



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

Held in the Town Hall

on Tuesday 4th October 2022 @ 7pm

Present

Cllrs Sarah Butterworth (SB), Helen Ellwood - Deputy Mayor (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 JS - litter bins on Waterwheel Estate.

Public Forum Time

Nobody present.

PT 109/22 To receive apologies for absence

Cllr K Edwards due to annual holiday.

PT 110/22 To approve the Minutes of the Planning and Development Committee Meeting 19th July 2022 (PT 94/22 – PT 108/22).

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

PT 111/22 To accept updates from the minutes

Tesco's site

The Clerk had written a letter to Mr Paul Hurdus and Mr Chris Booth CE Highway's and followed up but still had no reply. Cllr JCS asked the Clerk to arrange a meeting.

Section 106 monies

The Clerk reported that she acknowledged the agreement to pay for the Master Plan from Full Council in September but had no reply.

Cllr KE had drafted a survey for the houses around the skate park and it had been sent to Matt Smith ANSA for approval. Cllr KE had kindly offered to deliver the survey.

PT 112/22 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

The Clerk had submitted comments, but they had not appeared on the portal she had enquired with CE Planning for the reason and had no reply.

[21/5406M](#)

70 PALMERSTON STREET, BOLLINGTON, SK10 5PW

Conversion of existing newsagents to separate units.

BTC – NO COMMENT MADE

The Clerk had submitted comments, but they had not appeared on the portal she had enquired with CE Planning for the reason and had no reply.

RESOLVED the Clerk would enquire with Cllr J Nicholas as the reasoning.

[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:**

APP/R0660/D/22/3298792

8 Beeston Close, Bollington SK10 8RQ

21/1446M Erection of a two-storey side extension with additional single storey.

It was noted this appeal had been allowed by the Inspector following refusal by Cheshire East Planning authority.

PT 112/22 To make observations on Planning Applications currently on deposit:

[22/0699M](#)

THE OLD STABLES, JACKSON LANE, KERRIDGE, SK10 5BE

Construction of a detached dwelling.

RESOLVED OBJECTION

[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.

RESOLVED NO OBJECTION

[22/3357M](#)

7 BEESTON MOUNT, BOLLINGTON, SK10 5QY

Proposed loft conversion.

RESOLVED NO OBJECTION

[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.

RESOLVED OBJECTION

[22/3770M](#)

22A HIGHFIELD ROAD, BOLLINGTON, SK10 5LR

New steps, ramp and handrail at the front of the house to make accessibility easier.

RESOLVED NO OBJECTION

PT 113/22 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.

RESOLVED to accept actions on the Ash Tree but enquire if sensitivity could be taken on the Oak Tree as it was housing wildlife.

PT 114/22 To accept receive the minutes from the Neighbourhood Plan Working Group meeting on 1st September 2022

RESOLVED the Minutes were accepted as a true and accurate record.

RESOLVED the Neighbourhood Plan WG would draft a response to the Draft Contributions on the SPD.

PT 115/ 22 To receive feedback on a damaged wall on the Recreational Ground from Cllr J Snowball

The wall seemed as if it may fall and cause some dangers.

It was agreed the Clerk would investigate and report to ANSA.

PT 116/22 To receive the minutes from the Transport and Travel Working Group 30th September

Deferred until November.

PT 117/22 To discuss Ashbrook Road junction improvements

The improvements at Ashbrook Road junction had been investigated by the Clerk for nearly six months. The junction was not in the conservation area and CE Highways had given verbal authority for the Town Council to improve the current situation if the contractor is street works accredited. There had been many complaints about the standard of the junction in the main due to safety and the parking of vehicles from the residents. The Clerk had tried to quote 'like to like' but it was beyond the budget the TC could afford. There had been a suggestion of grassing the area and removing the wall around the tree and the Town Wardens cutting the grass. This was the most cost-effective route.

The Quotes were as follows;

Quote A - £18,598.00 plus VAT plus turf @ £2,508.00

Quote B - £10,772.00 no VAT including turf

Quote C - Refused to quote

The Committee recognised there was only £5,000 in the budget for Ashbrook Road.

RESOLVED Quote B was accepted subject to 'Crowd Funding' the remaining amount. Cllr SB would take the lead on behalf of the Committee.

PT 118/22 To discuss the lack of litter bins on the Waterwheel estate

Cllr JS noted there was a lack of litter bins on the estate and there was an excess of litter over the summer. It was agreed there was no money allocated to the purchase of bins. It was agreed Cllr JS would find out if any support was forth coming from the Co-op and the Clerk would ask ANSA if they would empty extra bins.

PT 119/22 To receive feedback from Cllr M Naiga on the September Ward Walk

Cllr MN and Cllr D Kent had completed their Ward Walk and feedback was given. There would be a written report submitted in due course.

PT 120/ 22 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.

Meeting Closed at 8.25pm