



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

Held in the Town Hall

on Tuesday 21<sup>st</sup> November 2023 @ 7pm

### Present

Cllrs; Mike Broadbent (MB), Richard Hardwick (RH), Judy Snowball (JS), John Stewart (JCS).

Chair - Cllr J Snowball

Officer – Julie Mason Town Clerk.

### Declarations of Members Interests

Cllr JS on the Youth Council bin.

### Public Forum Time

Two members of the public were present to express their concerns in relation to a balcony being constructed at a property on Springbank with no planning permission. They had tried to resolve the issue with the planning department at Cheshire East and despite works being stopped for a period of time the balcony had now been completed.

*The Chair asked the Clerk to contact Cheshire East planning on the residents' behalf.*

### Apologies

Cllr K Edwards due to feeling unwell

### PT 131/23 To receive and approve apologies for absence.

Cllr K Edwards due to ill health.

### PT 132/23 To approve the Minutes of the Planning and Development Committee Meeting 24<sup>th</sup> October 2023 (PT 122/23 – PT 130/23).

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

### PT 133/23 Updates from the minutes

- Feedback from the Chair on the contact with Mr Gary Newsome CE Tree Officer  
Cllr JS had made arrangements to hold a site visit in Bollington with the CE Tree Officer.
- To note the two letters have been returned to sender in reference to High Street.

Two letters had been sent to Moorfields Administration in London in August and October, but they had now been returned to sender.

**RESOLVED** the Clerk would write to Mr D Rutley MP to ask if he could find out the details of the receivers.

**PT 134/23 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:**

- **Planning Applications APPROVED: None**
- **Planning Applications APPROVED WITH CONDITIONS: None**
- **Positive Certificate: None**
- **Planning decisions WITHDRAWN: None**
- **Planning decisions REFUSED: None**
- **Appeals Notified: None**
- **Consent for works in TPO with conditions:**
  
- [23/1596T](#)  
**4 ROCK BANK RISE, BOLLINGTON, SK10 5LB**  
Tree works to fell common beech tree (T1).  
**BTC – NO OBJECTION – but please avoid nesting season and a requirement to replant.**
  
- **Tree 6-week date expired (CA):**
  
- [23/2949T](#)  
**THE WHARF, BOLLINGTON PACKET BOAT COMPANY, GRIMSHAW LANE, BOLLINGTON, SK10 5JB**  
Removal of one Ash tree, to open up more space near parking area for future use.  
**BTC – NO OBJECTION**

**PT 135/23 To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between:**

- [23/3923M](#)  
**1 WATSONS MILL, HIGH STREET, BOLLINGTON, SK10 5PH**  
Cut down existing window and form patio doors to rear elevation. Replace roller shutter with bi-fold doors to recessed entrance porch.  
No details to view on website
  
- [23/3924M](#)  
**1 WATSONS MILL, HIGH STREET, BOLLINGTON, SK10 5PH**  
Listed building consent to cut down existing window and form patio doors to recessed entrance porch.  
**RESOLVED NO OBJECTION**

- [23/4229M](#)  
**60 OAK LANE, KERRIDGE, SK10 5AP**  
 Alterations and extensions.  
**RESOLVED NO OBJECTION**

**PT 136/23 To make observations on Planning Applications (Trees) currently on deposit:**

- [23/3884T](#)  
**ENDON HALL NORTH, ENDON HALL, OAK LANE, KERRIDGE, SK10 5AL**  
 Pollard 5 lime trees by 45%.  
**RESOLVED** OBJECTION due to lack of information. As this involves proposals to substantially reduce so many trees, more information, photographs and detail requested.

- [23/4017T](#)  
**14 HAWTHORN ROAD, BOLLINGTON, SK10 5JN**  
 Beech tree in area G1 adjacent to Hawthorn Road. History: Work was previously carried out (I think in 2007) on this tree (T7) to maintain amenity value in a residential area. Since then the tree has grown considerably in height and spread. There are large branches reaching out across the road towards and close to an adjacent property, the lower growth is impacting vehicles passing up the road. It is situated next to a telegraph pole which serves the neighbouring properties with phone lines. There is now entanglement and rubbing occurring with those lines and previously has caused a loss of phone and broadband services to neighbouring properties. Works proposed. Crown reduction by several meters. Prune back branches growing out to adjacent property and raise over the road to 4.5m. Prune to clear adjacent telephone cables. Undertake a canopy thin and remove major deadwood. Reduce where appropriate to maintain shape.  
**RESOLVED NO OBJECTION**

- [23/4135T](#)  
**3 NURSERY ROAD, BOLLINGTON, SK10 5DL**  
 T1 Red Oak - Reduction due to its size and proximity to the property Proposal - To prune each face by 3.5m and reduce the top to fit the shape.  
**RESOLVED NO OBJECTION**

**PT 137/23 To receive the minutes from the Neighbourhood Planning Working Group from 25<sup>th</sup> October 2023.**

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

It was noted the Town and NP Chair had submitted their grant application to Locality on 10<sup>th</sup> November.

To note the Town Manager had drafted the website to include the NP.

The open days are as follows.

Monday 11<sup>th</sup> December, 7pm-9pm, Bollington Cross School

Saturday 16<sup>th</sup> December 1.30pm-3.15pm, Bollington Civic Hall

**PT 138/23 To receive the minutes from the Transport & Travel Working Group from 27<sup>th</sup> October 2023.**

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

**PT 139/23 To receive feedback from the meeting with the vice chair of Transport & Travel and Cllr J Place**

There have been discussions with T & T WG and the Town Clerk and after a meeting the following points were agreed to ask the Ward Cllrs for support with.

- the high number of HGV's traveling down Chancery Lane - solution a sign at the junction of Jackson Lane / High Street
- the parking on Lord Street and Hurst Lane due to canal traffic
- advice on the significant SDU data
- the white lines on Flash Lane junction, the bend at Hurst Lane and roundabout on Palmerston Street
- a sign near the quarry to stop HGVs turning left and going down Beeston Brow
- a contribution of £2,500 to Ashbrook Road.
- Hurst Lane extra white lining.

The Clerk asked the committee if they agreed with the proposals presented to the Ward Cllrs and it was agreed these would be discussed with a CE Officer.

**PT 143/23 To make a decision on the position of the bear bin from Waterwheel estate.**

It was agreed that the bin would be placed in Coronation Gardens and the existing bin was moved to the Waterhouse Mill estate if ANSA were agreeable.

**PT 144/23 To make comments on the Final Draft Biodiversity Net Gain Supplementary Planning Document closes on 1st December.**

**RESOLVED** Cllr JS would submit the response.

**PT 145/23 To make a response the proposed yellow lines outside Bollington Cross School**

**RESOLVED** OBJECTION

**PT 146/23 To take an action with a report from Cllr J Place Ward Cllr on the car parking consultation.**

**RESOLVED** no action would be undertaken with the report.

**PT 147/23 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 23<sup>rd</sup> January 2024 at 7.00pm at Bollington Town Hall.**

Meeting Closed at 8.05 pm

Signed: .....

Dated: .....