



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

Held in the Town Hall

on Tuesday 17th January 2023 @ 7pm

Present

Cllrs Helen Ellwood - Deputy Mayor (HE), Ken Edwards (KE), Judy Snowball (JS),
Cllr Ken Larby (KL) was a substitute for Cllr Sarah Butterworth, John Stewart (Town Mayor)
JCS.

Chair- Cllr H Ellwood Deputy Mayor

Officer - Julie Mason Town Clerk.

Declarations of Members Interests

Cllr HE – planning application 23/0140M, Cllr JS - Waterwheel Estate as the Co-op car park
was raised in public forum time and Cllr KE – Grimshaw Lane complaint.

Public Forum Time

Two members of the public were present.

Member one

The resident lived on the Waterwheel estate and had come to express her dismay at part of
the Co-op car park being turned back to grass. She has observed absolute chaos in the
car park before this action had been undertaken. At busy times the access road spills out to
the main road, and it was quite dangerous. There was not enough car parking.

Member two

The resident lived in Ingesley Vale and had attended to note his objection to 23/0140M. He
felt it was out of keeping with the area and was quite suspect with its intentions as upon
inspection it could be more than just a residential dwelling. The building materials planned
to be used were out of keeping with the period and farm houses which surrounded it.

PT 01/23 To receive apologies for absence

Cllr S Butterworth no apologies submitted and Cllr M Naiga due to being away.

PT 02/23 To approve the Minutes of the Planning and Development Committee Meeting on 22nd November 2022 (PT 121.22- PT 136/22).

It was noted the meeting on 20th December was cancelled.

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

PT 03/23 To accept 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 – no reply to date.
- iii) no response from Cllr SB reference Ashbrook Road

PT 04/23 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

Cllr JS clearly noted that responses had been submitted but not recorded by Cheshire East.

- **Trees – part consent/part refused: NONE**

- **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: None**

- [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**

05/23 To make observations on Planning Applications currently on deposit:

[23/0140M](#)

22, INGERSLEY VALE, BOLLINGTON SK10 5RF

Double Storey five-bedroom house to include a swimming pool following demolition of existing property.

RESOLVED the Committee wished to call in the application.

RESOLVED OBJECTION

The Committee felt the application needed a change of use application. The application contravened –

HO. P3 Type of Housing

The house is stated as a 5 bedroomed house but looking in detail it is 7 bedrooms with ensuites, a very large prayer room and seems a large accommodation for a family.

HO. P4 Design of housing

The house will not sit in with the street scene and in front of the building line plus building materials are out of character.

BE. P1 Heritage & Conservation Policy BE P1

The application is not in the conservation area but is close and to the National Park and will need a Heritage Assessment. Again, not in keeping with surroundings. Lastly it will incur loss of employment in town due to closing an Indian restaurant.

06/23 To make observations on Planning Applications (Trees) currently on deposit: None

07/23 To approve extra road signs for Civic Sunday on 5th March 2023 as the road closure is longer than usual.

RESOLVED the following signs were approved.

- *Cost £128.40 for four signs*
- *Plus £20.00 for clips*

08/23 To consider the replies from Mr Paul Hurdus - Highways Development Manager following Tesco site visit

Cllr JS had written a report from the findings, and she still felt the removal of the crossing at the bottom of Grimshaw Lane was not done in process. The issue of signage was discussed and the safety at the crossings plus the lack of action with the safety audit post opening.

The Committee requested the Clerk arrange another meeting with Mr Paul Hurdus CE Highways to discuss the concerns.

09/23 To note comments from a member of the public to consider changing Lord Street to a one-way system

Cllr JCS fully supported this initiative and thought there was a method to deliver the outcome and he wished to move it forward. The committee discussed the issues the diversion caused from gas works carried out earlier in the month on Palmerston Street.

RESOLVED the Clerk would make arrangements with CE Highways to check the feasibility.

10/23 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.

Cllr KL was concerned this had not been discussed within the Council and felt the method it had been carried out was out of process. The Clerk said that the TC had not been a consultee and it was agreed that the local school had requested the works. The Ward Cllrs had been aware and had apologised they had not circulated it as they felt we would have been informed. The issue of a pavement was very likely to be beyond the budget of Cheshire East Highways. The point of the resurface of Jackson Lane had been raised with both CE Ward Cllrs.

11/23 To note Transport & Travel Working Group had held no meetings in November and December. The next meeting is scheduled for 27th January 2023

The Committee noted the next meeting.

12/23 To accept the Minutes from the Neighbourhood Plan Working Group meetings on 28th September 27th October and 8th December

The Committee accepted the minutes but noted the following ones were missing; 10th November 23rd November, 24th November.

It was agreed these would be accepted at the next meeting. Cllr KE asked the plan was also included.

13/23 To agree actions on an overhanging hedge on Henshall Road

Cllr AW had asked that the hedges are cut back following complaints in her Ward. The Committee felt that not all the hedges were causing pedestrians to walk into the road but two were an issue.

RESOLVED the Clerk would make contact with the relevant households on Springbank and request they cut the hedge back.

14/23 To accept the minutes from the Footpath officers meeting on Friday 9th December

Cllr JCS wished it to be noted that he was very pleased with the group and the actions wishing to be undertaken. It was very well attended, and the plans would be supported by the TC.

15/23 To consider comments for the Corporate Plan for 2023 /24

The Committee agreed the following items were included;

- Ashbrook Road budget was placed in ear marked reserves and the Ward Cllrs were asked for support and the Clerk would apply for the Tesco grant.
- N Plan review with grant funding
- To work with Transition Bollington with the NP
- To implement more EVC chargers
- To ensure the town is kept tidy and clean e.g., extra weed kill.

- To work with our newly formulated group of Footpath Officers to ensure the PROW are maintained and improved. The signs and blocked accesses are reported and improved when necessary.
- To keep the Transport & Travel Working Group to deliver '20 is Plenty'.
- To keep utilising the SDU in the community to improve traffic flows and speeds.
- To ensure the Town Wardens are trained in safety issues with keeping the town improved and maintained e.g., cleaning signs, cutting hedges, and keeping access routes clear.

PART B

Under Standing Orders 3d - Exclusion of the Public.

Meetings shall be open to the public unless their presence is prejudicial to the public interest by reason of the confidential natures of the business to be transacted or for other special reasons.

The public's exclusion from part or all a meeting shall be by a resolution which shall give reasons for the public's exclusion.

It was **RESOLVED** to move to Part B

Neighbour dispute

Cllr JCS and Cllr HE gave the committee some background to the meeting held on Friday 13th January

RESOLVED the Mayor would draft a letter of support.

16/ 22 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 15th February 2023 at 7.00pm at Bollington Town Hall.

Meeting closed at 9.10 pm.