



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

held at Bollington Town Hall
on Tuesday 19th October 2021 at 7pm

Present

Committee Members with Voting Rights:

Cllr John Stewart (JS), Cllr Ken Edwards (KE), Cllr Roland Edwards (RE) *left at 8.15pm*,
Cllr Sara Knowles (SN) *arrived at 7.10pm*, Cllr A Williams (AW).

Julie Mason Town Clerk

Apologies for absence.

Cllr H Elwood due to ill health.

Declarations of Members' interests.

Cllr R Edwards – Governor of a local primary school reference S106 monies, a friend of the neighbour to Alderley View and member of 'Friends of the Rec' and Cllr K Edwards - gritting budget as he was a resident of Hurst Lane.

Public Forum

Nobody present.

1) To receive the Minutes of the Planning and Development Committee Meeting 21st September 2021

The minutes were agreed as a true record.

2) Updates from the minutes

The Clerk reported that no site visit had been undertaken at the Cheshire East yard off Wellington Road as CE were the landowners and we were trying to establish the conditions of operation before visiting the tenant.

3) To discuss the reported condition of a residence at Alderley View

Cllr RE had been asked to intervene on the standard of a property at Alderley View which was in a poor state of repair and affecting neighbours. It was noted the occupier was now in a CE owned sheltered accommodation and taking no actions to make improvements. There was evidence of rodent infestation as it was travelling into the neighbouring properties plus damp. There was concern that the gas/ electric was not

switched off which was a fire hazard plus there had been reported break ins. Despite numerous attempts from the neighbours to gain support from Cheshire East Council and the Environmental Health Authority no actions had been undertaken.

Resolved the Council would write a letter of complaint to the Cheshire East leader Ms L O'Donnell and request actions were undertaken.

4) To discuss and resolve actions on the S106 monies

Cllr RE had written three proposals on the utilization of the S106 monies supporting funding to the Bollington Town Football Club and the Cricket Club. The committee discussed each report individually and the benefit to the community.

The conditions were as follows.

14/3844M land west side of Albert Road, Bollington, Macclesfield –
498D towards works of addition, improvement and enhancement to existing amenity public open space and play facilities and/or provide new such facilities at locations within 2.5 miles of the land on the west side of Albert Road.

Resolved the Committee proposed £6,735 to support two dug outs and £2,735 to support new football nets from 498D – total £9,470.

Resolved the Committee proposed £7,500 to install a new storage facility for the Cricket teams this included installing power and removing the old building from 498E.

14/3844M Land west side of Albert Road, Bollington. Macclesfield
Towards addition as improvements and enhancement to existing amenity public open space and play facilities and or provide new such facilities at locations within 2.5 miles of the land on the west side of Albert Road

Resolved the Committee proposed £23,000 for replacement cricket nets with a condition of match funding from the Cricket Club from 498E.

Resolved the Committee wished to put a time limit on the Cricket Club of twelve months to match fund.

It was also agreed that the Clerk would approach Cheshire East to see if any of the monies could be allocated to the improvement of the play areas in Bollington (War Memorial gardens, Adlington Road and Bollington Cross)

Cllr RE was a Governor at the local primary school and it had come to his attention that there were two separate pots of S106 monies for the local schools and despite contacting the officers at Cheshire East they would not release the monies due to the no increase in school admissions. He asked for support from the Committee.

Resolved the Clerk would arrange a meeting with Cllr JS, Cllr RE and Cllr A Stott Ward Cllr.

5) To Receive the Resolutions made at the Council Meeting on October 5th on Applications with a deadline prior to this meeting.

[21/4893M](#)

Danesbury, DUMBAH LANE, CHESHIRE, SK10 5AB

Detached Outbuilding. Comments Deadline 12th October

The Council **RESOLVED** No Objection

6) To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:

[21/0409M](#)

5, HAZELHURST DRIVE, BOLLINGTON, SK10 5QT

Removal of conditions 13 & 18 on approval 19/3990M - Demolition of swimming pool extension and the construction of a 3-bedroom detached house.

Condition 13 requires that the first-floor landing window on the front elevation of the dwelling has obscure glazing and is not capable of opening below a height of 1.7m above finished floor level.

Condition 18 removes a range of permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Comments Deadline March 3rd

With regard to condition 13, Town Council would like the planning officer to be certain that there would be an actual overlooking situation from the landing window, given the 21 metre distance between this property and number 3 and also in view of the intervening hedge.

With regard to condition 18, because the removal of permitted development rights was a technical question, the Town Council felt that this should be a matter reserved for the planning officer. It was, however, noted that the conservation officer felt that permitted development rights should be removed because of the proximity of the conservation area.

