



Planning and Town Development Committee Meeting

On Tuesday 25th July 2023 @ 7pm

Cllrs: Michael Broadbent, Ken Edwards, Richard Hardwick, Judy Snowball, John Stewart, John Withers.

You are hereby summoned to a meeting of the Planning & Town Development Committee to be held at the Town Hall SK10 5JR at 7.00pm on Tuesday 25th July 2023

Julie Mason Town Clerk
Dated 19th July 2023.

Chair

Officer Julie Mason Town Clerk

If members of the public wish to join, please contact the Clerk for an invitation but this is not a necessity.

Declarations of Interest

To receive any Declarations of Interest

Public Forum time

To take any further comments from the public and press present.

Agenda

- 1. To receive and approve apologies for absence.**
- 2. To approve the Minutes of the Planning and Development Committee Meeting 20rd June 2023 (PT 65/23 – PT 76/23).**
See Enclosures

3. Updates from the minutes

To revisit the decision on the bin at Adlington Road as ANSA have advised it is an inappropriate site.

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

- **Planning Applications APPROVED:**

- **Planning Applications APPROVED WITH CONDITIONS:**

- [22/2879M](#)

NAB WORKS, QUIETSTONE, LONG LANE, POTT SHRIGLEY, SK10 5SD

New office/reception building to replace the existing temporary mobile unit.

BTC – NO OBJECTION

- [22/3357M](#)

7 BEESTON MOUNT, BOLLINGTON, SK10 5QY

Proposed loft conversion.

BTC – NO OBJECTION

- [23/0443M](#)

6 BEESTON CLOSE, BOLLINGTON, SK10 5RQ

Development of a lean to ground floor single storey rear extension with access steps to the garden.

BTC – NO OBJECTION

- [23/1400M](#)

BOLLINGTON RECREATION GROUND, ADLINGTON ROAD, BOLLINGTON

Replacement of existing cricket training nets with new.

BTC – NO OBJECTION

- **Planning decisions WITHDRAWN: None**

- **Planning decisions REFUSED: None**

- **Appeals Notified: None**

- **Tree 6-week date expired (CA)**

- [22/2211T](#)

WOODLAND AT PARK STREET, BOLLINGTON, SK10 5PG

T1 Sycamore remove limb over the rear garden of Dean Way, Bollington.

BTC – NO COMMENT MADE

- [22/2770T](#)

2 HIGHER LANE, KERRIDGE, SK10 5AR

T1 a cedar very close to the boundary wall between 2 Higher Lane and Meadow Cottage (also on Higher Lane) fell and remove. T2 a native cherry which is near to the boundary with Higher Lane and is approx 2 metres above road level.

Proposed work to remove lower branches and lower the height of the tree.

BTC – NO OBJECTION

- [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
BTC – COMMENT MADE - 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.
- [23/1447T](#)
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.
BTC – COMMENT MADE - 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.
BTC – COMMENT MADE - The information was inadequate to make a decision.

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

- [23/2373M](#)
WOODEND FARM, KERRIDGE ROAD, RAINOW, SK10 5TA
Prior approval proposed telecommunications installation. Proposed 20m high Valmont climbable monopole on screwpile grillage (details TBC) with config 2 circular headframe for 6 no. antenna apertures at 350, 180 and 270 degrees and 4 no. 600 dishes. MHAs and active routers to be fixed to headframe behind antennas and associated ancillary works.
- [23/2394M](#)
21 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DX
Two storey side and porch canopy extension and single storey rear extension with associated improved car parking provision to frontage and widened vehicle access.
- [23/2494M](#)
14 COOPE ROAD, BOLLINGTON, SK10 5AE
Taking down and rebuilding side conservatory on piled raft foundation.
- [23/2515M](#)
24 CHANCERY LANE, BOLLINGTON, SK10 5BJ
Rear/side extension to property with associated internal remodelling and formation of a new driveway and landscaping.

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

- [23/2405T](#)
BROOK COTTAGE, 1A RAINOW ROAD, BOLLINGTON, SK10 5QP
Removal of branch.
- [23/2446T](#)
MILLENNIUM CROSS, KINGSWAY, BOLLINGTON
Removal of holly bush that is being crowded out by the larger sycamore tree and deterring growth of the sycamore tree.
- [23/2481T](#)
34 WATERWHEEL WAY, BOLLINGTON, SK10 5DQ
T1, Ash - Fell. The tree is located on the raised bank immediately behind and overhanging the formal garden area of the property. The applicant wishes to remove the tree due to concerns that overhangs the garden and sheds dead branches. All deadwood was removed from the tree within the last 18 months indicating a deterioration in health. It is retrenching, has a smaller than normal leaf size and shows both signs of ash die back and also cancer. There appears to have been historical damage to the root systems of many of the trees on the bank, presumably caused during the development process, which has resulted in a deterioration in the canopy of many of the trees. T2, Ash - Fell as T1.
- [23/2536T](#)
BOBBIN COTTAGE, OAK LANE, KERRIDGE, SK10 5AP
1x Mature Ash reduce to ground level, tree is displaying advanced signs of Ash die-back and requires removal before branches and limbs are shed into the garden below.

7. To note an appeal to the refusal of a Planning Application:

- [22/2921M](#)
12 ELMSWAY, BOLLINGTON, SK10 5NP
Proposed alterations and extensions

8. To note EML-OUT/21-062/20230531- 133218-066 Pre-App Land off Coope Road, Bollington for Peaks & Plains Housing Trust

See Enclosures

- Location plan
- D & A Statement
- Site Plan
- Habitat Survey
- Pre app form
- Presentation sent separately.

9. To receive feedback from Cllr K Edwards on the Housing Development at High Street

See Enclosures

10. To receive the notes from the Footpath Officers meeting on 7th July

See Enclosures

11. To receive feedback from the Clerk from a meeting with New Life Church

See Enclosures

12. To receive an update for the Clerk and Cllr K Edwards on Section 106 monies

See Enclosures

13. To seek permission to make contact at 15 Barnfield Road after a complaint.

To note the date of the next Planning and Town Development Committee Meeting on Tuesday 15th August 2023 at 7.00pm at Bollington Town Hall.