



Planning and Town Development Committee Meeting

On Tuesday 24th October 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 24th October 2023

Julie Mason Town Clerk
Dated 18th October 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 26th September 2023 (PT 101/23 – PT 121/23).**
See Enclosures
- 3. Updates from the minutes**
 - *Bin on Waterwheel estate*
 - *Letter sent to Moorfield's Administration*
 - *Feedback from Cllr KE on 22/0721M St John the Baptist Church, Church Street - 18 Apartments.*

- *Ashbrook Road planters*
- *23/3074M 15 Queen Street, Bollington SK105 PS – Replacement of timber sash windows and timber doors with sliding sash upvc windows and composite doors-update from the Cllr JCS.*
- *PROW on Mill Lane consultation – response submitted.*

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

- **Planning Applications APPROVED: None**
- **Planning Applications APPROVED WITH CONDITIONS:**
 - [22/3360M](#)
THE COACH HOUSE, 1 FLASH LANE, BOLLINGTON, SK10 5AQ
Application for the conversion and extension of an existing outbuilding to provide 1 no. residential dwelling
BTC – OBJECTION - Contravenes our Neighbourhood plan policy HO P2 1. development in the Green Belt is inappropriate and only permitted in special circumstances.
 - [23/3434M](#)
7 COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ
2 no. new roof lights.
BTC – NO OBJECTION
 - [23/3449M](#)
STAKEHILL HOUSE, 64A CHANCERY LANE, BOLLINGTON, SK10 5BJ
Demolition of existing outbuilding & erection of single storey front/side extension.
BTC – NO OBJECTION
 - [23/3642M](#)
4 NAB LANE, BOLLINGTON, SK10 5RA
Non-material amendment to application 22/1701M - Proposed single storey side extension, porch and amendments to roof to include new twin gables at the front and rear of the property and new roof tiles. Amendments to the elevations, including changes to windows and the installation of rooflights, and internal remodelling works with associated external patio and landscaping.
BTC – not made aware of this application.
- **Positive Certificate:**
- **Planning decisions WITHDRAWN:**
 - [23/1205M](#)
WINSFORD, FLASH LANE, BOLLINGTON, SK10 4ED
Demolition of existing detached dwelling and construction of replacement detached dwelling with detached garage.
BTC – NO OBJECTION

- **Planning decisions REFUSED: None**
 - **Appeals Notified: None**
 - **Consent for works in TPO with conditions: 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.
 - [23/3650M](#)
7 SANDY CLOSE, BOLLINGTON, SK10 5DT
Demolition of existing side porch, rear bay window and garage structure, proposed two storey side/rear extension, single storey rear extension and alterations.
 - [23/3754M](#)
10 WILLOWBANK DRIVE, BOLLINGTON, SK10 5DG
Conversion of integrated garage into a kitchen, installation of downstairs toilet, log fire, bi-fold doors and replace windows.
6. **To make observations on Planning Applications (Trees) currently on deposit:**
- [23/3218T](#)
THE WATERHOUSE, 51 WELLINGTON ROAD, BOLLINGTON, SK10 5JH
Yew tree. Overhanging neighbours property. The intent is a crown reduction that will take around 6m from the current height to below roof and gutter height to avoid over hanging into neighbouring property. The reduction would be roughly 30% of the current height. Additionally a crown thinning from the sides of the tree of roughly 10% to pull it away from the building its currently growing into, again this is a neighbouring property.
 - [23/3721T](#)
WHARF GARAGE, GRIMSHAW LANE, BOLLINGTON, SK10 5JB
G1 - Multi-stem Willow(s) - reduce crown and raise on property side to give clearance to roof and gutters. T2 - Sycamore - Remove - previously reduced to stem, regrowth poor and rotting. G3 - Laurels - Remove. T4 - Conifer - Remove. T5 - Alder - Remove T6 - Alder - Retained (no work).

- 7. To agree the final draft of the Pool Bank car park consultation and agree the letter to Mr Richard Hibbert - Head of Strategic Transport & Parking.**
See Enclosures
- 8. To receive the minutes from the Neighbourhood Planning Working Group from 27th September**
See Enclosures
- 9. To receive the minutes from Transport & Travel Working Groups from 29th September 2023.**
See Enclosures

To note the date of the next Planning and Town Development Committee Meeting on Tuesday 21st November 2023 at 7.00pm at Bollington Town Hall.