



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

Held in the Town Hall

on Tuesday 26<sup>th</sup> September 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 – Harriet Worrell, Town Manager

### Declarations of Members Interests

Cllr JS on the Youth Council bin as she is a resident on the Waterwheel Mill estate and the residents' association has been seeking a waste bin.

### Public Forum Time

One member of public in attendance to observe on the agenda item on the Pool Bank car park consultation, and left after the committee discussed this item.

One member of the public attended the entire meeting and observed only.

### PT 101/23 To receive and approve apologies for absence.

None.

### PT 102/23 To approve the Minutes of the Planning and Development Committee Meeting 15<sup>th</sup> August 2023 (PT 89/23 – PT 100/23).

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

### PT 103/23 Updates from the minutes

- i) To update the Committee on Windsor Close.  
The committee noted the resident and Town Clerk had spoken to the care company office and that the situation regarding parking has now improved.
- ii) To note no response to letter to Moorfield's Administration – High Street.  
**RESOLVED:** That the Town Clerk sends a follow up letter to elicit a response.

- iii) To note letter sent in reference to the appeal 23/0409M Location:  
Telecommunication Monopole, LIDGETTS LANE, RAINOW.  
The Town Clerk had responded to the appeal with the Council's objection.

**PT 104/23 To note the administration staff had submitted two enforcements following complaints – 23/00699E & 23/00700E.**

The enforcements were raised by a CEC Planning Officer following concerns raised by a resident to Bollington Town Council. It was noted the properties are in a Conservation Area and the enforcement cases assigned as Priority 3 (low).

The Town Manager was asked to find out how the enforcement process works, what is permitted/regulated and advise the committee.

**PT 105/23 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.

**PT 106/23 To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between:**

- [23/3323M](#)

**12 PRINCESS DRIVE, BOLLINGTON, SK10 5ER**

Installation of an air source heat pump.

**RESOLVED: NO OBJECTION** subject to the heat pump meeting BS-EN-ISO standards on noise and sited in a location to be least disruptive to neighbouring properties.

- [23/3434M](#)

**7 COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ**

2 no. new roof lights

**RESOLVED: NO OBJECTION**

- [23/3449M](#)

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

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

**RESOLVED: NO OBJECTION**

**PT 107/23 To make observations on Planning Applications (Trees) currently on deposit:**

Nil

**PT 108/23 To discuss the planning application 22/0721M St John the Baptist, Church Street, Bollington SK10 5PY – Conversion of church to 18 apartments.**

The application was submitted 22<sup>nd</sup> February 2022 with no decision made. It was not evident that the previous CEC Ward Councillor, upon request, had called in the application.

**RESOLVED:** That the reasons for calling in this application were provided to Cllr Ken Edwards in his capacity as a CEC Ward Councillor, to follow up its call-in status with the CEC planning department.

**PT 109/23 To receive the Neighbourhood Plan Working Group minutes from 30.8.23 and 14.09.23 and accept their Terms of Reference.**

It was noted that the minutes from 30/08/23 were a previous draft. The updated version was provided to the committee members, the amendment paragraph being:

Review of Chapter Headings in Current Neighbourhood Plan and identification of where changes / updates / additions may be necessary. **Action:** To start the review and possibly chair working groups: Housing – Mike Burdekin; Employment and Retail – Nigel Macartney; Green Environment – Judy Snowball, Robert BoSmith and members of Transition Bollington; Built Environment, Heritage, Tourism and Leisure – José Spinks; Traffic/Moving Around – David King & Robert BoSmith; Green Belt – Ken Edwards.

**RESOLVED:** That the Neighbourhood Plan Working Group minutes from 30.8.23 and 14.09.23 and Terms of Reference are accepted.

**PT 110/23 To agree the budget requests from the Planning & Town Development Committee for 2024/25.**

**RESOLVED:** That the following budget headings are requested for 2024-25:

- a) Gritting and flooding - £3,500
- b) Town maintenance - £1,500.

There was some discussion on a footpath budget with Cllr KE advising that there had been a previous agreement to improve the footpath to White Nancy with hoggins at a cost of £3,000 accumulated over 3 years and supported by match funding through CEC. But as yet there is no agreement from the landowner to undertake these improvements. Other committee members felt that without a commitment from the landowner, this work should not be budgeted for.

**RESOLVED:** That the agreement between Bollington Town Council and CEC to improve the White Nancy footpath is rescinded, the remainder of the 2022-23 footpath budget of £1000 is allocated to other footpath improvements and £500 requested for the 2024-25 footpath budget.

The Transport and Travel Working Group had discussed the installation of four Vehicle Activated Warning Signs over a three year period, at a cost of £6,000 per unit for purchase and installation. The aim is to install two in year one (2024-25) at a cost of £12,000, one in year two (2025-26) at a cost of £6,000 and one in year three (2026-27) at a cost of £6,000. The committee sought clarification on locations and approval from CEC for installation prior to approving a budgetary request.

**RESOLVED:** That the Transport and Travel Working Group Chair consults with the Town Clerk to prepare a budget request and installation plan for Vehicle Activated Warning Signs for 2024-25 budget setting.

