

**Bollington Town  
Council**

**Planning and Town  
Development  
Committee  
Meeting**

**Enclosures**

**18<sup>th</sup> April 2023**

# Table of Contents

Item 2 - Planning and Town Development Minutes 21-03-2023 ..... 3

Item 4 - Objection to Planning Application 22/4282M ..... 8



## 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> March 2023 @ 7pm

### Present

Cllrs Helen Ellwood - Deputy Mayor (HE), Ken Edwards (KE), Judy Snowball (JS), Miriat Naiga (MN), John Stewart (Town Mayor) JCS.

Chair- Cllr H Ellwood Deputy Mayor

Officer - Julie Mason Town Clerk.

### Declarations of Members Interests

Cllr JS – 23/0886T and Cllr KE – 23/0886T.

### Public Forum Time

One member of the public who was observing.

### PT 33/23 To receive apologies for absence.

To note the resignation of Cllr S Butterworth.

### PT 34/23 To approve the Minutes of the Planning and Development Committee Meeting 21<sup>st</sup> February 2023 (PT 17/23 – PT 32/23).

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

### PT 35/23 To accept updates from the minutes.

i) Update on EVC charging parking notices.

It was noted Connected Curb were not willing to pay for the signage. Cllr MN noted that perhaps should, not be considered for the next project.

ii) Update from Paul Hurdus reference Tesco's.

It was noted there had been a reply from Matt Rodway Design Manager at Cheshire East highways there was no requirement for more signage at the Tesco crossings.

iii) Hedges on Springbank

Cllr A Williams was still dissatisfied with the hedge cutting at Springbank and the encroachment on the pavement. The Planning Committee unanimously disagreed, and the Chair would reply accordingly.

### PT 36/23 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:

- **Planning Applications APPROVED: None**

- **Planning Applications APPROVED WITH CONDITIONS:**
  - [21/4036M](#)  
**SWINEROOD GARAGES, ADLINGTON ROAD, BOLLINGTON, SK10 5JT**  
Demolition of two single storey detached garages and the construction of one detached bungalow.  
**BTC – NO COMMENT MADE**
  - [22/4036M](#)  
**1 ALDERLEY VIEW, BOLLINGTON, SK10 5JW**  
Removal of front door platform and reinstate steps, replacement of front window sill, take down the failing retaining wall and rebuild, window replacements, construction of a single storey rear extension and construction of rear yard wall.  
**BTC – NO OBJECTION**
  - [22/4037M](#)  
**1 ALDERLEY VIEW, BOLLINGTON, SK10 5JW**  
Insertion of velux to rear roof elevation (retrospective).  
**BTC – NO OBJECTION**
  - [22/5006M](#)  
**14 OVENHOUSE LANE, BOLLINGTON, SK10 5EY**  
Demolition of existing porch and conservatory and proposed single storey front extension and two storey / single storey rear extension and replacement of existing fenestration.  
**BTC – NO OBJECTION**
  - [22/4633M](#)  
**7 SANDY CLOSE, BOLLINGTON SK10 5DT**  
**Demolition of existing side porch, rear bay, window & garage structure, proposed single storey side /rear extension.**  
Demolition of existing porch, rear bay window & garage structure, proposed single storey side/rear extension.  
**RESOLVED NO OBJECTION**
- **Consent for works in TPO with conditions: None**
- **Planning decisions NEGATIVE CERTIFICATE: None**
- **Planning decisions WITHDRAWN: None**
- **Planning decisions REFUSED: None**
- **Appeals Notified: None**

**37/23 To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between:**

- [23/0509M](#)

**WESTLANDS, 95 WELLINGTON ROAD, BOLLINGTON, SK10 5HT**

Alterations to existing detached garage.

**RESOLVED** It was noted the officer had already approved the application before the deadline to comment.

- [23/0517M](#)

**36 HENSHALL ROAD, BOLLINGTON, SK10 5HX**

Ground floor kitchen extension

**RESOLVED NO OBJECTION**

- [23/0875M](#)

**14 HIGHER LANE, KERRIDGE, SK10 5AR**

Removal of chimney stack and reinstatement of stone slated roof.

**RESOLVED NO OBJECTION** subject to comments from the Conservation Officer.

- [23/0957M](#)

**10 FOXGLOVE CLOSE, BOLLINGTON, SK10 5DH**

Replacement of existing white UPVC windows with slimline aluminium window frames and enlargement of bedroom window to form Juliet balcony with sliding doors.

**RESOLVED NO OBJECTION**

- [22/4633M](#)

**7 SANDY CLOSE, BOLLINGTON SK10 5DT**

Demolition of existing side porch, rear bay window & garage structure, proposed single storey side/ rear extension.

**RESOLVED NO OBJECTION**

**38/23 To make observations on Planning Applications (Trees) currently on deposit:**

- [23/0693T](#)

**MOUNT HALL NURSING HOME, FLASH LANE, BOLLINGTON, SK10 5AQ**

T8 Lime species – remove basal and epicormic growth up to 2.5m, remove major deadwood from crown, prune to clear lamp post by 1m. T9 Lime species – remove basal and epicormic growth up to 2.5m. T10 Sycamore – pollard to specified height, pollard to 8m above ground level, to main crown break.

