

**Bollington Town  
Council**

**Planning and Town  
Development  
Meeting**

**Enclosures**

**21<sup>st</sup> March 2023**

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

Held in the Town Hall

on Tuesday 21<sup>st</sup> February 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, Miriat Naiga (MN), John Stewart (Town Mayor) JCS.

Chair- Cllr H Ellwood Deputy Mayor

Officer - Julie Mason Town Clerk.

### Declarations of Members Interests

Cllr HE – 23/0523M, Cllr MN and KE on the ‘one way system’ suggestion, Cllr JS – Waterwheel estate comments in the public forum time reference ‘Twenty Plenty’ .

### Public Forum Time

Eight members of the public were present.

It was on the Planning & Town Development agenda - that the Council supports the ‘Twenty is Plenty’ campaign and Cheshire East Council would be advised of this.

The Chair of the T, T, WG had attended to give the background of the reasoning of the motion being brought forward. She spoke about the benefits in the Calder Valley, West Yorkshire where they had adopted the motion. The Local Authority accepted if adopted the area was improved to work, live and play. If BTC adopted the Twenty is Plenty Motion the transport strategy at Cheshire East Council is in place and the responsibility is taken away from the community. It is cost prohibitive.

Transition Bollington also came to speak to the Committee of the benefits if the Town Council supported the motion. They felt the town would be safer as many are even concerned when riding a bike / walking, it would be a benefit for the environment as it would improve pollution.

A resident from Waterwheel estate had attended to express the speed of vehicles on the estate. It was a shared space with blind bends and dangerous for walkers. She wished the estate to be considered for the motion.

Four residents had come to attend their concerns about the item on the agenda which involved a proposal of a one system from Lord Street. They felt it was inappropriate and there should be a consultation. They felt parking police would be preferable and to revisit the entrance/ exit routes for Tullis Russell.

### PT 17/23 To receive apologies for absence.

Cllr S Butterworth no apologies submitted.

**PT 18/23 To approve the Minutes of the Planning and Development Committee Meeting 17<sup>th</sup> January 2023 (PT 01/23 – PT 16/23).**

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

**PT 19/23 To accept updates from the minutes.**

- i) 114 Bollington Road access had been reported to Planning Enforcement in November – no reply to date. The Clerk had requested Cllr J Nicholas followed through the lack of action.
- ii) Feedback from residents on Springbank on overhanging hedge on Henshall Road following a letter from BTC – Cllr HE and the Clerk had attended site to speak to the households as they wanted to reach a compromise as they felt they did keep their hedges tidy and well attended to. They agreed to take actions in August / September after the nesting season had finished.

**PT 20/23 To accept the minutes from the Transport & Travel Working Group on 27<sup>th</sup> January 2023**

Motion proposed by the Working Group -

Bollington Town Council supports the 20's Plenty for Cheshire East campaign and calls on Cheshire East County Council to implement 20mph in Bollington; then write to Cheshire East County Council to request 20mph speed limits on streets throughout Cheshire East where people live, work, shop, play or learn, with 30mph as the exception on those roads, where full consideration of the needs of vulnerable road users allows a higher limit.

**RESOLVED** the Committee supported this motion.

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

**PT 21/23 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 – NB** the CE planning dept failed to put comments on the 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:**

- [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**

**PT 22/23 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.  
**RESOLVED OBJECTION**
- [23/0323M](#)  
**68 CHURCH STREET, BOLLINGTON, SK10 5QD**  
Single storey rear extension  
**RESOLVED NO OBJECTION**
- [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.  
**RESOLVED NO OBJECTION**
- [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.  
NB this is in Rainow Parish and BTC is not a consultee.  
**RESOLVED OBJECTION**
- [23/0523M](#)  
**8 SANDY CLOSE, BOLLINGTON, SK10 5DT**  
Demolition of existing single storey store, erection of a 2 storey extension and pitched roof replacement for existing flat roofed extension.  
**RESOLVED NO OBJECTION**

**PT 23/23 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.  
*Insufficient information to make an observation.*

- [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.  
No Comments
- [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.  
No Comments

**PT 24/23 To receive feedback from Cllr H Ellwood, Cllr J Snowball and the Clerk on a meeting with Paul Hurdus CE Senior Highways Officer on Friday 10<sup>th</sup> February**

There was an acknowledgement that the safety signage was not satisfactory as agreed in the planning application for the crossings which Paul Hurdus agreed with and would follow up with his team.

