



Planning and Town Development Committee Meeting

On Tuesday 17th January 2023 @ 7pm

Cllrs: Sarah Butterworth, Helen Ellwood (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 17th January 2023

Julie Mason Town Clerk
Dated 10th January 2023

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 22nd November 2022 (PT 121 /22 – PT 136 /22) and to note 20th December 2022 was cancelled.**
See Enclosures
- 3. Updates from the minutes**
 - i) Cllr K Larby did not wish to carry out 132/22*
 - ii) 114 Bollington Road access had been reported to Planning Enforcement*
 - iii) no response from Cllr SB reference Ashbrook Road*

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

- **Planning Applications APPROVED:**

- [22/3287D](#)

- **LAND AT CUMBERLAND DRIVE, BOLLINGTON**

- Discharge of condition 7 on existing permission 22/0508M. Variation of conditions 2 and 4 on application 16/5140M. Variation of condition 2 on approval 09/4335M – Erection of 4 dwellings on land off Cumberland Drive.

- **NB NO CONSULTEES**

- **Planning Applications APPROVED WITH CONDITIONS:**

- [21/6373M](#)

- **BROOK COTTAGE, 1A RAINOW VIEW, BOLLINGTON, SK10 5QP**

- Extension and conversion of garage into utility and larger office with store bedroom extension over garage and bedroom extension over dining room.

- **BTC – NO OBJECTION**

- [22/0013M](#)

- **9 CHANCERY LANE, BOLLINGTON, SK10 5BJ**

- 1st floor extension over existing flat roof garage to form ancillary living accommodation.

- **BTC – NO COMMENT MADE**

- [22/1072M](#)

- **104 PALMERSTON STREET, BOLLINGTON, SK10 5PW**

- Reroofing including new rooflights and raised ridge height.

- **BTC – NO OBJECTION**

- [22/1110M](#)

- **OAK FOLD COTTAGE, 9 OAK FOLD, KERRIDGE, SK10 5AW**

- Conversion and extension of redundant outbuilding to domestic annexe.

- **BTC – NO OBJECTION**

- [22/1802M](#)

- **EXCHANGE HOUSE, 5 ALBERT ROAD, BOLLINGTON, SK10 5HS**

- Demolition of the existing building and the erection of two pairs of three-bedroom semi-detached houses with associated access and landscaping. (Resubmission of 21/3392M).

- **BTC – OBJECTION**

- *See Enclosures*

- [22/2899M](#)

- **10 INGERSLEY ROAD, BOLLINGTON, SK10 5RF**

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

BTC – OBJECTION – increase in size is excessive.

- [22/3770M](#)

22A HIGHFIELD ROAD, BOLLINGTON, SK10 5LR

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

BTC – NO OBJECTION

- [22/3995M](#)

7 BEECHWAY, BOLLINGTON, SK10 5NN

Single storey side and rear extension.

BTC – NO OBJECTION

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

- [22/1220T](#)

24 DEAN WAY, BOLLINGTON, SK10 5DW

A sycamore tree overhanging my property has become dangerous due to falling branches onto my property. I intend to remove the larger two forks of one of the main sections that overhang. Reduce the overhangs of remaining by 1-1.25 meters. Reduce the crown by approximately 30%. Leaving limbs that extend to the left and right and to the rear.

BTC – NO COMMENT MADE

- [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 by 2-3 meters only to increase daylight, reduce leaf litter and bird droppings.

BTC – NO COMMENT MADE

- **Planning decisions NEGATIVE CERTIFICATE:**

- [22/1683M](#)

24 DEAN WAY, BOLLINGTON, SK10 5DW

Certificate of lawful proposed development for the installation of solar panels.

BTC – NO OBJECTION

- **Planning decisions WITHDRAWN: None**

- **Planning decisions REFUSED:**

- [22/0699M](#)

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

Construction of a detached dwelling.

BTC – OBJECTION MADE - This contravenes our NP Policy P2 as development will be supported in following locations , Brownfield, small scale in fill and suitable windfall sites. Development in the green belt is inappropriate. The Town Council has concerns about the access and the traffic implications and highways safety .

- **Appeals Notified: None**
5. **To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between :**
NIL
 6. **To make observations on Planning Applications (Trees) currently on deposit:**
NIL
 7. **To approve extra road signs for Civic Sunday on 5th March 2023 as the road closure is longer than usual.**
Cost £128.40 for four signs
Plus £20.00 for clips
 8. **To consider the replies from Mr Paul Hurdus - Highways Development Manager following Tesco site visit**
See Enclosure pack
 9. **To note comments from a member of the public to consider changing Lord Street to a one way system**
 10. **To consider comments from a member of the public on the road works carried out on Grimshaw Lane by moving paving slabs and replacing with asphalt**
 11. **Transport & Travel Working Group to note that no meetings were held for November and December. The next meeting is scheduled for 27th January 2023.**
 12. **To accept the Minutes from the Neighbourhood Plan Working Group meetings on 28th September, 27th October, 10th November*, 23rd November*, 24th November* and 8th December**
See Enclosures (to follow)*
 13. **To agree actions on an overhanging hedge on Henshall Road**
 14. **To accept the minutes from the Footpath officers meeting on Friday 9th December**
See Enclosures
 15. **To consider comments for the Corporate Plan for 2023 /24**
See Enclosures

To note the date of the next Planning and Town Development Committee Meeting on Tuesday 21st February 2022 at 7.00pm at Bollington Town Hall.