



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

Held in the Town Hall

on Tuesday 20<sup>th</sup> June 2023 @ 7pm

### Present

Cllrs; Mike Broadbent (MB), Richard Hardwick (RH), Judy Snowball (JS),

Chair - Cllr J Snowball

Officer – Julie Mason, Town Clerk

### Declarations of Members Interests

None declared.

### Public Forum Time

Nobody present.

### PT 65/23 To receive apologies for absence.

Cllr Ken Edwards due to holidays, Cllr John Stewart due to work commitments and Cllr John Withers due to holidays.

### PT 66/23 To agree the minutes of the Planning and Development Committee Meeting 23<sup>rd</sup> May 2023 (PT 54/23 – PT 64/23).

**RESOLVED** to approve the minutes as a true and accurate record.

### PT 67/23 Updates from the minutes

#### Update on the weed kill of hard surfaces

The Clerk reported this had been completed the previous week. Cllr JS said she would find an alternative for next year which was better for the environment.

#### To note CE response to section 106 monies

CE had acknowledged the complaint, but it was not making any recommendations of time constraints to undertake the master plan. The CE legal department had approved the release of monies from S106 allocation, and they were now awaiting reapproval of the cost from the approved company. Cllr K Edwards had approached Mr. Peter Hooley - Planning & Enforcement Officer and the Clerk had explained the background he had now referred it back to Judith Cosgrove - S106 manager (it is noted it went to her in 2021) and the manager of Open Spaces - Paul Brightwell. There was no action taken on the solar lighting as agreed.

### PT 68/23 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:

- **Planning Applications APPROVED:**

- [23/0114D](#)

**EXCHANGE HOUSE, 5 ALBERT ROAD, BOLLINGTON, SK10 5HS**

Discharge of conditions 3 to 6, 13, 16 and 18 on application 22/1802M: Demolition of the existing building and the erection of two pairs of three-bedroom semi-detached houses with associated access and landscaping (Resubmission 21/3392M).

**BTC – NOT A CONSULTEE**

The committee agreed that Cllr JS would make some enquiries with the assigned planning officer about the partial discharge of conditions in this application as it had been a subject of residents' concerns throughout the process.

- **Planning Applications APPROVED WITH CONDITIONS:**

- [23/0631M](#)

**NORBREK, HURST LANE, BOLLINGTON, SK10 5LN**

2 storey side extension with associated external works including access improvements

**BTC – NO OBJECTION**

- [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).

**BTC – NO OBJECTION**

- [23/1541M](#)

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

Proposed rear elevation alterations to form new window openings at first floor.

**BTC - OBJECTION**

The committee agreed that Cllr JS would contact Nature Conservation Officer Tom Boddy again to enquire about the apparent confusion in his response to this application.

- **Planning decisions WITHDRAWN: None**

- **Planning decisions REFUSED: None**

- **Appeals Notified: None**

**PT 69/23 To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between:**

- [23/0443M](#)

**6 BEESTON CLOSE, BOLLINGTON, SK10 5RQ**

Rear extension of ground floor; rear extension of smallest bedroom within new dormer bay; adjoining exterior walkway to exterior steps from ground floor; re-

modelling and re-finishing of rear planting, steps and pavements including garden-leisure facilities.

**RESOLVED NO OBJECTION**

- [23/1674M](#)

**20 BEESTON BROW, BOLLINGTON, SK10 5QY**

Rear extension to house. The extension is for two stories. In addition, we are aiming to include new windows, juliette balconies and french doors along the side of the house, and one new window on the rear wall. The proposed changes will include some internal changes to the layout of the house, most notably adding an en suite bathroom on the first floor.

It was noted these were revised plans.

**RESOLVED NO OBJECTION**

- [23/2019M](#)

**22 INGERSLEY ROAD, BOLLINGTON, SK10 5RF**

Conversion of restaurant into 6-bedroom house, including a swimming pool.

**RESOLVED NO OBJECTION** with conditions.

Conditions; the application must include a Nature Conservation Report and there needed to be a change of use application for the site with relevant advertising.

- [23/2214M](#)

**18 HAMSON DRIVE, BOLLINGTON, SK10 5SS**

Removal of existing conservatory and construction of a new extension in it's place.

**RESOLVED NO OBJECTION**

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

- [23/1877T](#)

**1 WILLOWBANK DRIVE, BOLLINGTON, SK10 5DG**

Beech trees to the rear of our property wall, within the bus stop area near the simplicity granite, works are planned to reduce the branches overhanging our property by a qualified arborist. Removing branches within our property boundary on trees 1 - 5 on the included area sketch to balance the tree and remove the branch overhang onto our house (within the red outline).

**RESOLVED** the Committee made no comment but asked it to be conducted outside nesting season.

- [23/2103T](#)

**OAK BARN, 18A OAK LANE, KERRIDGE, SK10 5BD**

T1, Larch - Crown lift, raising canopy height to 5 meters from ground, to increase light and space violable to a mixed native hedge the applicant intends to plant on the rear boundary. T2, Sycamore - No works. T3, Scots pine - Remove the stem growing closest to the house, due to its condition. The stem has considerable reactionary growth and an indication of an internal split. T4, Cedar - Crown lift, removing lowest 3 branches. T5, Sycamore - Remove lowest branch extending towards house. T6, Sycamore - No works. T7, Birch - Crown lift, raising canopy height to 4 meters from ground.

**RESOLVED** the Committee made no comment.

**PT 70/23 To discuss the blocked gullies on Hurst Lane following building works.**

A member of the public attended the last meeting sharing knowledge that he was aware of builders working on a nearby property and flushed building debris and concrete down the drains.

**RESOLVED** the Committee recommends the Clerk make contact for more information to help resolve the issue.

The issue of the improvements on Grimshaw Lane has been referred to the Ward Cllr.

**PT 71/23 To agree the Youth Council recommendations of purchasing a new bin close to the notice board by Adlington Road toilets**

A member of the public had requested a bin was installed over the bridge on the Middlewood Way opposite Clarence Mill. Alternatively, the Youth Council wished to recommend a bin was installed by Adlington Road toilets.

The Clerk had spoken with ANSA and they were reluctant to empty the bin opposite Clarence Mill.

**RESOLVED** the new bin would be installed by Adlington Road toilets subject to CCTV being undertaken by the Town Council.

**PT 72/23 To note the next Transport & Travel Working Group Working Group meeting is being held on 30<sup>th</sup> June 2023 at 9am**

The date was noted.

**PT 73/23 To consider options for the £3,000 being allocated to a different budget heading from the S106 Poolbank Car park budget**

The Ashbrook Road improvement was discussed in detail. There was £5,000 allocated in ear mark reserves from 2022/23 and the quote had been circa £11,000 (may increase due to inflation) to make the improvements. Cllr MB had made enquires that the stone in place could be sold and removed which would gain a financial input. The Ward Cllrs would also be approached for a contribution.

**RESOLVED** the Committee recommends the monies would be allocated to Ashbrook Road improvement.

**PT 74/23 To receive feedback from the Town Clerk on the land adjacent to the New Life Church on Hawthorn Lane.**

The Clerk had been asked by Cllr D Kent to meet with Mr S Thomas - the Pasteur at New Life Church in relation the the site adjacent to the church (old sign shop on Wellington Road). The Church is about to purchase the site which over the years has been sublet small units to local businesses but experiencing some business rate challenges. These can be resolved. He would like to meet with BTC to discuss opportunities and challenges.

**RESOLVED** it was agreed Cllr JS, Cllr KE and the Clerk would meet with the Church.

**PT 75/23 To note the next NPWG meeting date as Thursday 29<sup>th</sup> June at 5.30pm**

The Committee requested the meeting was moved to the week after due to holidays.

**PT 76/23 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 25<sup>th</sup> July 2023 at 7.00pm at Bollington Town Hall.**

Meeting Closed at 8.45pm

Signed: .....

Dated: .....