

RESOLVED the committee recommended the Ward Walks to be carried out by Full Council as in the enclosure packs.

PT 86/22 To note that no meeting has been held of the Transport & Travel Working Group and the Committee to agree the benefits the membership and if it should continue in the future and to refer the Committee back to the Corporate Plan.

The Committee recommended the Working Group continued as it was key to the delivery of the Corporate Plan and there were so many concerns which needed attention. The Chair was Cllr Jo Maitland and the P & T Committee Chair had spoken with JM that day and she would ensure an agenda was produced for July.

PT 87/22 To agree the purchase on a new mobile SDU

The existing SDU had failed, and the internal data was not retrievable anymore. The Clerk had obtained the following quotes for replacement.

Quote A - £2,834.31 plus VAT

Quote B - £2,755.00 plus VAT

Quote C – £2,940.00plus VAT

RESOLVED Quote A would be accepted subject to Full Council approval.

RESOLVED £2,000 would be taken from the Transport Initiative budget and £1,000 from General Reserves this will be a virement of the budget .

PT 88/22 To receive the minutes from the Neighbourhood Plan Working Group on 29th June and 7th July.

The Neighbourhood Plan Working Group had met on 29th June and the 7th July and the minutes had been circulated.

RESOLVED the minutes were accepted.

It was noted the next meeting would be on Thursday 21st July

PT 89/22 To receive a report from Cllr Judy Snowball on the Tesco site and to include the Clerk had visited site and the findings.

Cllr JS reported on the missing signage and the comments made about the positioning, the crossing on Grimshaw Lane and the deliveries.

The Clerk had visited the store and met with the Store Manager and the Tesco Distribution Manager. If the delivery was a direct e.g., milk, newspapers there was a 360-degree camera which allowed the lorry to reverse but all other deliveries had to mount the pavement forwards and not reverse.

RESOLVED Cllr JS would write a report to the Clerk and she would write to the Planning department.

PT 90/22 To consider the installation of a bike rack at St Christopher Church in Pott Shrigley

The Committee agreed it was a good idea but should be deferred to Pott Shrigley Parish Council.

PT 91/22 To receive an update on Ashbrook Road from the Clerk

The Clerk had met with the Conservation officer, and he was agreeable with removing the paving stones and replacing with grass. The Clerk had met with four builders, and they all suggested to replace the stones would cost in the region of £30,000 and many of the stones were not replaceable. The Clerk had also written to Mr Craig Browne Head of CE Highways, and he had offered no support and asked the TC to approach the Ward Cllrs for funding.

The conclusion as if CE Highways were aggregable the stones could be replaced with grass, and this could be maintained by the TC.

It was agreed the Clerk would pursue.

PT 92/22 To note the following expenditure for road closures and to note the budget

RESOLVED to accept the cost of £249.60 for new Cortex boards

PT 93/22 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 23rd August 2022 at 7.00pm at Bollington Town Hall

Meeting Closed at 9.00 pm