[21/1676M](#)

20, HIGHFIELD ROAD, BOLLINGTON, SK10 5LR

Single storey rear & two storey side extensions & loft conversion

The Council **RESOLVED** not to object to this application

[21/2048M](#)

2A, SHRIGLEY RISE, BOLLINGTON, SK10 5QR

Demolition of existing conservatory & proposed rear single storey extension. The Council **RESOLVED** not to object to this application.

[21/2287M](#)

42, REDWAY, KERRIDGE, CHESHIRE, SK10 5BA

Rear extension and alterations

The Council **RESOLVED** not to object to this application.

b) Planning decisions **WITHDRAWN**:

[21/1286M](#)

HOLLIN OLD HALL, GRIMSHAW LANE, BOLLINGTON. SK10 5LY

Listed Building Consent for the replacement of 2 rooves

The Council **RESOLVED** not to object to this application.

c) Planning permission **REFUSED**: None

d) Appeals Notified: None

6). To receive an update from Cllr K Edwards on the CE Community Governance Review

Cllr KE reported on the position with the Working Group and letters which had been sent to the neighbouring parishes and Macclesfield Town Council. The minutes had been circulated from the meeting that day and there was an indication that the draft response would be prepared for the committee to be confirm by the deadline in November.

7). The Clerk to report on the progress with the installation of a bollard outside Aqueduct Cottage

The Clerk had enquired with Cheshire East Highways on installing a bollard outside Aqueduct Cottage but unfortunately the request had been declined.

Resolved the Chair would write to Cheshire East Highways and complain and request an explanation.

Councillor R Edwards left

8) To receive a report from the Transport & Travel Working Group and to include a decision on the proposed gritting routes in Bollington this winter following the CE Consultation

The report was accepted from the Transport & Travel Working Group and the questionnaire which was to be sent out on the proposal of double yellow lines on the junction between Lord Street and Cumberland Drive and on the corner at the junction of Lord Street and Chancery Lane.

Resolved the committee would approve the gritting of Chancery Lane, Hurst Lane, Redway, Windmill Lane this year plus the continuation of the Civic car park with the existing budget.

The costs were as follows.

Chancery Lane (<i>Running from Grimshaw to Cow Lane</i>) visit	1782 M2	= £ 9.26 per
Hurst lane (<i>Running from Grimshaw to the Civic Hall</i>) visit	5475 M2	= £ 28.47 per
Redway Lane (<i>Running from Jackson Lane to Windmill Lane</i>) visit	1319 M2	= £6.85 per
Windmill Lane (<i>Running from Redway Lane to Kerridge Rd</i>) visit	13461 M2	= £69.99 per

9) To receive a verbal report from Cllr J Stewart on the site visit at Tullis Russell on Friday 15th October

Cllr J Stewart and the Clerk had visited Tullis Russell on Friday 15th October in reference to the noise complaints. They had met with the Health and Safety Executive who had explained they had thought it had been it had come from a new chiller installed in the carpark which they had moved to the roof and added insulation to remove the impact of the noise. The EA were still receiving complaints after these actions had been taken and due to Covid and the lock down the town was much quieter and the noise had travelled. It seemed that the noise was coming from the roof and the ducts, so they added silencers to the ducts in August. This seems to have now alleviated the issues.

The meeting had been very productive overall, and the communication links should be maintained.

10) To discuss the replacement of a battery for the Speed Display Unit

The Town Warden has requested two replacement lithium-ion rechargeable batteries for the mobile SDU as they were lighter, lasted longer and were safer to use on the roadside
Resolved two more batteries would be purchased at a cost of £155 each.

11) To make observations on Planning Applications currently on deposit:

- [21/4920M](#)
FORMER BOWLING GREEN SITE, INGERSLEY VALE, BOLLINGTON.
Non-material amendment to application 18/2244M.
Decision Target Date 17th October
It was noted this was not in Bollington.
Resolved Objection

- [21/5113M](#)
31, BARNFIELD ROAD, BOLLINGTON, SK10 5DZ
Demolition of rear-facing single storey conservatory and small outrigger, erection of a new masonry structure on the same footprint under a flat roof featuring a flat roof rooflight and a roof overhang. Insertion of a bi-fold door system to the rear elevation. Insertion of a new side entrance door. Part conversion of the internal single garage to form a new Utility Room and External Store. Comment deadline 26th October
Resolved No Objection

- [21/5118M](#)
37, CEDARWAY, BOLLINGTON, SK10 5NR
Rear dormer extension and replacement flat roof to single storey extension
Comment deadline 27th October
Resolved No Objection

- To note the date of the next Planning and Town Development Committee Meeting: Tuesday 16th November 2021 at 7.00pm at Bollington Town Hall.

Signed..... Date: 16th November 2021

Meeting Closed at 8.45 pm