



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

Held in the Town Hall

on Tuesday 24th October 2023 @ 7pm

Cllrs; Mike Broadbent (MB), Ken Edwards (KE) *arrived late*, Helen Ellwood (HE), Richard Hardwick (RH), Judy Snowball (JS).

Chair - Cllr J Snowball

Officer – Julie Mason Town Clerk

Declarations of Members Interests

Nil

Public Forum Time

Eight members of the public.

Two members had attended to explain the amount of work they commit to ensure the Town Council's twelve hanging baskets, eight planters and troughs are planted at a minimum cost. They explained the fund-raising events they had organised to raise monies for planting. *The Chair thanked them for their efforts.* This led to the fact that the two planters at Ashbrook Road needed a street furniture licence at a cost of £400 and they asked for the support of the Committee to approve this cost as they felt the improvement these planters made was immense for the town especially as the Town Council had committed spend monies to improve the junction.

One member of the public had come to speak on planning application 23/3074M. She was the applicant and explained how she had researched the replacement of windows in a conservation area with the Conservation Officer and then after following advice the officer had recommended refusal. She wanted support of the next steps as to date it had cost nearly £700 for the planning application and the architect. It seemed important to be aware of the width of windows.

Two members of the public felt an email distribution list should be created for BTC meetings and had been told by Cllr J Place this was a possible option.

Two members had attended to speak on proposed car parking charges at Pool Bank car park and felt the BTC response should add that the CE car parking strategy was flawed. Cllr John Place spoke about the Ward Councillor car park consultation himself and Cllr K Edwards had consulted on that evening in the Civic Hall. He had collated 48 comments and wished the committee to included them in the BTC reply.

PT 122/23 To Receive apologies for absence.

Cllr J Stewart due to holidays.

RESOLVED the apologies were accepted.

Cllr H Ellwood was a substituted for Cllr J Stewart.

PT 123/23 To approve the Minutes of the Planning and Development Committee Meeting 26th September 2023 (PT 101/23 - 121/23).

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

Cllr K Edwards arrived at 7.15pm

PT 124/23 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.

Cllr JS thought the following points should be added to the draft reply presented at Full Council;

- i) Bollington had no railway station.
- ii) the bus service had been severely reduced.
- iii) and there were instances when drivers had to drive across the car park for access which should not be chargeable.

The Chair allowed some interaction from the public forum time but felt the comments from the Ward Cllr consultation that evening at the Civic Hall should be included in the Ward Cllrs response and not added at this late stage to the BTC response.

The draft letter written by the Clerk was debated to be sent to Mr R Hibbert CE Officer. It was agreed Cllr K Edward's name was removed and the word 'stage' removed.

RESOLVED the letter was accepted and agreed to be submitted to CE indicating an interest in taking over the Pool bank car park subject to costs.

PT 125/23 To receive Updates from the minutes.

- Ashbrook Road planters
The Committee agreed there would propose there was a *recessionary* resolution at Full Council in November as they agreed the £400 should approved. The Clerk had explained more background and the MOP had allowed their decision to be amended. Cllr KE wished it to be noted he was experiencing difficulties with the release of funds from Cheshire East Ward Cllr highways budget for Ashbrook Road junction improvements.
- Bin on Waterwheel estate
ANSA were reluctant to empty the bin on the estate so both Town Wardens had agreed to empty it. It was due to be sited in the next two weeks.
- Letter sent to Moorfield's Administration
The Clerk reported that another letter had been sent but still no reply to date. **RESOLVED** the Clerk would approach Peaks & Plains and explain the situation to see if they wished to express an interest.
- Feedback from Cllr KE on 22/0721M St John the Baptist Church, Church Street - 18 Apartments.
Cllr KE reported that the Town Council had called in the application in April 2022 and the application was due to be heard by the Northern Planning Committee on 6th December. **RESOLVED** Cllr J Snowball would speak on behalf of BTC.
- 23/3074M 15 Queen Street, Bollington SK105 PS – Replacement of timber sash windows and timber doors with sliding sash upvc windows.
It was agreed that Cllr KE would pursue this with the Conservation Officer.
- PROW on Mill Lane consultation – response submitted.

The Clerk replied she had submitted the reply and both herself and Cllr KE had spoken with the officer which was an external employee for CE.

PT 126/23 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**

127/23 To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between:

- **23/2732M**
35 IRWELL RISE, BOLLINGTON, SK10 5YE
Single storey rear extension, alterations to existing bungalow, re-render external walls.
RESOLVED NO OBJECTION
- **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.
RESOLVED NO OBJECTION
- **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.
RESOLVED NO OBJECTION

128/23 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.
RESOLVED OBJECTION
- **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).
RESOLVED OBJECTION

The Committee noted that many Tree Applications were not being determined within the time frame of 6 weeks and the two in front of the committee tonight had no background

information to make a reasonable decision. The tree at the doctors surgery was quite an iconic tree and they would not like any damage to be undertaken unnecessarily.
RESOLVED Cllr JS would contact Mr G Newsome the Tree Officer for CE.

PT 128/23 To receive the minutes from the Neighbourhood Planning Working Group from 27th September

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

PT 129/23 To receive the minutes from Transport & Travel Working Groups from 29th September 2023.

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

PT 130/23 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.

Meeting Closed at 8.45pm

Signed:

Dated: