

**Bollington Town
Council**

**Planning and Town
Development
Meeting**

Enclosures

4th October 2022

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

Held in the Town Hall

on Tuesday 23rd August 2022 @ 7pm

Present

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

Chair- Cllr H Ellwood Deputy Mayor

Officer - Julie Mason Town Clerk.

Declarations of Members Interests

Cllr KE - Hurst Lane gritting

Public Forum Time

Cllr A Williams was present to see the outcome of a planning application (she left at 7.10pm).

PT 94/22 To receive apologies for absence

None.

PT 95/22 To approve the Minutes of the Planning and Development Committee Meeting 19th July 2022 (PT 78/22 – PT 93/22).

RESOLVED the minutes were approved as a true and accurate record.

PT 96/22 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 97/22 To accept updates from the minutes

Section 106 monies

The Clerk reported that she had arranged a meeting with Ms K Swindells and Matt Smith S106 monies Officers on 24th August at 2pm.

RESOLVED Cllr HE and Cllr KE would attend with the Clerk.

To receive feedback from Cllr JS on the tree applications after contact with Cheshire East

Cllr. JS was still waiting for a detailed response from the Cheshire East Tree Officer.

To receive an update from Cllr JS on the Tesco site

The report had been received and passed to the Town Clerk for actions

PT 98/22 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

- **BTC – OBJECTION**

- [22/3273M](#)

- **7, WARD AVENUE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 LU**

Proposal: Front single storey extensions. Works to include updates to rear, side elevations and first floor loft dormer to be fully reclad.

RESOLVED NO OBJECTION

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- **Planning decisions WITHDRAWN: None**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

98/22 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.

RESOLVED OBJECTION

[22/2899M](#)

10 INGERSLEY ROAD, BOLLINGTON, SK10 5RF

Proposed two storey side/rear and single storey rear extension including extended driveway.

RESOLVED OBJECTION

[22/2921M](#)

12 ELMSWAY, BOLLINGTON, SK10 5NP

Proposed alterations, extensions and widening of dropped kerb.

RESOLVED NO OBJECTION

[22/2936M](#)

107 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DX

Proposed single storey front extension and garage conversion.

RESOLVED NO OBJECTION

[22/3040M](#)

LANESIDE COTTAGE, 6 LONG LAND, POTT SHIRGLEY, SK10 5SD

Demolish existing conservatory and replace with single storey sunroom.

RESOLVED NO OBJECTION

22/3064M

WINSFORD, FLASH LANE, BOLLINGTON, SK10 4ED

Demolition of existing detached dwelling and construction of replacement detached dwelling.

RESOLVED NO OBJECTION

22/3273M

7 WARD AVENU, BOLLINGTON SK10 5LU

Front single storey extensions. Works to include updates to rear, side elevations and first floor loft dormer to be fully recald.

RESOLVED NO OBJECTION

22/3213M

UNIT BG 5-8, CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ

New electric vehicle charging posts.

RESOLVED NO OBJECTION

99/22 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 it's 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.

RESOLVED NO COMMENT

100/22 To resolve to agree a response to the planning proposal received by Peaks & Plains at the last meeting

There was a presentation to the Planning Committee on an affordable housing development to gain their thoughts.

The Committee discussed the presentation and the benefits of affordable housing to the community.

RESOLVED the Committee recommended the proposal to be supported by Full Council.

RESOLVED the Committee agreed Peaks & Plains would attend the next meeting in September and the Clerk and the Chair would draft some questions they would like responses.

101/22 To discuss the request for comments on 80 Wellington Road Bollington

An architect had requested feedback on a planning proposal at 80 Wellington Road. The committee discussed the fact it was a commercial site now and it would be a change of status which on reflection went against the BTC Neighbourhood Plan.

Cllr MN requested the Clerk asked them to attend the next planning meeting.

RESOLVED the Clerk would ask for their attendance at the next meeting.