The Neighbourhood Plan Working Group is applying for a £10,000 grant to support the review but may need additional funding.

**RESOLVED:** That the Neighbourhood Plan budget from 2023-24 is carried into 2024-25 and £500 is requested from the 2024-25 budget.

**PT 111/23 To agree a quote to carry out works at Ashbrook Road.**

**RESOLVED:** That Quote C of £10,772.00 is agreed.

**RESOLVED:** That £500 is approved for the purchase of a lawnmower.

**PT 112/23 To agree if the planters are situated at Ashbrook Road, we agree to apply for a Street Furniture agreement section 115(b).**

It was noted the application for a Street Furniture licence costs up to £400.

**RESOLVED:** That an alternative location, not requiring a licence, is sought for the planters and when agreed those who raised visibility issues are updated.

**PT 113/23 To agree a response of the car park consultation at Pool Bank car park In Bollington.**

This item was discussed following Updates from the minutes for the benefit of the member of the public who wished to observe discussions on this agenda item.

CEC has launched a statutory public consultation for the parking review, running from Wednesday 20th September 2023 to Wednesday 1st November 2023.

Every ward councillor, town and parish council are invited to make representations, alongside other stakeholders and the wider public.

For Bollington, the consultation is on Pool Bank car park.

The Chair read from Bollington Town Council's pre-consultation response outlining the Council's concerns and that charging was unacceptable. Concerns related to Bollington's unique residential parking needs, narrow village roads and reliance on Pool Bank car park as there is little off-street parking and the streets are already congested. An introduction of charging will exacerbate congestion, increase pressure on off-street parking and be a detriment to the town and its businesses.

Cllr KE explained that CEC has significant budgetary pressures and needs to alleviate its deficit but expressed that as a CEC Ward Councillor he is opposed to parking charges at Pool Bank car park.

The Chair sought that the public is encouraged to respond to the consultation.

Cllr JCS sought that relevant policies from the Bollington Neighbourhood Plan are referenced in the response such as R.O1 To provide a better, more attractive and diverse retail offering, which supports the needs of the Community; R.P1 Retain and develop retail offerings; MA.O1 To improve the safety and efficiency of moving around the Town for pedestrians, motorists and cyclists whilst actively promoting walking and cycling; MA.O2 To progress standard residential and public parking provision within Bollington.

**RESOLVED:** That the Chair of the Planning and Town Development Committee drafts a response from Bollington Town Council for review and consideration at Full Council on 03/10/23 with an updated version circulated to all Councillors for review and comment prior to the response being ratified for submission at the Planning and Town Development Committee meeting on 24/10/23.

**RESOLVED:** That a communication strategy on the consultation is formulated, including social media and noticeboards, to inform the community on where to find the proposal, how to respond and the closing date.

**PT 114/23 To make comments on the PROW consultation at Mill Lane.**

Residents living on Mill Lane have expressed concern on vehicular access to their properties.

**RESOLVED:** That the Town Clerk seeks clarification on resident's vehicular access and access for waste collections.

**PT 115/23 To note the meeting with the Chair and the Town Clerk in relation to the Masterplan for the Section 106 monies.**

The meeting was noted and that the master plan should be completed in October following which CEC will conduct the consultation. The next meeting is scheduled for 31/10/23.

**PT 116/23 To make the committee aware of the current maintenance standards at the Recreational Ground.**

Cllr KE has raised with ANSA the need for ongoing and high standard of maintenance while the incumbent groundsman is signed off work.

**RESOLVED:** That the Town Clerk in conjunction with Cllr KE as a CEC Ward Councillor seeks a commitment from ANSA to ensure a high standard of maintenance and that the Green Flag status is not compromised.

**PT 117/23 To note the Coope Road consultation at the Community Centre on the 4<sup>th</sup> October.**

The date and location of the meeting was noted.

**PT 118/23 To note the consultation of the draft Sustainable drainage systems supplementary planning document – closing date 2<sup>nd</sup> October 2023.**

**RESOLVED:** That the Chair of the Planning and Town Development Committee prepares a response to the consultation, circulating to the committee members for review and comment before submission by 02/10/23.

**PT 119/23 To note the Youth Council waste bin has not been sited due to concerns from ANSA.**

The Chair (Cllr JS), due to a declared interest, sought another committee member to chair this item. Cllr KE agreed to chair. Cllr JS did not contribute to the discussion or vote on this item.

Youth Council had wished to locate the bin at the entrance to Adlington Road car park but ANSA raised safety concerns. The Town Clerk had investigated other options but to no avail.

Cllr JCS expressed his support of Youth Council.

**RESOLVED:** That the Youth Council bin is temporarily located in a suitable location on the Waterwheel Mill estate until such time that a permanent location can be found and is approved.

Following the resolution, Cllr JS resumed the position as meeting Chair.

**PT 120/23 To receive the Transport & Travel Working Group minutes on 29<sup>th</sup> August 2023**

**RESOLVED:** That Transport & Travel Working Group minutes on 29<sup>th</sup> August 2023 were received.

**PT 121/23 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 24<sup>th</sup> October 2023 at 7.00pm at Bollington Town Hall.**

Meeting Closed at 8.59pm

Signed: .....

Dated: .....