



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

held at Bollington Town Hall  
on Tuesday 16<sup>th</sup> November 2021 at 7pm

### **Present**

Committee Members with Voting Rights:

**Chair** Cllr John Stewart (JS), Cllr Ken Edwards (KE), Cllr H Elwood (HE), Cllr Sara Knowles (SN), Cllr A Williams (AW).

Julie Mason Town Clerk

### **Apologies for absence.**

Cllr Roland Edwards (RE) due to a prior meeting with the school

### **Declarations of Members' Interests.**

None

### **Public Forum**

Two members of the public present.

One member who had represented the Town Council at the SADPD Inspector's hearing from 12<sup>th</sup> October to 5<sup>th</sup> November gave a full report back to the committee. There had been 176 questions submitted and only parties who had commented were allowed representation. On the final day of summary the Inspector had given 27 matters an approval of soundness and legal compliance. The approach to the settlement boundaries to allow sustainable development in open countryside was of most benefit to BTC. The Dyers Court Mill Pond at Ingersley Vale was also questioned as its soundness of open space. The Inspector will deliver his account by the end of November.

*The Chair of the Committee thanked him for all his efforts on behalf of the Town Council.* He also wished to express his utter dismay with the TC on their actions with improving the junction at Ashbrook Road and if it came to a matter of funds, he was prepared to offer financial support. It reiterated his findings at the Neighbourhood Plan preparation which had highlighted many of the residents wished this to take place and a plan to stop vehicles parking on the junction to stop visibility. The B5091 had been proved to have cars exceeding the speed limit.

Cllr J Snowball fed back information on the communication she had received from Mr Sean Halewood CE Highway Officer in reference to the bollard outside Aqueduct Cottage. She had actioned the resolution at Full Council to provide the relevant information to 'call in' planning application 21/3392M.

Cllr JS also spoke on behalf of Transition Bollington at length about the committee recommending the use of glyphosate within the town. She went in great detail about the effects of this weed killer on the biodiversity and research which had been completed to show the effects. She quoted from 'Wild Justice UK' and other sources of information and asked the committee to undertake a feasibility study.

*The Chair asked it to be noted that publishing untruths on social media was not received well. All agendas and minutes were published on the BTC website and agendas on the notice boards with 3 clear days' notice. Everything undertaken was transparent.*

**1) To receive the Minutes of the Planning and Development Committee Meeting 19<sup>th</sup> October 2021**

**Resolved** The minutes were agreed as a true and accurate record.

**2) Updates from the minutes**

The Clerk reported on the reasons the Tesco site development seemed to have stopped.

- – a permit requesting commencement of civils works on footpaths/lay-by on the 5<sup>th</sup> of January 2022 (embargo ends on 4<sup>th</sup> January 2022)
- – road closures will ONLY be permitted in school holidays, and there are two schools in Bollington.
- – the option is to undertake the carriageway re-surfacing works at Grimshaw Lane in the February half term (21<sup>st</sup>-25<sup>th</sup> February 2022)
- – and the road humps/ramps in the Easter half Term (4<sup>th</sup> – 15<sup>th</sup> April 2022)

**3) To Receive the Resolutions made at the Council Meeting on November 2<sup>nd</sup> on Applications with a deadline prior to this meeting.**

- **[21/3392M](#) EXCHANGE HOUSE, 5, ALBERT ROAD, SK10 5HS**  
**Demolition of the existing building and the erection of two pairs of two four-bedroom semi-detached houses with associated access and landscaping.**  
*The Council RESOLVED to object to this application on JULY 20<sup>th</sup>*  
**Resolved** the Town Council would request the Ward Cllr A Stott would 'call in' this application to the Northern Planning Committee. It was noted Cllr J Snowball would complete a report on the TC behalf expressing the reasons  
**Resolved** Objection
- **[21/5310D](#)**  
**The Crown, 96, CHURCH STREET, BOLLINGTON, SK10 5QD**  
**Discharge of conditions 3, 4, 6, 8, 10, 11, 12, 13, 14, 17, 18, 19, 20 of app 20/3162M - Proposed erection of three dwellings together with associated access and car parking**  
**Resolved** Objection to the amendment of Condition 10.
- **[21/5366M](#)**  
**68, CHURCH STREET, BOLLINGTON, SK10 5QD**  
**Single storey rear extension**  
Comments Deadline 10<sup>th</sup> November

**Resolved No Objection**

- [21/5383M](#)  
**5, ENDON AVENUE, BOLLINGTON, SK10 5NL**  
**Demolition of existing rear single storey lean-to extension and construction of proposed rear single storey flat roof extension with roof lantern.**  
Comments Deadline 11<sup>th</sup> November  
**Resolved No Objection**

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

- [21/0219M](#)  
**Bollington Initiative Trust, WATER STREET, BOLLINGTON**  
**Proposed ground floor extension to provide disabled access facilities**  
*The Town Council RESOLVED not to object to this application.*
- [21/0507M](#)  
**10, BARNFIELD ROAD, BOLLINGTON, SK10 5DZ**  
**Proposed first floor extension and single storey rear extension.**  
*The Town Council RESOLVED not to object to this application*
- [21/1313M](#)  
**6, DEAN CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5NT**  
**Garage conversion, front porch, single-storey rear extension and render to parts of the external walls**  
**The conversion of the garage into a study/bedroom would create a five-bedroomed house and there was insufficient off-road parking.**  
*RESOLVED to recommend an additional off-road parking spaces be created to provide two in total.*
- [21/1314M](#)  
**6, DEAN CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5NT**  
**Class C3 dwelling house including extension certified as lawful. Domestic integrated garage too narrow for car storage and currently used for domestic storage. Proposal is to convert this room into habitable space.**  
**Comments Deadline 7 April 2021**  
*The Council RESOLVED not to object to this application.*
- [21/1584M](#)  
**3, LOWERHOUSE ROAD, BOLLINGTON, SK10 5WG**  
**Installation of summer house in rear garden. Dimensions: maximum not exceeding 4.5mW x 3.6mD, overall height 2.3m to eaves, pent roof 10°. To be situated no closer than 1.2m to boundary lines. Building does not occupy more than 50% of the overall garden area. To be used as a personal gym, no bathroom facilities.** Consultation Deadline 21<sup>st</sup> April  
*The Council RESOLVED not to object to this application*
- [21/1980M](#)

**1, BISHOP ROAD, BOLLINGTON, SK10 5NX**  
**Front facing first floor and two storey extension**  
*The Council RESOLVED not to object to this application.*

- [21/2150M](#)  
**39, CEDARWAY, BOLLINGTON, SK10 5NR**  
**First floor rear extension and render to front and rear**  
*The Council RESOLVED not to object to this application.*
- [21/2723M](#)  
**11, GLEAVE AVENUE, BOLLINGTON, CHESHIRE, SK10 5LX**  
**Rear infill extension, front side porch extension and loft conversion with dormers.** *The Council RESOLVED not to object to this application.*

b) Planning decisions WITHDRAWN: None

c) Planning permission REFUSED: None

d) Appeals Notified:

- [20/2136M](#)  
**Green Lane Farm, GREEN LANE, BOLLINGTON, SK10 5LG**  
**Demolition of existing dwelling and construction of a new dwelling.**  
*On June 16<sup>th</sup> 2020 the Town Council RESOLVED not to object to this application*  
It was agreed no action would be taken.

#### 5) To receive an update on the Section 106 monies requests

The Clerk had attended a meeting with Matt Smith from ANSA to speak about the Section 106 monies in relation to the play areas in Bollington. He now wished one of team his team - Edward Yoxall to discuss the three play areas in Bollington and meet the Clerk.

He thought the two requests one for goal posts / dug outs for the football club and the second for the cricket storage may not meet the criteria although the cricket nets would be acceptable. Cllr RE was redrafting the wording after a meeting with Ruth Morgan from ANSA.

It was noted the C & E Committee would like to recommend solar lighting on the Skate Park.

#### 6) To finalise the draft response to the Community Governance Review – deadline 28<sup>th</sup> November 2021

Cllr K Edwards had circulated the final draft as a reponse. It was noted he had a held a Working Group meeting that day and he wished the comments from a site visit at Ingesley Vale conducted by Cllr HE were added.

**Resolved** subject to agreed comments being added from Cllr HE the report was accepted as the final response to Community Governance Review.

**7) To receive a report from the Chair on the progress with the installation of a bollard outside Aqueduct Cottage**

It was noted the Chair had written to Mr R Welch CE Highway Officer to object to the refusal of CE Highways to allow BTC to pay for a bollard outside Aqueduct Cottage. He was awaiting a reply.

**8) To receive the reply to the letter sent to the Cheshire East - Chief Executive on an empty property at Alderley View and a recent site visit with Environmental Health**

The response was received and noted. It was apparent the house was close to being sold which would lead to the appropriate renovations.

**9) To receive an update on the budget requests to full council and explore the other options of weed killing in the town.**

- Ashbrook Road junction - £5,000 submission to grass it over and maintenance costs.

The Clerk had met with Mr J Denwood - CE Highway Officer, and he advised it was in a Conservation Area and the paving could not be grassed over or changed, the idea of bollards was also dismissed as it would block the pavements and there was a gas main line in situ. She suggested repointing and addressing the planting areas. It was agreed the Chair and the member of the public who had offered a financial contribution would organise a site visit again with CE Highways as they felt the response was not adequate from CE Highways.

- Weeds and upkeep of the town - £1,000 for an extra weed kill on the pavements.

It was noted the Clerk had contacted Congleton Town Council and they did use glyphosate but just reduced its use on open spaces. The Chair said he would ensure a feasibility study was completed to action the weeds.

- Highway consultations. - £5,000 would be recommended.
- Neighbourhood Plan revisit – £1,000

**Resolved** this committee recommended a revisit on the NP in 2022/23. It was noted the support from the member of the public would not be available this time, but he was willing to assist in guidance initially.

