



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

Held in the Town Hall

on Tuesday 15<sup>th</sup> August 2023 @ 7pm

### Present

Cllrs; Mike Broadbent (MB), Nigel Macartney (MN), Richard Hardwick (RH), Judy Snowball (JS), John Stewart (JCS), John Withers (JW).

Chair - Cllr J Snowball

Officer – Harriet Worrell, Town Manager

### Declarations of Members Interests

None

### Public Forum Time

One member of public in attendance enquired about the Council's response to the pre-consultation on public car parking.

### PT 89/23 To receive and approve apologies for absence.

Cllr Ken Edwards due to illness and Cllr Nigel Macartney was substituting.

### PT 90/23 To approve the Minutes of the Planning and Development Committee Meeting 25<sup>th</sup> July 2023 (PT 77/23 – PT 88/23)

**RESOLVED:** The minutes were accepted as a true and accurate record with one amendment to change the date of the next meeting to 15<sup>th</sup> August.

### PT 91/23 Updates from the minutes

- Section 106 monies - Master Plan to commence soon as advised by Matt Smith on 2<sup>nd</sup> August 2023.  
The Town Manager advised that there will be follow up meeting with the Town Clerk, the Chair of Planning, Matt Smith and the Chair of the Friends of the Rec in September, date to be confirmed.
- 15 Barnfield Road – reply from Planning Enforcement Officer  
The committee noted the response from the Planning Enforcement Officer is that the garden does not meet the criteria to enforce with a Section 215 notice. Cllr NM was aware of a property where Cheshire East Council did enforce action and will find out what the circumstances were. The Chair confirmed that she had made enquiries at

Cheshire East about enforcement as well as potential support for the resident and no way forward had yet emerged from these enquiries.

- 23/2515M - to note the Conservation Officers report.  
The committee noted the Conservation Officer's report and that the officer does not support the application. The decision target date is 29/08/23.
- Letter sent to Moorfields Administration ref High Street development, Bollington  
The Town Manager advised there has been no response to date. The committee sought the Town Clerk pursued a reply and followed up with planning enforcement on the unsafe site.

#### **PT 92/23 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:**

- **Planning Applications APPROVED: None**
- **Planning Applications APPROVED WITH CONDITIONS:**
  - [23/0523M](#)  
**8 SANDY CLOSE, BOLLINGTON, SK10 5DT**  
Demolition of existing single-storey store, erection of 2-storey extension and creation of one additional car parking space in front of the property.  
**BTC – NO OBJECTION**
  - [23/1186M](#)  
**17 OAK LANE, KERRIDGE, SK10 5BD**  
Construction of aluminium greenhouse set on stone retaining perimeter wall.  
**BTC – NO OBJECTION**
  - [23/1659M](#)  
**19 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DX**  
Proposed single/two storey side extension and single storey rear extension  
**BTC – NO OBJECTION subject to conditions** – The Council recognises this is a large increase in the original footprint but acknowledges it causes little impact. They wish to ensure there is no impact on trees.
  - [23/1709M](#)  
**2 ALBERT ROAD, BOLLINGTON, SK10 5HS**  
Two storey front and single storey side extension and alterations.  
**BTC – NO OBJECTION subject to conditions** - The Town Council feel there is valid comments from the neighbour on drainage and this should be a condition of approval. *There is an underground culvert which runs through the property's garden (2 Albert Road) which must not be disturbed as otherwise, if blocked, the culvert upstream adjacent to our property (4 Albert Road) which is open overflows and floods our garden and the gardens of 6 and 8 Albert Road and the back of St Gregory's primary school. It is essential that this culvert is kept clear at all times. The Cheshire East Flood Risk Management Team are well aware of this and can provide more information.*
  - [23/1969M](#)  
**20 HURST LANE, BOLLINGTON, SK10 5LP**

Addition of new roof above existing extension to rear to include the construction of ancillary accommodation to form garden room.

**BTC – NO OBJECTION** – Please note the colour of the garden room roof is black and is this in keeping with conservation area.

