



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

Held in the Town Hall

on Tuesday 23rd May 2023 @ 7pm

Present

Cllrs; Mike Broadbent (MB), Ken Edwards (KE), Richard Hardwick (RH), Judy Snowball (JS), John Stewart (JCS) John Withers (JW)

Chair - Cllr J Snowball

Officer – Julie Mason, Town Clerk

Election of the Chair for the ensuing year.

RESOLVED Cllr J Snowball was elected as the Chair.

Declarations of Members Interests

Cllr J Stewart – 23/1400M - cricket nets

Public Forum Time

Four members of the public.

Cllr H Ellwood (Town Mayor) attended to express her concern that the Committee may withdraw the budget from the extra weed kill across the town. She felt the town looked so much better last year following the extra weed kill as paid for by the TC.

Two members of the public (father and son) asked for support with the replacement of the two basketball nets on the recreational ground. The basketball backboards, rims and nets were not fit for purpose, and basketball is growing in the Macclesfield area as a sport, especially for children.

The third resident (who represented several residents) came for support with the parking outside their houses on Hurst Lane. When people arrived and went travel ling on the canal, they left their cars for a period of time sometimes up to three months and they were unable to park their car. They accepted this during the day but overnight it was a huge inconvenience. They had approached the Canals and River trust to ask for signage, but it was to no avail. He asked the Town Council for support.

PT 54/23 To receive apologies for absence.

Nil.

PT 55/23 To Resolve to agree that the Town Council instruct an extra weed kill across the hard surfaces in the town.

The committee discussed non-glyphosate alternatives, as the Chair advised is used by Congleton Town Council. The committee agreed to consider glyphosate alternatives as used by other local councils for future weed killing.

RESOLVED the Committee recommended an extra weed kill this summer on the hard surfaces throughout the town.

PT 56/23 To agree the Cllrs to conduct the consultation on traffic concerns on and around Lord Street / Hurst Lane following concerns.

The Committee discussed the issues on Hurst Lane and acknowledged there were issues, but the residents needed to be consulted before any recommendations could be undertaken.

It was agreed this would now be taken to the T, T, WG for consideration.

PT 57/23 To approve the Minutes of the Planning and Development Committee Meeting 18th April 2023 (PT 47/23 – PT 53/23)

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

It was noted that there were not enough members to approve the minutes but Cllr KE recommended approval.

PT 58/23 To accept updates from the minutes.

- Feedback from the Clerk on the lack of publication on BTC planning comments under the Cheshire East Portal

The Clerk reported that she had contacted Mr. D Malcom Head of Planning at CE to ask for support, that there had been several instances where BTC had submitted comments on planning applications, and they had not been published. He has investigated it and asked for examples and referred it to the planning department.

- To receive an update on the Clerk on the S106 monies.

The Clerk had made a formal complaint and it had now been reported and gone through CE full council and the legal agreements had been approved. CE was now awaiting the sign off on the costs of a Masterplan implementation. The Clerk had also been approached by the Bollington Town football club to ask for support with their pitch as due to promotion the Cheshire League had not passed their pitch. The drainage was not satisfactory or the goal posts.

Cllr KE, as CEC Ward Councillor, reported that he had contacted CEC officers on the lack of progress and is awaiting their response.

59/23 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:

- **Planning Applications APPROVED: None**
- **Planning Applications APPROVED WITH CONDITIONS:**

22/1845M

POOL HOUSE, CLARKE LANE, BOLLINGTON, SK10 5AH

Proposed new single storey garage building.

BTC – OBJECTION – over development in the green belt.

22/4633M

7 SANDY CLOSE, BOLLINGTON, SK10 5DT

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

BTC – NO OBJECTION

22/4347M

5 OAK FOLD, KERRIDGE, SK10 5AW

Minor alterations to existing garage.

BTC – NO COMMENT MADE

23/0323M

68 CHURCH STREET, BOLLINGTON, SK10 5QD

Single storey rear extension

BTC – NO OBJECTION

23/0341M

80 CEDARWAY, BOLLINGTON, SK10 5NS

Front dormer window

BTC – NO OBJECTION

23/0517M

36 HENSHALL ROAD, BOLLINGTON, SK10 5HX

Ground floor kitchen extension

BTC – NO OBJECTION

23/0676M

83 PALMERSTON STREET, BOLLINGTON, SK10 5JX

Remodelling and re-roofing of the existing detached garage.

BTC – NO COMMENT MADE

23/0875M

14 HIGHER LANE, KERRIDGE, SK10 5AR

Removal of chimney stack and reinstatement of stone slated roof.

BTC – NO OBJECTION

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.

BTC – NO OBJECTION

23/1025M

16 ADLINGTON ROAD, BOLLINGTON, SK10 5JT

Small rear extension for kitchen/living room, plus dormer and velux lights for loft conversion.

BTC – NO OBJECTION

- **Consent for works in TPO with conditions:**

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.

NO CONSULTTEES

- **Planning decisions NEGATIVE CERTIFICATE: None**
- **Planning decisions WITHDRAWN:**

21/1251M

NAB QUARRY, LONG LANE, POTT SHRIGLEY

Resubmission for the regularisation of warehouse storage buildings and demolition of existing shed and replacement with 2 storey office building.

22/4280M

HOBSON HOUSE, CLARKE LANE, BOLLINGTON, SK10 5AH

Certificate of proposed lawful development for Erection of single storey side extension, demolition of existing conservatory, external elevation alterations and erection of garage and associated external works, including landscaping.

23/0140M

22 INGERSLEY ROAD, BOLLINGTON, SK10 5RF

Double-storey five-bedroom house to include swimming pool following demolition of existing property.