102/22 To resolve the approval of the extra gritting schedule for this winter

The gritting budget had been exceeded so the committee recommended the following.
HURST LANE – Grimshaw Lane to Palmerston Street - £559.87
REDWAY – Oak Lane to Windmill Lane - £170.39
PLUS the Civic Hall Car park to be instructed by ANSA
The price was the cost of the salt and CE would take up the other costs.
This is an estimate on 75 visits and may change upon invoicing in May.
It was noted this was to be carried out by Cheshire East and was a three-year contract.
RESOLVED this would be accepted by the Committee as a contract and gave the Clerk authority to sign.

103/22 To receive feedback on the Ward Walk from the Mayor and Deputy Mayor

It was noted this was to be carried out next week. The Clerk explained the form to be completed and that the office team would report.

104/22 To receive an update from the Clerk on the Footpath Officer Vacancy

There had been an overwhelming response to the advert. There had been over twenty volunteers. The Clerk had devised a form that they could complete on our website and had a meeting with two of the members. It allowed the footpath officer to check the footpath and report in issues and take pictures. The majority wanted to meet in person. This was agreed and Cllr HE would attend.

105/22 To receive the minutes from the Neighbourhood Plan Working group on the 21st July and 4th August

RESOLVED the minutes were accepted by the Committee.

It was noted the next meeting was on the 1st September at 10am in the TH.

106/22 To receive the minutes from the Transport & Travel Working Group meeting held on 29th July 2022

RESOLVED the minutes were accepted

It was noted the next meeting was on the 30th September at 10am in the TH.

107/22 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.

The Chair noted this application had not been determined for a call in at this stage.

108/ 22 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

Meeting Closed at 8.25pm

Bollington Town Council
Neighbourhood Plan Review Group

Meeting 7 – Draft Notes

Minutes of the meeting of the Neighbourhood Plan (NP) Review Group held at the Bollington Town Hall Council Chamber on Thursday 1 September 2022 at 10am

Members present: Cllrs. Ken Edwards (KE), Judy Snowball (JS), Angela Williams (AW), Marion Bosmith (MBo), John Peak (JP)

1. Welcome
2. Apologies for absence: Jo Maitland and Helen Ellwood for holiday leave
3. The minutes of the meeting held on 4 August 2022 were unanimously agreed as a true and accurate record.
4. There was a discussion on the potential development of 80 Wellington Road. It was agreed that it is a site for potentially positive retail development and from a NP perspective it would be appropriate to consider it as a retail area already, given that Bollington Borrowers are currently making good use of the site. Potentially popular and successful retail sites were discussed, such as a fish and chip shop, café, automatic bank station or greengrocer. This use of this site could come into the category of those that have been described under the banner “we will accept development if it relates to appropriate land use”.
5. Actions taken:

MBo – Marion confirmed that she had been in correspondence with David West (as has Cllr Ken) and both had received the answer that he had declined to join the group but would be very happy to answer questions from the group in due course.

KE – A discussion had taken place with Tim Boddington in which he had confirmed that creating a directory of businesses was very complex and involves regular checks on business registration which can become problematic, for instance when they cease trading but do not de-register. Cllr Ken had also had continued discussions with the Planning and Town Development Committee on possible detailed input from Planning Officer, Laura Hayes’ considerations in applications which appear to be solely prioritising legislation with little consideration of community input and NP (ref. Exchange House application). Laura Hayes may be addressing the Committee on zoom at a later date to lay out her thinking on this. Cllr Ken has also approached the Strategic Planning Board at CE which has suggested that the review does not specifically need a Housing Needs Assessment, particularly as we have a plan up to 2030 and have also had the SADPD. While it is reassuring that it will not be mandated, it may be useful for our NP review as Bollington has had a lot of recent development and is constrained for space.

JS - A meeting had taken place with Vikki Wray and Emily Wilkinson to discuss Love Bollington Business and the registration of businesses at Companies House. Vikki’s records before the pandemic had listed over 200 companies in Bollington but since the pandemic the total was unknown. Cllr Judy will investigate this. After a discussion it was agreed that the group should continue to consult Vikki Wray and Love Bollington Business.