- [23/2214M](#)  
**18 HAMSON DRIVE, BOLLINGTON, SK10 5SS**  
Replacement conservatory.  
**BTC – NO OBJECTION**
- [23/2341M](#)  
**8 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS**  
Non-material amendment to application 22/1142M  
**BTC – NO CONSULTTEES**

- **Positive Certificate:**

- [23/1113M](#)  
**THE STUDIO, 48A OVENHOUSE LANE, BOLLINGTON, SK10 5EY**  
Certificate of existing lawful development for the construction and use of the building shown on drawing 15319-PL01A and 05A – as single dwelling house.  
**BTC – NO COMMENT MADE** – planning application not received.
- **Planning decisions WITHDRAWN: None**
- **Planning decisions REFUSED: None**
- **Appeals Notified: None**
- **Tree 6-week date expired (CA): None**

**PT 93/23 To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between:**

- [23/2732M](#)  
**35 IRWELL RISE, BOLLINGTON, SK10 5YE**  
Single storey rear extension, alterations to existing bungalow, re-render external walls.  
**RESOLVED: NO OBJECTION**

**PT 94/23 To make observations on Planning Applications (Trees) currently on deposit:**

- [23/2916T](#)  
**CRAIGEND, WINDMILL LANE, KERRIDGE, SK10 5AZ**  
There is a single fir tree at the top of a retaining wall fronting Windmill Lane to the left of Craigend. This is not an indigenous tree and is not in keeping with the trees

in the surrounding area (Sycamores, Ash trees, Beech trees etc). We wish to remove the fir tree and replace with a more suitable tree or bush.

**RESOLVED: NO OBJECTION**

It was noted that if the tree was not removed it was liable to lead to the collapse of the retaining wall.

- [23/2949T](#)

**THE WHARF, BOLLINGTON PACKET BOAT COMPANY, GRIMSHAW LANE, BOLLINGTON, SK10 5JB**

Removal of one Ash tree, to open up more space near parking area for future use.

**RESOLVED: NO OBJECTION**

**PT 95/23 To note the Cheshire East Car Park consultation dates - 6<sup>th</sup> September to 18<sup>th</sup> October and consider the separate reply drafted the Chair by 25<sup>th</sup> August.**

For the benefit of the attending member of the public, this item was discussed following updates from the minutes.

The consultation dates were noted.

Cheshire East Council has sought feedback and comments on local issues affecting parking. Cllr JS had drafted a response outlining the importance of Pool Bank and Clough Bank car parks for local businesses and reliance of residents.

Cllr JCS added there are no alternatives for parking in Bollington and that the Council should include in its response that it does not agree to charging in Bollington car parks.

Cllr JW outlined the potential scope of works if Pool Bank car park was to be transferred to Bollington Town Council and that costs need to be calculated.

**RESOLVED:** That Cllr Snowball submits a response to Cheshire East Council on local issues and the uniqueness of Bollington's parking constraints. The response to focus on Pool Bank car park but reference other car parks and allow for input and review by the Planning and Town Development Committee before submission.

**PT 96/23 To agree the new Chair of the Neighbourhood Plan and accept the NPWG next meeting date – 30<sup>th</sup> August 2023.**

The date of the next NPWG meeting of 30<sup>th</sup> August was noted.

**RESOLVED:** Mr M Burdekin is appointed as the Chair of Neighbourhood Plan Working Group following the resignation of Cllr J Maitland.

**PT 97/23 To note the concerns from Ridley Road and land taken over from the highway.**

The Chair provided an update in Cllr KE's absence. The concerns were noted and that the posts have been removed from the land.

**PT 98/23 To resolve to agree to request monies from the Cheshire East Ward Cllrs highway budget for Ashbrook Road improvements subject to FC approval of £3,000 of Poolbank car park.**

**RESOLVED:** That monies are requested from the Cheshire East Ward Cllrs highway budget towards Ashbrook Road improvements.

**PT 99/23 To note concerns about parking at Windsor Close**

The Chair provided an update in Cllr KE's absence. The concerns were noted regarding a driveway being blocked by visitors to a neighbouring property but following a letter from the Town Clerk the situation has improved.

**PT 100/23 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 26<sup>th</sup> September 2023 at 7.00pm at Bollington Town Hall.**

Meeting Closed at 8.11pm

Signed: .....

Dated: .....