23/0877M

32 GRIMSHAW LANE, BOLLINGTON, SK10 5NB

Non-material amendment to original application 10/1784M following change of ownership.

- **Tree 6-week date expired:**

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.

23/0731T

22 CLARENCE TERRACE, BOLLINGTON, SK10 5LD

Fell Sycamore tree.

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.

- **Tree 5-day exemption notice:**

MOUNT HALL NURSING HOME, BOLLINGTON, SK10 5AQ

with regard to your 5-day Exemption Notice to remove a Protected Beech Tree dated 27th April 2023 at Mount Hall Nursing Home SK10 5AQ. The request is

supported by a site visit / inspection including photos taken by yourself and photos taken for our reference.

Having considered your request to remove the Beech tree which forms part of the G1 Group Order of the Macclesfield Borough Council (Bollington-Mount, Flash Lane 1988. It was identified that the tree in advanced stages of decline and large fungal brackets of Ganoderma has hosted the mainstem, with years of fungal growth evident. A sounding of the tree identified large areas of cavities to the mainstem.

The Beech tree can be removed as an exception to the requirement to obtain formal consent in accordance with Regulation 14 (1) (c) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012. It is therefore advisable that the tree is removed at your earliest convenience and a 4-5 metre a habitat monolith is left.

- **Planning decisions REFUSED:**

- [22/3976M](#)

- **SYNERGIST EXPRESS LIMITED, CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ**

- new external air handling unit including fixing of pipework to building.

- **BTC – OBJECTION**

- [22/3977M](#)

- **SYNERGIST EXPRESS LIMITED, CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ**

- Listed building consent for new external air handling unit including fixing of pipework to building.

- **BTC – OBJECTION**

- **Appeals Notified: None**

60/23 To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between:

- [23/1400M](#)

- **BOLLINGTON RECREATION GROUND, ADLINGTON ROAD, BOLLINGTON**

- Replacement of existing cricket training nets with new.

- **RESOLVED NO OBJECTION**

- [23/1541M](#)

- **11A COW LANE, BOLLINGTON, SK10 5BL**

- Proposed rear elevation alterations to form new window and door opening with balcony area.

- **RESOLVED OBJECTION**

- [23/1659M](#)

- **19 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DX**

- Proposed single two storey side extension and single storey rear extension.

RESOLVED NO OBJECTION

23/1709M

2 ALBERT ROAD, BOLLINGTON, SK10 5HS

Two storey front and single storey side extension and alterations.

RESOLVED NO OBJECTION subject to conditions.

61/23 To make observations on Planning Applications (Trees) currently on deposit:

23/1281T

24 CHANCERY LANE, BOLLINGTON, SK10 5BJ

T1 - Fell T2 - Fell T3 - Fell T4 - Fell T5 - Fell T6 - Fell T10 - Fell T11 - Fell T12 - Fell G1 – Fell

The committee asked that the tree officer attended site as it was 10 trees in a concentrated area and ask if maintenance could be an alternative option. If this was not the case could replacement trees be planted.

23/1409T

36 HIGHER LANE, KERRIDGE, SK10 5AR

T1 beech tree on extremely steep embankment. Proposal to remove lower lateral limb from tree to prevent failure of limb. T2 Sycamore tree with heavy lean covered in ivy on extremely steep embankment, proposal to fell and remove tree for safety reasons. replant x1 oak tree in similar location. T3 leaning Sycamore tree on extremely steep embankment with ivy present. Remove lower limb and reduce canopy by 1.5 - 2 meters from branch tip to help balance leading tree. Deadwooding will be carried out on remaining trees on the embankment in accordance with BS3998.

No comment only action taken outside nesting season.

23/1447T

68 HIGH STREET, BOLLINGTON, SK10 5PF

T1-Birch. Crown lift to 2.5m. Crown reduce by 2m. T2-Beech. Crown reduce by 3m. Crown lift over highway by 2.5m. T3-Birch. Crown reduce by 3m. Work is requested to let more light into the garden.

The information was inadequate to make a decision.

23/1550T

25 CLARENCE TERRACE, BOLLINGTON, SK10 5LD

T1 Oak - 3m reduction on house side of the tree and remove 1 lateral branch.

The information was inadequate to make a decision.

23/1596T

4 ROCKANK RISE, BOLLINGTON, SK10 5LB

Tree works to fell common beech tree (T1).

No Comment but please avoid nesting season and a requirement to replant.

62/63 To Resolve to appoint the Working Groups and members i) Transport & Travel ii) Neighbourhood Plan and agree their Terms of Reference

RESOLVED members of the following groups were as follows.

Transport & Travel Working Group

Cllr Ken Edwards
Cllr Helen Ellwood
Cllr John Withers
Cllr Judy Snowball
Mr Mark Fearn
Mr Mike Burdekin
Mr Rob Bosmith

Neighbourhood Plan

Cllr Jo Maitland
Cllr Judy Snowball
Cllr Ken Edwards
Cllr R Hardwick

To consider the Terms of Reference for both Working Groups

RESOLVED the TOR were accepted for T, T WG

RESOLVED the TOR were accepted for the Neighbourhood Plan WG

63/23 To agree next steps on the improvements at Ashbrook Road following the decision to allocate £5,000 in ear mark reserves for 2023/24.

RESOLVED the Committee wished to pursue the improvements of Ashbrook Road. Cllr MB suggested the stone would be worth some amount of money and we should investigate the sale. It was also agreed the Ward Cllrs would be approached for a contribution.

64/23 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 20th June 2023 at 7.00pm at Bollington Town Hall.

Meeting closed at 9.00 pm.

Signed:

Dated: