



Planning and Town Development Committee Meeting

On Tuesday 21st February 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 21st February 2023

Julie Mason Town Clerk
Dated 15th February 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 17th January 2023 (PT 01/23 – PT 16/23).**
See Enclosures
- 3. Updates from the minutes**
 - 114 Bollington Road – no update. **NB** Rachel Anderson Enforcement has left
 - Feedback from residents in relation to overhanging hedge on Henshall Road

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

- Planning Applications APPROVED: None
- Planning Applications APPROVED WITH CONDITIONS:
 - [22/3213M](#)
UNIT BG 5-8, CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ
New electric vehicle charging posts.
BTC – NO OBJECTION
 - [22/3214M](#)
UNIT BG 5-8, CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ
Listed building consent for new electric vehicle charging posts.
BTC – NO COMMENT MADE
 - [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.
BTC – NO OBJECTION
 - [22/3925M](#)
15 COOPE ROAD, BOLLINGTON, SK10 5AE
Rear conservatory extension
BTC – NO OBJECTION – PLANNING FAILED TO PUT ON WEBSITE
 - [22/3962M](#)
96 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS
Existing garage conversion to create new kitchen with associated external alterations.
BTC – NO 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.
BTC – NO OBJECTION
 - [22/4318M](#)
10 HIGHER LANE, KERRIDGE, SK10 5AR
Creation of patio, including parapet wall with stairs and alteration/insertion of openings.
BTC – NO OBJECTION
- Consent for works in TPO with conditions: None

- **Planning decisions NEGATIVE CERTIFICATE: None**

- **Planning decisions WITHDRAWN: None**

- **Planning decisions REFUSED: None**

- [22/2921M](#)

12 ELMSWAY, BOLLINGTON, SK10 5NP

Proposed alterations and extensions

BTC – NO OBJECTION

Refused on size, design, position and orientation to neighbouring development would result in loss of light and overbearing to 14 Elmsway.

- [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.

BTC – OBJECTED

This is a retrospective application and within the conservation area where a stone wall has been removed to make access for a car to park. The wall should be reinstated and should not have been removed. After speaking with the Conservation officer, it was out of process. The car parking place would also involve reversing out of the space on to the road.

- [22/4028M](#)

68 CHURCH STREET, BOLLINGTON, SK10 5QD

Install a conservatory to the rear of the property.

BTC – NO OBJECTION

Unsympathetic, contemporary modern external facing materials.

- **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 :

- [23/0314M](#)

25 CLARENCE TERRACE, BOLLINGTON, SK10 5LD

Extensions to rear and side

- [23/0323M](#)

68 CHURCH STREET, BOLLINGTON, SK10 5QD

Single storey rear extension

- [23/0443M](#)

6 BEESTON CLOSE, BOLLINGTON, SK10 5RQ

Rear extension of ground floor, rear extension of smallest bedroom within new dormer bay, adjoining exterior walkway to exterior steps from ground floor, re-modelling and re-finishing of rear planting, steps and pavements including garden-leisure facilities.

- **23/0409M**
TELECOMMUNICATION MONOPOLE, LIDGETTS LANE, RAINOW
Prior approval for the installation of 25m High Valmont climbable monopole for 6 no. Antenna Apertures, Dishes and associated ancillary works.
PLEASE NOTE: THIS IS RAINOW PC

6. To make observations on Planning Applications (Trees) currently on deposit:

- **23/0045T**
44 WATERWHEEL WAY, BOLLINGTON, SK10 5DQ
We would require works to two lime trees – crown lift to 5m to reduce overhang and shading.
- **23/0092T**
PLAYGROUND, ADLINGTON ROAD, BOLLINGTON, SK10 5JT
Group of Common Ash (*Fraxinus excelsior*) with Ash Die-Back (*Hymenoscyphus fraxineus*), crowns contain extensive deadwood over 24mm diameter. Reduce to 1.5m stump to allow for regrowth, removing risings from site. Restocking of suitable saplings on embankment. Ash tag 001599 (*Fraxinus excelsior*), extensive deadwood in crown due to ADB, decay within crown, limb failures over 100mm diameter in occurrence. Section dismantle tree to ground, chip and stack risings in woods, restocking using whips in suitable locations on site.
- **23/0153T**
TINKERS CLOUGH WOODLANDS, CLOUGH BANK, BOLLINGTON, SK10 5NZ
T1 Oak rear of garage, reduce stem on the garage side by 4 meters and main stem by 3 meters. Reason: due to decayed stem. T2 Leaning Sycamore fell to ground. Reason: due to extensive lean. T3 Large Ash reduce to approximately 8 meters from ground level. Reason: extensive Ash dieback and decay at base. Removal should be progressed ASAP for the workers safety.

7. To receive feedback from Cllr H Ellwood, Cllr J Snowball and the Clerk on a meeting with Paul Hurdus on Friday 10th February

See Enclosures

8. To receive feedback from the Clerk on a meeting with Transition Bollington, Bollington Health & Leisure in relation to positioning extra EVC chargers in the town

See Enclosures

9. To accept the minutes from the Neighbourhood Plan on 8th December, 12th January 2023, 26th January 2023, 9th February 2023 and their TOR

See Enclosures

10. To accept the minutes from the Transport & Travel Working Group on 27th January 2023

See Enclosures

11. To receive feedback and agree on the proposed one-way system on Lord Street after communication with CE Highways Officer

See Enclosures

12. To discuss the extra signage on Pool bank car park in relation to cars being parking illegally in the EVC charging spaces

See Enclosures

13. To agree the next stages on Ashbrook Road improvements

To note the Tesco application was unsuccessful as we did not meet the criteria

14. To consider the purchase of a waste bin following a request from a member of the public.

See Enclosures

15. To note the site visit with Cheshire East Highways Officer on Hurst Lane with Cllr K Edwards and the Clerk in reference to the accident in August 2021

To note the date of the next Planning and Town Development Committee Meeting on Tuesday 21st March 2023 at 7.00pm at Bollington Town Hall.