6. The review of NP policies continued at Open Space and Green Belt.
7. (a) Exchange House – applications for Prior Approval - see above (b) Approach from Peaks and Plains re land at Coope Road – the confused nature of the ownership was discussed and it was agreed that it was indeed P/P that owned it. A presentation by P/P had taken place at Planning and Town Development Committee recently. In the NP the area is a designated Open Space and this was referred to in the presentation and a proportion of it would be retained as a wildlife and children’s area. There was a discussion as to how it could be achieved that the area was reserved in perpetuity for social housing as P/P had stated it wished to happen. P/P has at least 300 properties in Bollington but in West Ward it would appear that some of the properties had been sold on. There was a discussion about bungalows near Ovenhouse Lane and MBo confirmed that some of these have been empty for many months. MBo stated that some are in need of repair but it appears that this is not being done – they are much sought after and her friend would like to release a three-bedroom house to change to a bungalow. It was agreed to consult P/P about their undertaking a HNA as well as the local consultation of residents likely to be affected as they have promised to do. The area could potentially be designated for sport and recreation, how much can we rely on the plan to designate wildlife areas? It was agreed that the group needs to take account of the responses to the local consultation to determine future discussions.
8. There was a discussion on future meeting dates and diarising and this will be revisited in the next meeting
9. There was a general discussion on legal stages, timescales and the application for the £10,000 grant, which will be made by the post May 2023 group. These issues will be revisited in future meetings.
10. The next meeting was agreed (NOW) as **Wednesday 28 September at 10am at the Town Hall.**

Actions for group members:

MBo – To continue to discuss the group issues with Mike Burdekin. To continue to obtain information on the bungalows off Ovenhouse Lane, particularly from her contacts.

JP – to enquire with Bollington Borrowers about their situation at 80, Wellington Road and to give the group an overview about the site at the next meeting. To consider the overall updated Environmental elements for the review in preparation for discussion of this as the main issue at the next meeting.

Judy Snowball – 24 September 2022

Cheshire East Council has launched a new consultation regarding: Draft Developer Contributions SPD. The consultation will be open between 26/09/22 5:00 PM and 07/11/22 7:00 PM. Once adopted, this Supplementary Planning Document will provide further guidance on Local Plan policies to be considered when making decisions on planning applications.

For information and to submit a response, please follow the link to the consultation: <https://cheshireeast-consult.objective.co.uk/kse/event/37005>

If the link appears to be broken, please try copying the entire link into the address bar of your web browser. For further assistance or advice, please contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk.

You have received this email as your details are registered with the council's Planning Policy Consultation Portal. If you do not wish to receive future notification emails you can [update your email preferences online](#) or unsubscribe to all messages by sending an email to planningpolicy@cheshireeast.gov.uk.

A resident has sent me this picture, which he says is in the recreation playground, near the Vale. An agenda item for Planning and Town Development?





ASHBROOK

Bollington Parish Council
Town hall
36 Wellington Rd
Bollington
Macclesfield.

11th August 2022
Quotation ref G72851

Dear Julie,

Thank you for inviting us to provide a quotation for the removal and replacement of a flagged area at the junction of Ashbrook Rd. Further to your enquiry we have pleasure in confirming our quotation for:

Removal and replacement of flagged area – approx. 176.5²m

Proposal – remove the flags and the stone around the base of the trees, strip the area to a depth of 150mm, import screeded Topsoil, level and seed this over the area, sloped up to the trees to allow future growth of the roots.

Work to Inc.

- Strip the area of flags to a depth of 150 mm – 176.5²m, 26.5³m.
The spoil will have to be moved to the flagged area closest to Macc as there are overhead lines preventing the removal in front of the vets, spoil to be removed from site.
- Remove any existing bins and benches for replacement later.
- Import 100ton of screened topsoil, again this will have to be tipped and moved from the area closest to Macc.
- Grade the soil out over the area, slopping it up to cover the existing tree roots.
- Reinstall the Bin and Bench.
- Soe grass seed over the entire area.

Total - £18,598.00 +Vat

To Turf the area would cost an additional £2,508.00

The area has Gas, Electric, BT, and water running through the area, as well as restricted access due to the junction and overhead cables.