PH also reported from the CE safety audit ; the loading bay has now been adopted as part of the public highway; however, it will be monitored by highway officers to ensure any required maintenance is identified and brought to the attention of Cheshire East Highways.

**PT 25/23 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.**

Transition Bollington had approached the Clerk to explore the possibility of BTC creating more charging points throughout the town. There had been an agreement to explore Bollington Leisure Centre and the Civic Hall car park. There had been a subsequent meeting with BHL and they also were very agreeable to have the chargers installed. There was a concern of where the extra funding would be sought from as the Government only gives partial funding.

**RESOLVED** It was agreed in principle that the Committee supported these proposals, but it was not budgeted for and advised it would be left until May after the elections to make a final recommendation.

**PT 26/23 To accept the minutes from the Neighbourhood Plan on 8<sup>th</sup> December 12<sup>th</sup> January 2023, 26<sup>th</sup> January 2023, 9<sup>th</sup> February 2023 and their TOR**

**RESOLVED** the minutes were accepted.

**RESOLVED** the Terms of Reference were accepted for the Working Group.

**PT 27/23 To receive feedback and agree on the proposed one-way system on Lord Street after communication with CE Highways Officer**

The Committee agreed that this proposal had been misleading and this was just an idea to improve the safe movement of traffic and alleviate the parking issues that blight the town at present.

**RESOLVED** Cllr JCS, MN, HE and the Clerk would meet with Mr Aki Tsakonas CE Highway Officer to discuss options available to the TC.

It was noted this will require an extensive review of options and is likely to take some months to complete.

**PT 28/23 To discuss the extra signage on Pool bank car park in relation to cars being parking illegally in the EVC charging spaces.**

There were cars parked incorrectly in the EVC charging car spaces and CE parking enforcement had advertised more signage was needed to enforce penalties. The TC was liable to pay for the signage. The T,T WG had approached the local PCSO and he was enforcing notices and it seemed that this was making a difference.

Cllr MN asked the Clerk to enquire if Connected Curb will pay for signage as they take the revenue.

**PT 29/23 To agree the next stages on Ashbrook Road improvements.**

The Committee agreed the £5,000 would be placed in ear marked reserves for 2023/24. The Committee agreed that the Chair will approach the Ward Cllrs for financial support from their ward budget.

Cllr KE was disappointed that the CE Ward Cllr budget was not transparent with the Town Council.

**PT 30/23 To consider the purchase of a waste bin following a request from a member of the public.**

**RESOLVED** the Clerk was asked for costs to be brought back to the next meeting.

**PT 31/23 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**

The following report was received after the site visit ;  
*having checked the existing services in the vicinity of the short footway along the wall of 6 Hurst Lane, there is an electricity cable, below and along the footway kerb line. I cannot recommend safety bollards as these could damage the electricity cable if they were to be collided for some reason by a vehicle.*

*The alternative option considered, to use a Trief type kerb section with railings on top, but it may cost over £6,000. Railings will be needed due to the higher kerbs and the property wall would be accessible from the grit bin side. However, I would cancel this option being too expensive.*

*Removed the lorry route from sat-nav software for Hurst Lane, between the canal stone bridge and B5090 Wellington Road. Therefore, a collision risk with the property wall in future is greatly minimised.*

*This can be further reduced, if we could lay centre line markings at the bend in question so as to warn divers of their lane while providing better guidance. This will need to be a new improvement though, so I will have it in mind if there is a nearby scheme to add to in future.*



*Alternatively, please let me know if there is available funding for a small road marking scheme and Town Council are happy to contribute to such implementation.*

It was agreed to request costings for the white linings.

