



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

Held in the Town Hall

on Tuesday 25<sup>th</sup> July 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

### Declarations of Members Interests

Cllr JS – 23/2481T 34 Waterwheel Way.

### Public Forum Time

Twenty-one members of the public present. Their attendance was to observe and make comments on three items on the agenda – the pre application for Land off Coope Road for houses, 24/2515M 24 Chancery Lane and the lack of completion of new build houses on High Street and their subsequent poor standard.

Plus, Cllr A Williams on 15 Barnfield Road

Land off Coope Road, Bollington for Peaks & Plains Housing Trust

The majority of the attendance was to strongly object to the proposed development for houses off Coope Road. The Chair asked for spokesman from the floor. One spokesperson stated it was a perfect open space and the exchange offer from Peaks & Plains of open woodland was not a good enough compromise. The site would encourage anti-social behaviour and the play area was a marketing exercise. The housing type did not seem to meet the criteria of affordable housing, there should be one bedroomed house and bungalows. There should be a housing needs assessment to establish a requirement for the housing type. There has also been evidence of wildlife e.g., badgers and bats on site which seems to have been overlooked.

The land is a floodplain and has a high risk of flooding He had also set up a Facebook group.

A resident also felt there was a sewage system underneath the site. There were tanks and broken pumps as United Utilities often attended.

It was also noted Peaks & Plains were poor landlords and there was evidence of their properties being empty across the town so that again questioned the need for more housing.

24 Chancery Lane

No comment just an observer.

High Street housing development

There was great concern on the state of the new houses on High Street they were in a state of disrepair. There were 6 buildings and all empty and getting worse. They asked for support from the Ward Cllrs and the Town Council.

There had been a skip on site for three weeks and it had not been removed presumably due to lack of payment.

**P/T 77/23 To approve the Minutes of the Planning and Development Committee Meeting 20<sup>rd</sup> June 2023 (PT 65/23 – PT 76/23).**

**RESOLVED** the minutes were accepted as a true and accurate record.

**P/T 78/23 Updates from the minutes**

The Clerk reported that ANSA would not give permissions for the bin ( Youth Council) to be sited by the notice board on Adlington Road. ANSA had given three options.

- In the play area at Adlington Road
- Coronation Gardens
- Play area at Leisure centre.

**RESOLVED** the bin would be sited in the play area at Adlington Road

**P/T 80/23 To note EML-OUT/21-062/20230531- 133218-066 Pre-App Land off Coope Road, Bollington for Peaks & Plains Housing Trust**

The Committee supported the residents' thoughts which had been made in the public forum time. It was noted this was a preapplication and not 'live' to comment at this stage. The members were disappointed that Peaks & Plains had never come back to the TC for a meeting and a discussion before this stage had been reached. The use of open space was against the Neighbourhood Plan policy.

**6.3.1 Open Space Policies – Policy EOS.P1 Designation of Open Spaces Open Space Policy EOS.P1 – Designation of Open Spaces All currently designated Open Spaces will be maintained as such.**

***Development will not be supported unless***

***(a) An assessment has been undertaken which has clearly shown the type of open space to be surplus to requirements,***

***(b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, and***

***(c) The development is for alternative sports and recreation provision, the needs of which clearly outweighs the loss***

**RESOLVED** the Clerk would write to the Peaks & Plains for a meeting to enable feedback to be given after the meeting. They would also enquire about the housing needs assessment and the consultation they had agreed to with the public.

**RESOLVED** when the application was 'live' the Committee would set up a group consisting of Chair of Planning, Town Clerk, the Mayor and a Ward Cllr to scrutinise the application. The Clerk was asked to if the application could be 'called in' to the Northern planning as a pre application.

**P/T 81/23 To receive feedback from Cllr K Edwards on the Housing Development at High Street**

Cllr KE (Ward Cllr) had been approached by the residents due to the trouble and upset this site was giving to the neighbours. There was six properties and the building company had gone into receivership and was now being managed by a company in Manchester. There had been internal flooding and an insurance company had been instructed to repair damage. Cllr KE had also reported to CE planning enforcement and there had been a reply from Ms D Ackerley had deemed it be an unsafe site.

It was agreed Cllr KE would hold a meeting with the residents and increase dialogue.  
**RESOLVED** the Clerk would write to the company in Manchester who were in receivership of the site and express the major concerns about the site and ask for their intention.

**P/T 82/23 To seek permission to make contact at 15 Barnfield Road after a complaint.**

There had been pictures circulated that the property had deteriorated in comparison to neighbours houses, and a complaint had been received. The Committee was concerned about the owner/s and if they were any issues which prevented them from keeping the property tidy.

**RESOLVED** It was agreed the Clerk would contact the Public Health Authority for advice and the Chair advised support agencies in Macclesfield.

**P/T 83/23 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.

**P/T 80/23 To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between:**

- [23/2373M](#)  
**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.  
**RESOLVED OBJECTION**
- [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.

**RESOLVED NO OBJECTION**

- [23/2494M](#)

**14 COOPE ROAD, BOLLINGTON, SK10 5AE**

Taking down and rebuilding side conservatory on piled raft foundation.

**RESOLVED NO OBJECTION**

- [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.

**RESOLVED NO OBJECTION with conditions**

A Conservation Report and a Heritage Report to be requested from CE.

- [23/2692M](#)

**LOWER BARN, COCKSHEADY ROAD, BOLLINGTON SK10 5QZ**

Two storey side extension.

**RESOLVED NO OBJECTION**

**P/T 81/23 To make observations on Planning Applications (Trees) currently on deposit:**

- [23/2405T](#)

**BROOK COTTAGE, 1A RAINOW ROAD, BOLLINGTON, SK10 5QP**

Removal of branch.

No Comment

- [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.

This was an application from BTC.

- [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.

**RESOLVED NO OBJECTION**

The TC ask for more tree planting.

- [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.  
**RESOLVED NO OBJECTION**

**P/T 82/23 To note an appeal to the refusal of a Planning Application:**

- [22/2921M](#)  
**12 ELMSWAY, BOLLINGTON, SK10 5NP**  
 Proposed alterations and extensions  
 This was noted as BTC had submitted NO OBJECTION.

**P/T 85/23 To receive the notes from the Footpath Officers meeting on 7<sup>th</sup> July.**  
**RESOLVED** the minutes were accepted.  
**RESOLVED** Cllr KE would meet with the landowner about the improvements to the gritstone trail after his comments to the Clerk that there were no issues with the PROW.

**P/T 86/23 To receive feedback from the Clerk from a meeting with New Life Church**  
 The New Life Church had approached BTC about advice on the land use at the adjacent land to the church. The Clerk had attended a meeting and it was noted there was a follow up meeting with Cllr KE, the Chair of Planning – Cllr JS and the Clerk on Friday 28<sup>th</sup> July.

**P/T 87/26 To receive an update for the Clerk and Cllr K Edwards on Section 106 monies.**  
 It was noted CE had taken no actions.

**PT 88/23 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 9.05 pm

Signed: .....

Dated: .....