



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