- PROW - £1,000

**10) To discuss the recent complaint in relation to a dead ash tree on unregistered land at Ingersley Vale following planning permission on the Bowling Green 20/4796**

Cllr KE reported on the contact he had received from the resident who had recently moved into a new property at Ingersley Vale. He thought the cost of removing the dead tree on unregistered land was the responsibility of the TC. Cllr KE had spoken to the developer, and they were willing to pay as they had previously had permission to 'fell' the tree, but the resident would have to commission the works.

**Resolved** the committee agreed the felling of the tree was not the Town Council's responsibility.

### 11) To receive the minutes of the Transport & Travel Working Group held on October 8<sup>th</sup> 2021

The minutes were received, and their contents were noted

**Resolved** the committee recommended £4,000 to be added to the budget for a solar powered speed monitor.

The Clerk informed the committee that ANSA had contacted her on the cost of adding Windmill Lane to the gritting route. The total cost of the extra gritting was £120 per visit and £70 was attributed to Windmill Lane. They visit a minimum of 40 times over the winter so the cost would be in the region of £4,800. The Committee suggested to reduce the route on Windmill Lane and see if this would reduce the overall cost.

### 12) To Receive the Section 211 Notifications for Works to Trees

The Section 211 Notifications were received and noted.

- [21/5262T](#)  
**HAWTHORN ROAD, BOLLINGTON**  
Fell A1 Ash, A2 Ash, A3 Ash, A4 Ash and S5 Sycamore
- [21/5346T](#)  
**WINDY RIDGE, 21, CHANCERY LANE, BOLLINGTON, CHESHIRE, SK10 5BJ**  
Works to Ash & Sycamore Trees
- [21/5496T](#)  
**8, NAB CLOSE, BOLLINGTON, SK10 5RB**  
Ash rear boundary, all works specified looking at the tree from the rear of the property: Large limb to the left hand side of the tree reduce by 2 - 2.5 metres. Limb extending over the Sycamore at the rear, reduce by 2 - 2.5 metres. Low limb to the right hand side growing over the boundary, reduce by 2 - 2.5 metres. Shorten other secondary lateral limbs to balance where required. Remove deadwood 5 cm + throughout the canopy.

### 13) To receive and note the Householder Prior Approval Application

*One condition on certain classes of permitted development is the need to submit an application to the Local Planning Authority for its 'Prior Approval; or to determine if its 'Prior Approval' will be required. This allows the Local Planning Authority to consider the proposals, their likely impacts in regard to certain factors (e.g. transport and highways) and how these may be mitigated. The Local Authority will serve notice on adjoining owners or occupiers. If any of the adjoining neighbours raises an objection within the 21 day notice period, the prior approval of the local authority will be required to determine if the proposal's impact on the amenity of all adjoining properties is acceptable.*

- [21/5513M](#)  
**6, SPINNERS WAY, BOLLINGTON, SK10 5HE**  
Prior approval of larger home extension extending 3.65m beyond the rear wall, maximum height of 3.50m and eaves height of 2.50m



The Prior Approval Application was received and noted

**14) To make observations on Planning Applications currently on deposit:**

- [21/5318M](#)  
**114, BOLLINGTON ROAD, BOLLINGTON, SK10 5EL**  
**Two storey side extension; porch**  
Consultation Deadline 17<sup>th</sup> November  
**RESOLVED: NO OBJECTION**
  
- [21/5406M](#)  
**70, PALMERSTON STREET, BOLLINGTON, SK10 5PW**  
**Conversion of existing newsagents to two separate units**  
Consultation Deadline 15<sup>th</sup> November  
**RESOLVED: NO OBJECTION**
  
- [21/5455M](#)  
**10, HOLLIN ROAD, BOLLINGTON, SK10 5NQ**  
**Demolition of conservatory, part outbuilding and garden shed. Erection of two storey and single storey rear extension**  
Consultation Deadline 1<sup>st</sup> December  
**RESOLVED: NO OBJECTION**
  
- [21/5596M](#)  
**58, GRIMSHAW LANE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5LY**  
**1. Extend the single storey west lean-to extension by 2.4m from the existing gable 2. Add a glazed selection to the front door to allow natural light into the entrance hall 3. Widen opening between Kitchen and Dining Room 4. New window to rear elevation to serve a new ground floor WC 5. Remove front garden wall 6. Landscaping alterations to the east side garden 7. Add a shed/garden office to east side garden**  
Consultation Deadline 24<sup>th</sup> November  
**RESOLVED: NO OBJECTION**
  
- [21/5615M](#)  
**The Summer House, OAK LANE, KERRIDGE, SK10 5AP**  
**Conversion and extension to building to form a dwelling**  
Consultation Deadline 8<sup>th</sup> December  
**RESOLVED: OBJECTION**

To note the date of the next Planning and Town Development Committee Meeting:  
Tuesday 21<sup>st</sup> December 2021 at 7.00pm at Bollington Town Hall.

Signed..... Date: 21<sup>st</sup> December 2021

Meeting Closed at 8.55 pm