This work has been priced on the requirements of a section 171 and has only allowed to barrier off the work area, no temporary lights have been accounted for.

If the Highways require lights, it will be 4 way, increasing the cost and adding a considerable delay. This will only be confirmed when a TM plan is submitted.

I would suggest that this work be carried out during school holidays.



ASHBROOK

**All Prices are subject to final remeasure
Price subject to one visit only (extra Mobilisation cost for returning)
Price subject to un-restricted access.**

**This quote only remains valid for 21 days from the date shown at the top.
All prices quoted are subject Increase, due to unsustainable increases in material prices.**

Due to the current economic climate and the effects, it is having on material supplies, we cannot guarantee any work schedules and start dates.

Above prices do not include

- Hitting bad ground conditions E.g. Soft spots, Water table, buried building materials. Etc.
- Underground services that have not been disclosed by the client.
- Welfare (**If provided by the customer they must meet current H&S standards**)
- Removal of hazardous or Contaminated Material. (**Testing can take approx. 2 weeks and is subject to an extra cost, test type dependent. Test Results will then determine the cost to remove the material.**)
- Any other works other than what is stated in the above Quote Description

It is ultimately the Clients responsibility to check by means of a qualified structural engineer that all finalised designs and specifications are adequate and fit for purpose.

The above offer is conditional upon the incorporation of the attached J K Ashbrook Limited terms and conditions which explain your rights and obligations. Please read them carefully. Standard payment terms are in accordance with clause D1 of the attached terms and conditions, these can only be amended in signed writing and phase payments and deposit requirements are to be agreed before commencement of any works on site, we reserve the right not to commence works until we are satisfied with the payment arrangements.

The Clients attention is drawn to the Construction (Design and Management) Regulations 2015 which govern the health and safety of construction projects. Particularly the requirement for pre-construction information which includes amongst other things the requirement to disclose the location of hazards to health and safety such as asbestos and other hazardous materials, structural weaknesses, existing services (particularly those that are concealed), ground conditions, underground structures and water courses.



ASHBROOK

Construction (Design & Management) Regulations 2015, place significant additions on the client compared to the Construction (Design & Management) Regulations 2007. The regulations now include duties on all projects including domestic and smaller commercial projects that were originally outside the 2007 regulations.

You must as a client appoint a "Principle Designer" for each project, under the regulations you can appoint yourself as both Client & Principle Designer. Unless you notify us to the contrary in writing before work begins on site by accepting this quote you are agreeing to appoint yourself as Principle Designer & Client under the Construction (Design & Management) Regulations 2015. We strongly recommend you familiarise yourself with the duties of the 'Client' and 'Principle Designer' before the works commence on site.

If your project has more than one Contractor you will also be the 'Principal Contractor'. J K Ashbrook presume the right to work as 'Contractor' unless agreed prior to commencement of works on site. We can however for an additional cost, take the responsibility of 'Principal Contractor' if required.

J K Ashbrook Ltd take no responsibility or ownership of damage to underground services unless you provide full details of any services before commencement of works on site.

We trust that you will find the above quotation suits your needs. If you wish us to proceed with the above quoted works please sign and return a copy of this quotation with the below acceptance block completed.

If we can be of any more assistance please do not hesitate to get in touch.

Yours Sincerely,

A. Newton

Andrew Newton
Groundworks Manager
For and on Behalf of
J K Ashbrook Limited



Quote Acceptance Section.

To move forward with this work, we would ask that you, option 1 - send us your own purchase order (if used), option 2 - fill out the acceptance section below and return via email or Post to J K Ashbrook Ltd, option 3 - reply to the original quote email confirming you are happy to proceed.

“On behalf of the Customer we confirm we are an end user for the purposes of section 55A VAT Act 1994 reverse charge for building and construction services. Please issue us with a normal VAT invoice, with VAT charged at the appropriate rate. We will not account for the reverse charge.”

THE ABOVE QUOTATION IS ACCEPTED BY: *Quotation Ref G72851*

Signature:

Print Name:

Date.....

Company/Organisation:

Position

Correct invoice address is:

.....
.....

Payment Terms – 40% Deposit, account payable on job completion.