



Planning and Town Development Committee Meeting

On Tuesday 15th August 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 15th August 2023

Julie Mason Town Clerk
Dated 9th August 2023.

Chair Cllr J Snowball

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 25th July 2023 (PT 77/23 – PT 88/23).**
See Enclosures
- 3. Updates from the minutes**
 - Section 106 monies - Master Plan to commence soon as advised by Matt Smith on 2nd August 2023.
 - 15 Barnfield Road – reply from Planning Enforcement Officer
See Enclosures

- [23/2515M](#) - to note the Conservation Officers report.
See Enclosures
- Letter sent to Moorfields Administration ref High Street development, Bollington

4. 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 of 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**

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:**

- [23/2732M](#)
35 IRWELL RISE, BOLLINGTON, SK10 5YE
Single storey rear extension, alterations to existing bungalow, re-render external walls.

6. **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.

- [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.

- 7. To note the Cheshire East Car Park consultation dates - 6th September to 18th October and consider the separate reply drafted the Chair by 25th August**
See Enclosures and report from Chair to follow
- 8. To agree the new Chair of the Neighbourhood Plan and accept the NPWG next meeting date – 30th August 2023.**
- 9. To note the concerns from Ridley Road and land taken over from the highway**
See Enclosures
- 10. 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.**
- 11. To note concerns about parking at Windsor Close**
To receive a verbal report from Cllr KE

To note the date of the next Planning and Town Development Committee Meeting on Tuesday 26th September 2023 at 7.00pm at Bollington Town Hall.