



Planning and Town Development Committee Meeting

On Tuesday 26th September 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 26th September 2023

Julie Mason.

Julie Mason Town Clerk
Dated 20th September 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 15th August 2023 (PT 89/23 – PT 100/23).**
See Enclosures
- 3. Updates from the minutes**
 - i) To update the Committee on Windsor Close
 - ii) To note no response to letter to Moorfield's Administration – High Street
 - iii) To note letter sent in reference to the appeal 23/0409M Location: Telecommunication Monopole, LIDGETTS LANE, RAINOW.
- 4. To note the administration staff had submitted two enforcements following complaints – 23/00699E & 23/00700E.**
See Enclosures

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

- **Planning Applications APPROVED:**

- [23/0012D](#)

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

- Discharge of conditions 8, 11 & 17 on 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 of 21/3392M).

- **Planning Applications APPROVED WITH CONDITIONS:**

- [23/0214M](#)

- **51A WELLINGTON ROAD, BOLLINGTON, SK10 5JH**

- Proposed garage conversion and alterations.

- **BTC – NO 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.

- **BTC – NO OBJECTION**

- [23/2494M](#)

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

- Taking down and rebuilding side conservatory on pile raft foundation.

- **BTC – NO OBJECTION**

- **Positive Certificate:**

- [23/2292M](#)

- **4 LYMN CROFT TERRACE, JACKSON LANE, KERRIDGE, SK10 5BH**

- Certificate of Existing Lawful Existing use of a residential outbuilding in excess of 4 years as an ancillary annexe to 4 Lymn Croft Terrace.

- **Planning decisions WITHDRAWN: None**

- **Planning decisions REFUSED: None**

- **Appeals Notified:**

- [22/0699M](#)

- **THE OLD STABLES, JACKSON LANE, KERRIDGE, SK10 5BE**

- Construction of a detached dwelling.

- **BTC – OBJECTION** - This contravenes our NP Policy P2 as development will be supported in following locations, Brownfield, small scale in fill and suitable windfall sites. Development in the green belt is inappropriate. The Town Council has concerns about the access and the traffic implications and highways safety.

To note the appeal has been granted.

• **Tree 6-week date expired (CA):**

• [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).

• [23/2204T](#)

NEW ROAD FARM, RAINOW ROAD, HIGHER HURDSFIELD, SK10 5SX

Pine (tree 1) Complete removal of tree down to ground level. The root system will not be removed.

• [23/2405T](#)

BROOK COTTAGE, 1A RAINOW VIEW, 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.

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

• [23/3323M](#)

12 PRINCESS DRIVE, BOLLINGTON, SK10 5ER

Installation of an air source heat pump.

• [23/3434M](#)

7 COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ

2 no. new roof lights

• [23/3449M](#)

STAKEHILL HOUSE, 64A CHANCERY LANE, BOLLINGTON, SK10 5BJ

Demolition of existing outbuilding and erection of single storey front/side extension.

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

8. To discuss the planning application 22/0721M St John the Baptist, Church Street, Bollington SK10 5PY – Conversion of church to 18 apartments

To note the application was submitted 22nd Feb 2022 and no decision.

- 9. To receive the Neighbourhood Plan Working Group minutes from 30.8.23 and 14.09.23 and accept their Terms of Reference**
See Enclosures
- 10. To agree the budget requests from the Planning & Town Development Committee for 2024/25**
See Enclosures
- 11. To agree a quote to carry out works at Ashbrook Road.**
Quote A – £21,730.00 plus VAT
Quote B – £9,850.00 no VAT to note not roadside accredited
Quote C - £10,772.00 no VAT
To agree funding
See Enclosures
- 12. To agree if the planters are situated at Ashbrook Road, we agree to apply for a Street Furniture agreement section 115(b)**
See Enclosures
- 13. To agree a response of the car park consultation at Pool Bank car park In Bollington**
See Enclosures
- 14. To make comments on the PROW consultation at Mill Lane**
See Enclosures
- 15. To note the meeting with the Chair and the Town Clerk in relation to the Masterplan for the Section 106 monies**
See Enclosures
- 16. To make the committee aware of the current maintenance standards at the Recreational Ground.**
- 17. To note the Coope Road consultation at the Community Centre on the 4th October**
See Enclosures
- 18. To note the consultation of the draft Sustainable drainage systems supplementary planning document – closing date 2nd October 2023**

[Supplementary Planning Documents Consultations - Keystone \(objective.co.uk\)](https://objective.co.uk/Supplementary-Planning-Documents-Consultations-Keystone)
- 18. To note the Youth Council waste bin has not been sited due to concerns from ANSA**
- 19. To receive the Transport & Travel Working Group minutes on 29th August 2023**
See Enclosures

To note the date of the next Planning and Town Development Committee Meeting on Tuesday 24th October 2023 at 7.00pm at Bollington Town Hall.