



Planning and Town Development Committee Meeting

On Tuesday 4th October 2022 @ 7pm

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

You are hereby summoned to a meeting of the Planning & Town Development Committee to be held at the Town Hall SK10 5JR at 7.00pm on Tuesday 4th October 2022

Julie Mason Town Clerk
Dated 28th September 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 23rd August 2022 (PT 78/22 – PT 93/22)**
See Enclosure Pack
- 3. Updates from the minutes**
 - *Feedback from the Clerk on the letter to CE (Cheshire East) Highways reference Tesco's*
 - *Section 106 monies update*

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

- **Planning Applications APPROVED:**

- [17/3654D](#)

KINGSFIELD PARK, LIVESLEY ROAD MACCLESFIELD

Discharge of conditions 21 and 22 of existing permission 16/4616M.

BTC – NO COMMENT MADE

- [22/3037D](#)

24-26 HIGHER LANE, KERRIDGE, SK10 5AR

Discharge of condition 03 (materials) on approved application 21/1405M:

Demolition of single garage and part excavation of an existing flower bed and pathway within the garden. Construction of a stone retaining way to provide an additional parking space with granite setts to match existing highway.

BTC – NO COMMENT MADE

- **Planning Applications APPROVED WITH CONDITIONS:**

- [21/5319M](#)

26 ADLINGTON ROAD, BOLLINGTON, SK10 5JT

Replacement decking

BTC – NO COMMENT MADE

Note from the Clerk

- [21/5406M](#)

70 PALMERSTON STREET, BOLLINGTON, SK10 5PW

Conversion of existing newsagents to separate units.

BTC – NO COMMENT MADE

Note from the Clerk

- [21/5615M](#)

THE SUMMER HOUSE, OAK LANE, KERRIDGE, SK10 5AP

Conversion and extension to building to form a dwelling and retention of existing log store.

BTC – OBJECTION

- [21/6306M](#)

25 WATERWHEEL WAY, BOLLINGTON, SK10 5DJ

Proposed single storey rear extension.

BTC – NO OBJECTION

- [21/6440M](#)

37A GRIMSHAW LANE, BOLLINGTON, SK10 5PT

Single storey rear extension and alterations to existing dwelling including new bi-fold doors and additional first floor window to gable end side elevation.

BTC – NO OBJECTION

- [22/0325M](#)
90 SHRIGLEY ROAD, BOLLINGTON, SK10 5RD
1st floor side extension, single storey side and rear extension, new dormer window, alterations to porch roof and render.
BTC – NO OBJECTION

- [22/1078M](#)
15 OVENHOUSE LANE, BOLLINGTON, SK10 5EZ
Single storey rear extension.
BTC – OBJECTION

- [22/1095M](#)
11 IRWELL RISE, BOLLINGTON, SK10 5YE
Single storey side and rear extensions, external insulation and cladding of existing house.
BTC – NO OBJECTION

- **Consent for works in TPO with conditions:**

- [21/5790T](#)
WOODSIDE COTTAGE, 8 HIGHER LANE, KERRIDGE, SK10 5AR
Fell dual-stemmed ash tree situated on the western border of the woodland. It overhangs public footpath 50 and the garden of number 20 Higher Lane. It shows sign of epicormic growth and may be vulnerable to ash dieback disease, which is present in the woodland and surrounding area. We propose to fell the tree given its proximity to the boundary. However any upward regrowth could be allowed to develop but managed (ash dieback permitting) on a coppice cycle to restrict height and provide diverse woodland structure. We have already begun planting small-leaved lime saplings in suitable positions, to mitigate any future loss of Ash and increase biodiversity. A mixed native hedge has been planted (more than 200 saplings) along the eastern woodland boundary.
BTC – NO COMMENT MADE

- **Trees – part consent/part refusal**

- [22/0470T](#)
BRIDGE HOUSE, WINDMILL LANE, KERRIDGE, SK10 5AZ
Position P1 sycamore tree, giving low light and possible danger to Bridge House, replaced with sycamore.
Position P2 willow family tree, giving low light and danger to Bridge House, replaced with willow.
Position P3 ash tree, giving low light and possible danger to Bridge House, replaced with ash.
BTC – NO COMMENT MADE

- **Planning decisions WITHDRAWN: None**

- **Planning decisions REFUSED:**
 - [22/1982M](#)
3 HALL HILL, BOLLINGTON, SK10 5ED
Proposed rendering to full property.
BTC – NO OBJECTION

- **Appeals Notified: None**

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

- [22/0699M](#)
THE OLD STABLES, JACKSON LANE, KERRIDGE, SK10 5BE
Construction of a detached dwelling.
- [22/3340M](#)
5 FIVE ASHES COTTAGES, WINDMILL LANE, KERRIDGE, SK10 5AY
Demolition of single storey side extension and the addition of a two storey side and single storey rear extension, with associated internal alterations to include the conversion of outbuildings to form habitable ancillary accommodation.
- [22/3357M](#)
7 BEESTON MOUNT, BOLLINGTON, SK10 5QY
Proposed loft conversion.
- [22/3360M](#)
THE COACH HOUSE, 1 FLASH LANE, BOLLINGTON, SK10 5AQ
Application for the conversion and extension of an existing outbuilding to provide 1 no. residential dwelling.
- [22/3770M](#)
22A HIGHFIELD ROAD, BOLLINGTON, SK10 5LR
New steps, ramp and handrail at the front of the house to make accessibility easier.

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

- [22/3535T](#)
LOWER BARN, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ
T1 Ash, showing clear indications of die back. We would like to pollard to the two main forks to remove canopy and create habitat pole.
T2 Oak, reduce branches over driveway b 2-3 meters only to increase daylight, reduce leaf litter and bird droppings.

- 7. To receive the minutes from the Neighbourhood Plan Working Group meeting on 1st September 2022**
See Enclosures
To agree the WG draft feedback on Draft Developer Contributions SPD.
- 8. To receive feedback on a damaged wall on the Recreational Ground from Cllr J Snowball**
See Enclosures
- 9. To receive the minutes from the Transport and Travel Working Group 30th September**
To follow
- 10. To discuss Ashbrook Road junction improvements**
See Enclosures
- 11. To discuss the lack of litter bins on the Waterwheel estate**
- 12. To receive feedback from Cllr M Naiga on the September Ward Walk**

To note the date of the next Planning and Town Development Committee Meeting on Tuesday 22nd November 2022 at 7.00pm at Bollington Town Hall.