

**Bollington Town  
Council**

**Planning and Town  
Development  
Committee  
Meeting**

**Enclosures**

**23<sup>rd</sup> May 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 18<sup>th</sup> April 2023 @ 7pm

### Present

Cllrs Helen Ellwood - Deputy Mayor (HE), Ken Edwards (KE), Angela Williams (AW), Miriat Naiga (MN)

Chair- Cllr H Ellwood Deputy Mayor

Officer – Harriet Worrell, Town Manager

### Declarations of Members Interests

None

### Public Forum Time

No members of the public in attendance

### PT 47/23 To receive apologies for absence.

Cllr John Stewart due to illness, substituted by Cllr Angela Williams.

Cllr Judy Snowball due to attending a funeral.

### PT 48/23 To approve the Minutes of the Planning and Development Committee Meeting 21<sup>st</sup> March 2023 (PT 33/23 – PT 46/23)

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

### PT 49/23 To accept updates from the minutes.

- i) Connected Kerb has agreed in principle to install signage.  
The Clerk to seek clarification on the signage installation timeframe.
- ii) Letter been sent to Cllr S Corcoran in relation to Section 106 monies and we are awaiting a reply as it has been raised as a complaint as circulated by the Clerk.  
The Town Clerk has been advised a response is due by 28/04/23.

Cllr KE provide an update to minute PT 44/24: Cllr KE met with a number of concerned residents regarding their complaints on the High Street development and advised for the complaints to be documented with a view to progressing them. Cllr KE contacted Verity Security, responsible for site security, to raise concerns that the site is not fully secured and for the owner of the site to be advised.

**PT 50/23 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:**

- **Planning Applications APPROVED: None**
  
- **Planning Applications APPROVED WITH CONDITIONS:**
  - [21/4168M](#)  
**POOL HOUSE, CLARKE LANE, BOLLINGTON, SK10 5AH**  
Proposed that the fence from Hobson House to the entrance gate to my property is reduced from 1.85m to 1.2m, length of fence is reduced by 3.5m to make the entrance to the property wider, both enhancing the safety and visual aspects. The longer run of fencing from the gate to the stone bridge which crosses Middlewood Way is reduced by 4m at the entrance gate, likewise, to enhance safety and visual aspects. The fence is then lowered for a total distance of 49.6m to a natural break where there is a large tree. At this point the fence remains the same height, 1.85m. A new internal fence is to be erected 2m from the pavement which is in keeping with the style of the local area and not obvious from the pavement. A substantial investment in trees have been planted behind the fence line.  
**BTC - NO COMMENT DUE TO NO AVAILABLE CONSERVATION REPORT**
  
  - [22/3579M](#)  
**11 ELMSWAY, BOLLINGTON, SK10 5NP**  
Demolition of existing detached garage and proposed two storey side and single storey rear extension and alterations.  
**BTC – CE planning failed to register comments, but BTC submitted NO OBJECTION**
  
  - [22/4282M](#)  
**HOBSON HOUSE, CLARKE LANE, BOLLINGTON, SK10 5AH**  
Proposed single storey side extension, alterations to porch, erection of single garage and associated hardstanding, changes to existing fenestration, and implementation of solar PV panels.  
**BTC – CE planning failed to register comments, but BTC submitted OBJECTION.**  
See Enclosures
  
  - [23/0175M](#)  
**4A HAWTHORN ROAD, BOLLINGTON, SK10 5JN**  
Single storey side extension & loft conversion with alterations.  
**BTC – NO OBJECTION**
  
  - [23/0509M](#)  
**WESTLANDS, 95 WELLINGTON ROAD, BOLLINGTON, SK10 5HT**  
Alterations to existing detached garage.  
**BTC – RESOLVED It was noted the officer had already approved the application before the deadline to comment.**

The Town Clerk to write to Head of Planning at Cheshire East Council to complain that not all comments from Bollington Town Council are being registered against the planning application.