## **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

A reply letter had been received and circulated to the members.

It was not a satisfactory reply.

**RESOLVED** the Mayor would write a letter of response.

**32/ 23 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 21<sup>st</sup> March 2023 at 7.00pm at Bollington Town Hall.**

Meeting closed at 9.10 pm.

1. The total number of vehicles per day using Moss Brow has reduced substantially between 2017 and 2023. [The 2023 data for vehicles travelling up Moss Brow appear to show an even greater reduction in numbers than for those travelling down compared to 2017.](#)
2. The speeds below which 85% and 95% of vehicles keep, and the overall average speed, have increased by a small amount between the periods. [This applies to vehicles travelling in both directions.](#)
3. A small number of vehicles exceed 30 mph at this location, and high numbers of vehicles exceed 25 mph and 20 mph. [This applies to vehicles travelling in both directions.](#) The proportion exceeding the speed limit of 20 mph in the latest results is very high at 90.7% [for vehicles travelling down and 77.3% for vehicles travelling up](#), whereas the proportion exceeding 20 mph in 2017 was 55.5% for down vehicles and 61.6% for up vehicles.
4. [In the 2023 results, the proportion of vehicles exceeding 25 mph at this location was 42.25% for down vehicles and 34.9% for up vehicles.](#)
5. Without some form of enforcement or restriction, the introduction of the 20 mph limit alone has not been effective in reducing overall speeds significantly. [It is possible that the introduction of 20 mph signs at top and bottom of Moss Brow has contributed to the reduction in overall numbers using Moss Brow - it would be necessary to have further SID results on the main road as intended in the schedule recommended by the T&TWG in 2021/2022 to see if there is any general change in vehicle numbers using roads in the Town.](#)

**High Street Houses:** The Story so far.

The complaint was referred to Cllr. Edwards (CEd)

A complaint was received from <redacted> following an earlier complaint by <redacted> concerning the houses at the top of High Street.

The First complaint referred to vans blocking the road.

The second complaint referred to internal damage to the properties.

CEd consulted <redacted> and <redacted> from Moss Brow and Holmes Naden. Holmes Naden had been the first House Agent to market the properties.

HN informed CEd that Harvey Scott were now marketing the properties.

CEd contacted Harvey Scott and was informed that the properties had been taken off the market.

CEd was also informed that due to information restrictions no information regarding the owners was available. Harvey Scott (<redacted>) would inform the owners of complaints and ask them to contact Cllr. Edwards. Harvey Scott informed the owners who did not respond.

CEd returned to Holmes Naden who supplied information as to probable ownership. (see above)

After repeated telephone calls to a variety of numbers from Moorfields contact was made on Friday March 3<sup>rd</sup>. 2023 and Moorfields provided the name of the responsible manager who gave CEd the following information.

Owned and managed by <redacted> First line officer: <redacted>

Overall Manager <redacted> <redacted>

Information as a result of a series of telephone calls to Moorfields London office though <redacted> works from home.

Local Agents: Harvey Scott Cheadle

Cllr. Edwards left a message <redacted> replied almost immediately.

<redacted> explained.

1. There had been a problem gaining an NHBG Certificate for the houses. This has now been resolved.
2. There has been internal damage that requires repair.
3. Moorfields does not have finance to do the necessary work to complete repairs.
4. In addition there has been flood damage that might have been deliberately done. The police have been involved.
5. There is an insurance claim in for the flood damage that is not yet resolved.
6. The possible financier needs to see the completion of the insurance claim and work before they will release the finance for the rest of the houses.
7. This information is available as an explanation.
8. Moorfields aim at the moment is to sell the houses individually. Though they have considered selling the houses as a unit in order to off load them from their books.

3/3/23 Friday

Ken Edwards

01625 571126

<redacted>

<redacted> and <redacted> have been informed.