It was noted these were necessary works.

- [23/0731T](#)

**22 CLARENCE TERRACE, BOLLINGTON, SK10 5LD**

Fell sycamore tree.

The tree on the photograph looked satisfactory but the Committee realised if fell it would cause extensive damage.

- [23/0844T](#)

**ROSE COTTAGE, 38 HIGHER LANE, KERRIDGE, SK10 5AR**

Tree Group 1: group of 2 Ash trees near the top of the garden of Rose Cottage, signs of Ash Die back, recommend removal of 2 trees and close monitoring of all other Ash trees in the area which may need to be removed at a later stage. Tree 2: Ash tree in the top corner of garden of Rose Cottage bordering Windmill Lane has a number of cavities, is in poor condition and is showing signs of Ash Die back, recommend felling as tree is close to the road.

No Objection

- [23/0886T](#)

**2 CLOUGH BANK HOUSE, CLOUGH BANK, BOLLINGTON, SK10 5NZ**

Large Sycamore rear right of the summer house, fell to ground level. Sycamore rear of the summer house, reduce the large lateral that extends over the summer house by 3m.

No Objection

- [23/0900T](#)

**1 CUMBERLAND DRIVE, BOLLINGTON, SK10 5BR**

Mature Acacia tree that is now becoming a problem to the garden, neighbours and the public. 1-2 metre reduction leaving a really good mature balance and shape. Removal of dead wood throughout the tree and also a 3-metre crown lift making it safer and easier for any big vehicles to pass without any issues.

No Objection

**39/23 To receive a verbal update from Cllr J Stewart, Cllr H Ellwood, Cllr M Naigra and the Clerk on the traffic concerns in and around Lord Street.**

The Clerk had arranged a meeting with Mr Aki Tsakonas and Mr Jonathon Copnall – CE Road Safety Highways Officers to discuss the traffic and parking issues on Lord Street, High Street, Chancery Lane and Church Street. In essence there were in the enforcement department and the Cllrs agreed that at this stage was not the appropriate route forward. The Cllrs felt a conversation with Tullis Russel may help in the future. The Officers had a template on receiving feedback from the local residents. It was agreed that after the elections the Planning Committee would accept a revised questionnaire and canvass the residents on the above streets for feedback before taking actions.

**40/23 To consider the cost of an extra bin on the Middlewood Way.**

It was agreed this would be deferred to the Youth Council for a decision.

**41/23 To consider the results from the SDU on Moss Brow**

The Committee realised this had been brought to the attention of the Town Council before and there was a blatant breach of the speed limit. The Clerk was asked to contact the local primary schools as the peaks were at 9am and 3pm for excessive speed and volume of traffic.

The Committee asked the Traffic and Travel WG to look at the figures and engage with the residents.

**42/23 To note works have commenced on approved (01/02/22) planning application [18/3938M](#) Land opposite, Lower House Mill, Albert Road, Bollington.**

It was noted that works had started on the site and they had been checking the land contamination.

It was recommended that the new elected Council would observe the works as they progressed.

**43/24 To receive an update from the Clerk on the approved Section 106 monies**

The Committee was extremely disappointed with Cheshire East in their failure to undertake any actions whatsoever since November after many promises and commitments. Cllr J Nicholas had also failed to get any positive response.

**RESOLVED** the Clerk would write a letter of complaint to Cllr S Corcoran C E Leader.

**RESOLVED** the Clerk would organise a meeting with Cllr JCS and Matt Smith from ANSA.

**44/24 To receive an update on new development on High Street from Cllr K Edwards**

Two complaints were referred to KE concerning the houses at the top of High Street. There were blocking the road and internal damage to the properties. Holmes Naden had been the first estate agent to market the properties and they informed KE that Harvey Scott were now marketing the properties. Harvey Scott now stated that the properties had been taken off the market. Harvey Scott would inform the owners of complaints and ask them to contact KE. Harvey Scott informed the owners who did not respond. KE returned to Holmes Naden who supplied information as to probable ownership. After repeated telephone calls to a variety of numbers from Moorfields contact was and Moorfields provided the name of the responsible manager. He had made contact about the complaints.

**45/23 To note the receipt of £36.94 CIL monies in relation to 19/3822M Barn House, Oak Lane, Kerridge SK10 5AL – conversion, extension and alteration of an existing garage/ workshop to form a one-bedroom dwelling with garden and parking.**

**RESOLVED** these monies would be allocated to the purchase of a new bin.

**46/ 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 8.20 pm.

**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**

Hobson House is an isolated prominent building in an area of the Green Belt between Macclesfield and Bollington allocated the status of major significance in the information provided with the adopted Cheshire East Local Plan. One of the most importance purposes of the Green Belt is to maintain openness between urban settlements. The combination of a large extension on the main house plus a completely separate additional garage compromises and threatens that openness. Bollington Town Council therefore objects to the development proposed.