- **Consent for works in TPO with conditions:**
  - [23/0153T](#)  
**TINKERS CLOUGH WOODLANDS, CLOUGH BANK, BOLLINGTON, SK10 5NZ**  
 T1 Oak rear of garage, reduce stem on the garage side by 4 metres and main stem by 3 metres. Reason: due to decayed.  
**BTC – NO COMMENT**
- **Decline to determine:**
  - [22/2751T](#)  
**8 BEESTON BROW, BOLLINGTON, SK10 5PR**  
 Group of trees G1 4 Lime trees 2 beech trees Reduce the crowns of all 6 trees back to the boundary line to remove overhanging branches covering the property.  
**BTC – NO COMMENT MADE**
- **Planning decisions NEGATIVE CERTIFICATE: None**
- **Planning decisions WITHDRAWN: None**
- **Planning decisions REFUSED:**
  - [22/2563M](#)  
**THE COACH HOUSE, 1 FLASH LANE, BOLLINGTON, SK10 5AQ**  
 Application for ground floor and first floor extensions and alterations, including the demolition of existing outbuildings (resubmission of application reference 21/2977M)  
**BTC – OBJECTION**
- **Appeals Notified: None**

**PT 51/23 To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between:**

- [23/0666M](#)  
**1 JACKSONS CLOSE, KERRIDGE, SK10 5GF**  
 Removal of current window and single pane glass door to replace with white aluminium framed, 2 glass panel sliding doors (3m).  
  
**RESOLVED: No objection**
- [23/1186M](#)  
**17 OAK LANE, KERRIDGE, SK10 5BD**  
 Construction of aluminium greenhouse set on stone retaining perimeter wall.  
  
**RESOLVED: No objection**

- [23/1205M](#)  
**WINSFORD, FLASH LANE, BOLLINGTON, SK10 4ED**  
Demolition of existing detached dwelling and construction of replacement detached dwelling.

**RESOLVED: No objection subject to the Conservation Officer's report, and that the design of replacement dwelling has character equivalent to the demolished building and can be run as a carbon neutral building.**

Cllr Miriat Naiga arrived at 7.20pm

- [23/1306M](#)  
**THE WORKSHOP, OAK LANE, KERRIDGE, SK10 5BD**  
Demolition of existing buildings and construction of a single dwelling.

It was noted the development site is in the green belt and a conservation area.

**RESOLVED: Objection on the grounds of:**

- The design is out of keeping with the area,**
- The development compromises the openness of the greenbelt,**
- Insufficient parking for the size of the property,**
- Narrowness and poor visibility on Oak Lane at the point of vehicular access to the site.**

- [23/1419M](#)  
**NAB WORKS, LONG LANE, POTT SHRIGLEY, MACCLESFIELD**  
Full application (retrospective) for a storage building and an additional area of car parking, including associated engineering works, with a proposed comprehensive landscaping scheme and biodiversity enhancements.

It was noted that this is an existing industrial site and provides employment to local people.

**RESOLVED: That the application is supported subject to site access/egress is limited to/from Shrigley Lane and road surface improvements at the site access.**

**PT 52/23 To make observations on Planning Applications (Trees) currently on deposit:**

- [23/1090T](#)  
**68 HENSHALL ROAD, BOLLINGTON, SK10 5DN**  
Tree 1 - Alder tree in dangerous location on top of retaining wall leaning over. Propose felling to ground level Tree 2 - Sycamore on top of retaining wall at rear of property. Blocks light to 68 and excessive shading to 64, 66 and 68 Henshall Road and risks further damage to retaining wall. Propose felling to ground level.

**No objection.**

- [23/1173T](#)

**RIVER BANK / RETAINING WALL ALONG QUEEN STREET, PALMERSTON STREET, BOLLINGTON, SK10 5PW**

Removal of three multi stem, self-seeded Sycamore trees and one single stem self-seeded Sycamore tree from river bank and retaining wall due to the risk of tree/wall failure. Plus potential for river blockage by debris being trapped against tree stems. Environment Agency have previously removed three other Sycamore trees close to the location in recent years but have declined to remove the remaining ones presumably due to budget restriction. However they have no objections to the work being carried out. Details of the EA officer can be provided if required.

**No objection.**

**PT 53/23 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 23<sup>rd</sup> May 2023 at 7.00pm at Bollington Town Hall.**

Meeting closed at 7.41 pm.

Signed: .....

Dated: .....

## Working Groups

### Transport and Travel

Cllr Ken Edwards

Cllr Helen Ellwood

Vacancy

### Neighbourhood Plan

Cllr Jo Maitland

Cllr Ken Edwards

Cllr Judy Snowball

Vacancy



## Transport and Travel Working Group

### Function

To consider solutions to reports and complaints relating to transport and travel from resident. Where a solution is not within the power of the Council, refer the issue to the appropriate authority.

