



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

Held in the Town Hall

on Tuesday 22nd November 2022 @ 7pm

Present

Cllrs Helen Ellwood - Deputy Mayor (HE), Ken Edwards (KE), Judy Snowball (JS).

Cllr Amanda Stott (AS) was a substitute for Cllr Sarah Butterworth.

Chair- Cllr H Ellwood Deputy Mayor

Officer - Julie Mason Town Clerk.

Declarations of Members Interests

Cllr JS - Waterwheel Estate as she was secretary tot eh Residents Association.

Public Forum Time

Cllr K Larby had attended as he felt the Town Manager should be trained as a Health & Safety Executive to assist with events which BTC organise. There was also an opportunity for her to attend the new developments in Bollington to ensure they followed best practice.

PT 121/22 To receive apologies for absence

Cllr J Stewart due to feeling unwell, Cllr Sarah Butterworth no reason given and Cllr Miriat Naiga due to being away.

PT 122/22 To approve the Minutes of the Planning and Development Committee Meeting 19th July 2022 (PT 109/22 – PT 120/22).

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

PT 123/22 To accept updates from the minutes

- i) *To receive an update from Cllr SB on her plans on actions to Fund Raise for the improvement of Ashbrook Road junction.*

RESOLVED due to Cllr S Butterworth's absence it was agreed the Clerk would make contact and ask for the plans to raise the extra monies.

- ii) *To note the feedback from Officers on 21/5616M Summer House and 22/1078M Oven House*

The Committee noted the reasons behind the two officers' relevant decisions on the above planning applications.

PT 124/22 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:

- **Planning Applications APPROVED: NONE**

- **Planning Applications APPROVED WITH CONDITIONS:**

22/1460M

NAB FARM, LONG LANE, POTT SHRIGLEY, SK10 5SD

Link extension from existing farm to existing barn and alterations to barn.

BTC – NO COMMENTS MADE

22/1701M

4 NAB LANE, BOLLINGTON, SK10 5RA

Proposed single storey side extension, porch and amendments to roof to include new twin gables at the front and rear of the property and new roof tiles. Amendments to the elevations, including changes to windows and the installation of rooflights, and internal remodelling works with associated external patio and landscaping.

BTC – NO OBJECTION

22/1716M

52 GREENBANK DRIVE, BOLLINGTON, SK10 5LW

Alterations and extensions comprising a first-floor dormer roof extension, a garden room to replace the conservatory and a storm porch to the main entrance with window and door alterations to rationalise the external appearance including timber cladding.

BTC – NO OBJECTION

22/1855M

94 SHRIGLEY ROAD, BOLLINGTON, SK10 5RD

Single storey front and rear extensions and garage conversion.

BTC – NO COMMENTS MADE

22/2846M

35 OAK LANE, KERRIDGE, SK10 5BD

Single storey and part two storey side extension and additional rooflights in existing roof.

BTC – OBJECTION – This is an increase in size which contravenes NPPF 149.

22/2936M

107 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DX

Proposed single storey front extension and garage conversion.

BTC – NO OBJECTION

22/3040M

LANESIDE COTTAGE, 6 LONG LANE, POTT SHRIGLEY, SK10 5SD

Demolish existing conservatory and replace with single storey sunroom.

BTC – NO OBJECTION

22/3273M

7 WARD AVENUE, BOLLINGTON, SK10 5LU

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

BTC – NO OBJECTION

[22/3321M](#)

16 HAMSON DRIVE, BOLLINGTON, SK10 5SS

External alterations to rear doors and rooflight, and internal alterations.

BTC – NO OBJECTION

- **Consent for works in TPO with conditions: NONE**
- **Trees – part consent/part refused: NONE**
- **Planning decisions WITHDRAWN:**
- [22/3064M](#)
WINSFORD, FLASH LANE, BOLLINGTON, SK10 4ED
Demolition of existing detached dwelling and construction of replacement detached dwelling.
- **Planning decisions REFUSED: None**
- **Appeals Notified: None**

125/22 To make observations on Planning Applications currently on deposit:

[22/2879M](#)

NAB WORKS, QUIETSTONE, LONG LANE, POTT SHRIGLEY, SJ10 5SD

New office/reception building to replace the existing temporary mobile unit.

RESOLVED NO OBJECTION

[22/3219M](#)

28 MOSS BROW, BOLLINGTON, SK10 5HH

Demolition of 117cm wall to front of property to create parking space to facilitate addition of wall charger for proposed electric vehicle and aid with mobility issues.

RESOLVED OBJECTION

[22/4223M](#)

48 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS

Demolition of the existing ground floor rear extension, and the erection of a two storey rear extension.

RESOLVED NO OBJECTION

[22/4282M](#)

HOBSON HOUSE, CLARKE LANE, BOLLINGTON, SK10 5AH

Proposed single storey side extension and single storey front veranda porch extension with associated internal and external remodelling works and alterations, and removal of existing conservatory. Erection of single storey garage and associated landscaping.

RESOLVED OBJECTION

[22/4318M](#)

10 HIGHER LANE, KERRIDGE, SK10 5AR

Internal alterations to form habitable room.

RESOLVED NO OBJECTION

22/4347N

5 OAK FOLD, KERRIDGE, SK10 5AW

Minor alterations to existing garage.

RESOLVED OBJECTION

22/4406M

1 SHRIGLEY RISE, BOLLINGTON, SK10 5QR

Proposed new front gable extension and two storey rear extension, to include internal and external remodelling works, new porch, and amendments to elevations including changes to windows and the installation of rooflights.

RESOLVED NO OBJECTION

126/22 To make observations on Planning Applications (Trees) currently on deposit: None

127/22 To note comment of complaint at 114 Bollington Road and to agree actions

The Clerk had received a complaint in relation to visibility of access when leaving her property as it was obstructed by a neighbour's vehicle. Both the Town Manager and the Clerk had visited and taken pictures and circulated to the committee for comment **RESOLVED** the Clerk will report to Planning Enforcement Officer at Cheshire East.

128/22 To discuss the report from Cllrs HE, JS, JCS and the Clerk on the site visit with Mr Paul Hurdus CE Highways Officer on the completed development at Tesco's on Friday 4th November.

There had been a site visit to discuss the signage and the crossing at Grimshaw Lane with CE Highways. It was made clear that the vehicles had the priority at the crossings not the pedestrians and signage was satisfactory. The Clerk had circulated the safety audit from Paul Hurdus post opening of the site and there were two issues raised the upstand height on the loading bay and the vehicle loss of control and at the uncontrolled crossing as the gradient could result in trips or falls. The signage by the loading bay was also under question as it did not conform with the TSRGD as in no transverse road markings have been proved to delineate the extent of the loading bay and this could encourage the loading bay unenforceable as parking with private cars would lead to potential conflicts passing traffic.

RESOLVED The Clerk was asked to follow up reasons for no actions since June and where the planning conditions had dropped the Grimshaw Lane crossing.

There had also been a complaint in reference to parking at the back but after investigation it seemed the day was the opening day for the Bayleaf restaurant. The Clerk had visited the Tesco Manager on 22nd November, and there seemed to be no issues on a day-to-day basis. She would implement parking checks if she felt there was a concern but feedback from the butchers, the tenants and the Bayleaf was positive to date.

129/22 To Receive feedback on the Solar Panel Consultation in relation to the Section 106 monies and note feedback from ANSA on the Master Plan.

It was noted that the consultation had been carried out by the Town Council and they had received five responses, three against and two in favour (as in the enclosure pack) . The Chair and the Clerk were meeting with Matthew Smith from ANSA on Wednesday 23rd November for an update. The Clerk had also posted it on Facebook

Cllr JS reported that the resident's association on the Waterwheel estate were concerned about anti-social behaviour and gave examples which had been experienced. There was also concern on litter and the lack of bins.

The Committee were concerned about the anti-social behaviour and asked for it to be an item on the C & E agenda.

130/22 To Accept the Transport & Travel WG minutes from 30.09.22 and 04.11.22 to agree actions including feedback from Cllr HE on 20's Plenty

RESOLVED the Committee accepted the minutes as a true and accurate record.

The Committee asked the Clerk to inform the WG that wished makes a recommendation they wished to engage to promote 20 plenty.

RESOLVED the SDU was needed on Bollington Road near number 114.

131/22 To Accept the Minutes from the Neighbourhood Plan Working Group, on 27th October 2022 and note the reply to Draft Contributions on the SPD deadline 8th November

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

The Clerk noted there were minutes missing as the last set of minutes accepted were dated 1st September and it would be easier for the administration team if they were on share point. Cllr JS would investigate it and feedback.

132/22 To debate the proposal from Cllr K Larby to train the Town Manager on Health & Safety Management Course

RESOLVED the risk assessments and Cheshire East submission from the Town Council for the Christmas event would be shared with Cllr KL for him to check for any inaccuracies. The action of training the Town Manager on a Health & Safety course would be deferred to Full Council.

133/22 To note the meeting with Peaks and Plains Housing Trust on 23rd November @ 11 am

Cllr KE, HE and the Clerk were meeting with Mr Ian Kershaw Peaks & Plains Housing Trust to discuss the proposed affordable housing planning application.

134/22 To note the complaints on Jackson Lane in relation to the surface

RESOLVED The Clerk would ask the Ward Councillors if they could recommend a resurface as opposed to just patching.

135/22 To approve the Banner and Signage Policy.

Cllr AS asked it to be made clearer who the Town Council were and Cheshire East in the introduction it was confusing.

RESOLVED the policy was accepted subject to amendments.

136/ 22 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 20th December 2022 at 7.00pm at Bollington Town Hall.

Meeting closed at 8.55 pm