### Meeting arrangements

Schedule	As set by the Working Group
Venue	Bollington Town Hall
Membership	<ul style="list-style-type: none"> <li>• 4 Councillors</li> <li>• Members of the Council who do not normally sit on the Committee may attend, debate but not vote on any item (unless officially substituting for an absent committee member). Unless substituting, attendance by non-committee members will not be counted towards the quorum.</li> <li>• Members of the community with relevant skills and knowledge to collaborate with Councillors to achieve the goals of the Working Group</li> </ul>
Quorum	3
Chair/Vice-Chair	To be elected at the first meeting following the AGM
Agendas	Developed by the WG Chair
Minutes	Produced by a nominated WG member and presented to the Town Clerk for next practicable Planning and Town Development Committee. Names of attending members (Councillors and non-Councillors) will be minuted. Non-Councillor members who wish for their name not to be published should speak with the Chair.
Reporting	To Planning and Town Development Committee
Terms of Reference	Reviewed annually at the first meeting following the AGM and ratified at the next available Planning and Town Development Committee
Expenditure	None

### Purpose

Consider and propose plans on relation to:

- To examine issues relating to traffic and transport in Bollington,
- To make recommendations for traffic management improvements taking into account any previous decisions and the Bollington Neighbourhood Plan,
- Consider the implications of the Town Council's declaration of a climate emergency on local travel and make recommendations for the promotion of active travel,
- To liaise with other authorities, experts and residents to aid in gathering evidence or forming a recommendation,
- To study plans, visit relevant sites and consider any comments from members of the public (if applicable) before making a recommendation,
- Review of parking facilities and recommendations for improvement,
- Review and recommendation of speed limits in Bollington,

- Monitor traffic issues in Bollington and recommendations for improvement,
- Where relevant, propose consultations with residents, visitors and commuters of Bollington for improvements related to travel and parking.

## Neighbourhood Plan Revision Working Group

### Function

To prepare for an official review of the current Bollington Neighbourhood Plan

### Meeting arrangements

Schedule	As set by the Working Group
Venue	Bollington Town Hall
Membership	<ul style="list-style-type: none"> <li>• 4 Councillors</li> <li>• Members of the Council who do not normally sit on the Committee may attend, debate but not vote on any item (unless officially substituting for an absent committee member). Unless substituting, attendance by non-committee members will not be counted towards the quorum.</li> <li>• Members of the community with relevant skills and knowledge to collaborate with Councillors to achieve the goals of the Working Group</li> </ul>
Quorum	3
Chair/Vice-Chair	To be elected at the first meeting following the AGM
Agendas	Developed by WG Chair
Minutes	Produced by a nominated WG member and presented to the Town Clerk for next practicable Planning and Town Development Committee. Names of attending members (Councillors and non-Councillors) will be minuted. Non-Councillor members who wish for their name not to be published should speak with the Chair.
Reporting	To Planning and Town Development Committee
Terms of Reference	Reviewed annually at the first meeting following the AGM and ratified at the next available Planning and Town Development Committee
Expenditure	None

### Purpose

- Revise the Bollington Neighbourhood Plan (BNP) including its overall vision, recommendations for land use and the policies relating to housing, employment and business, retail, the green environment, the built environment and our heritage, tourism and leisure and moving around:
- To consider other necessary categories of land use i.e. public services. education, health, transport, waste disposal, cultural facilities (library), publicly owned land, not covered by the current Neighbourhood Plan.
- Timing:
  - Year 1 2022/23 Preparation

- Year 2 2023/24 Full Review Process starts: Budget applied for : Information gathering through consultation
- Year 3 2024/25 Policy Formation and ratification of the Revised Plan

#### Plan Process for the Revision Group 2023/24

- Consider the implications for the BNP of the Town Council's declaration of a climate emergency and recommend appropriate policies to support a carbon neutral community by 2030. now agreed Settlement Boundary (including part of Rainow Parish) and the relevance to the development of the current Green Belt boundaries. as well as a consideration of the current Green Belt Boundaries.
- Promote the process of reviewing the Neighbourhood Plan to encourage community participation and the submission of views and ideas.
- Consult with the residents of Bollington on their views and aspirations through direct mailing, and through social and other media.
- Liaise with relevant businesses and organisations and other relevant interest groups through direct mailing and through social and other media.
- Conduct and integrate the results into the revised BNP of a current Housing Needs Assessment.
- Analyse the views, ideas and proposals received during the consultation process and consider them in the preparation of the revised BNP.
- Present the Revised BNP for agreement by Council, submission to Cheshire East Council and submit to a referendum if considered necessary.





Bollington  
Veterinary  
Centre

Sub Sta

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