



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

Held in the Town Hall

on Tuesday 19th December 2023 @ 7pm

Present

Cllrs; Samantha Birchenall (SB), Mike Broadbent (MB), Richard Hardwick (RH), Ken Edwards (KE), Judy Snowball (JS), John Stewart (JCS).

Chair - Cllr J Snowball

Officer – Julie Mason Town Clerk.

Declarations of Members Interests

Cllr KE due to speaking with the CE Planning Enforcement Officer on the concerns with 23/4444M.

Public Forum Time

Two members of the public were present to follow up with the Planning & Town Committee on the recent submitted planning application 23/4444M. The Clerk had contacted the Planning Officer and now a retrospective planning application had been submitted. The neighbour had instructed a Chartered Town Planner who had given some valuable support on the breach in policies. The Committee read the letter which included photographs of the site, and this clearly explained the intrusive extension. The Ward Cllr Ken Edwards reported the response from Mrs D Ackerley which noted; *“ I am aware that the current balcony is a replacement for a previous structure which was constructed under permitted development rights in 1997. Consequently, the case officer dealing with the application will have to have regard to this and have consideration of any additional harm which may or may not be being caused as a result of any changes which have occurred.”*

PT 148/23 To receive and approve apologies for absence.

Nil.

PT 149/23 To approve the Minutes of the Planning and Development Committee Meeting 21st November 2023 (PT 131/23 - PT 147/23).

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

PT 150/23 Updates from the minutes

Nil

PT 151/23 To receive the Decisions on Planning Applications and Notifications from Cheshire East Council:

- Planning Applications APPROVED: None
- Planning Applications APPROVED WITH CONDITIONS:
 - [22/2253N](#)
2 HARTLEY GREEN, BOLLINGTON, SK10 5JF
 Ground floor extension to rear and side of house.
BTC – NO OBJECTION
- Positive Certificate: None
- Planning decisions WITHDRAWN: None
- Planning decisions REFUSED: None
- Determination – approval not required:
 - [23/3856M](#)
49 OVENHOUSE LANE, BOLLINGTON, SK10 5EZ
 Prior approval for proposed single storey rear extension (extending 3.5m beyond the rear wall, maximum height of 3.52m and eaves height of 2.75m) to form larger kitchen, dining and separate utility with toilet and bifolding doors across the rear with rooflights.
BTC – NOT CONSULTEES
- Appeals Notified:
 - [22/3976M](#)
SYNERGIST EXPRESS LIMITED, CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ
 New external air handling unit including fixing of pipework to building.
BTC – OBJECTION - Whilst this is less intrusive on the elevation of the Grade II listed building it does not address the noise aspect or that this could set a precedent for all other units to have air conditioning units place around the building.

RESOLVED a letter would be written to the Inspector.

- [22/3977M](#)
SYNERGIST EXPRESS LIMITED, CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ
 Listed building consent for new external air handling unit including fixing of pipework to building.
BTC – OBJECTION - Whilst this is less intrusive on the elevation of the Grade II listed building it does not address the noise aspect or that this could set a precedent.

RESOLVED a letter would be written to the Inspector.

- [23/2373M](#)
WOODEND FARM, KERRIDGE ROAD, RAINOW, SK10 5TA

Prior approval proposed telecommunications installation. Proposed 20m high Valmont climbable monopole on screwpile grillage (details TBC) with config 2 circular headframe for 6 no. antenna apertures at 350/180/270 degrees and 4 no. 600 dia dishes. MHAs and active routers to be fixed to headframe behind antennas and associated ancillary works.

BTC – OBJECTION – The committee opposed the structure as it is in open countryside and a wooded area would be a better location. The mast needs disguising and blending into the landscape. It was asked if they had considered other locations.

RESOLVED a letter would be written to the Inspector.

- **Consent for works in TPO with conditions:**

- [23/1409T](#)

36 HIGHER LANE, KERRIDGE, SK10 5AR

T1 beech tree on extremely steep embankment. Proposal to remove lower lateral limb from tree to prevent failure of limb. T2 Sycamore tree with heavy lean covered in ivy on extremely steep embankment, proposal to fell and remove tree for safety reasons. replant x1 oak tree in similar location. T3 leaning Sycamore tree on extremely steep embankment with ivy present. Remove lower limb and reduce canopy by 1.5 - 2 meters from branch tip to help balance leading tree. Deadwooding will be carried out on remaining trees on the embankment in accordance with BS3998.

BTC – No comment only action taken outside nesting season.

- **Tree 6-week date expired (CA): None**

152/23 To make observations on Planning Applications currently on deposit upon the production of the agenda but to allow consideration of applications submitted in between:

- [23/3681M](#)

HOBSON HOUSE, CLARKE LANE, BOLLINGTON, SK10 5AH

There are three elements to this planning application. 1. New access point to Hobson House from the existing track off Clarke Lane. 2. Erection of 2m high fence for the front elevation of Hobson House. 3. Modification to the position of the garage approved with decision notice 22/4282M.

RESOLVED NO OBJECTION

- [23/4190M](#)

TOWN HALL, 34 WELLINGTON ROAD, BOLLINGTON, SK10 5JR

Certificate of proposed lawful use of Bollington Town Council has for the last 2-3 years flown the Progress Pride Flag on the Town Hall flag pole during the month of June – Pride month. The Town Hall is owned and used by Bollington Town Council. The Progress Pride flag is flown to display the Council's commitment to supporting inclusivity and it's commitment to equality and diversity.

RESOLVED NO OBJECTION

- [23/4357M](#)

WOODLANDS, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ

Conversion of outbuilding to a one bedroom dwelling with parking, communal turning, and garden space for both the existing and the proposed dwelling.
RESOLVED NO OBJECTION

- [23/4395M](#)

44 REDWAY, KERRIDGE, SK10 5BA

Removal of an existing conservatory and replace it with a garden room and an oak-framed porch to the east elevation. On the same site it is proposed to build an oak frames garage.

RESOLVED NO OBJECTION

- [23/4444M](#)

23 SPRINGBANK, BOLLINGTON, SK10 5LQ

Removal of existing wooden superstructure of the deck and staircase of the current rear balcony. Replacement by new wooden and composite deck and staircase.

RESOLVED OBJECTION

- [23/4482M](#)

37 FAIRFIELD AVENUE, BOLLINGTON, SK10 5LZ

Demolition of existing conservatory and proposed front elevation alterations, two storey side extension, single storey rear extension and rear dormer.

RESOLVED NO OBJECTION

- [23/4619M](#)

3 GREG AVENUE, BOLLINGTON, SK10 5HR

Proposed first floor front and side extensions and single storey rear extension.

RESOLVED NO OBJECTION

- [23/4631M](#)

68 SOUTH WEST AVENUE, BOLLINGTON, SK10 5DS

Single storey front and rear extensions, first floor front extension.

RESOLVED NO OBJECTION

153/23 To make observations on Planning Applications (Trees) currently on deposit:

The Chair of Planning - Cllr JS informed the committee she had met with Mr. G Newsome – CE Tree Officer that day. The department was in essence under pressure as it had lost two officers, and now at times he admitted the non-controversial application would be left to run over the 6-week determination period. It was a very informative meeting.

- [23/4237T](#)

**BOLLINGTON RECREATION GROUND, ADLINGTON ROAD, BOLLINGTON
Tree along North boundary of site to the South of Swinerood Wood.**

Section dismantle/fell to leave a stump at 300mm approx. leaving risings at site due to Hymenoscyphus fraxineus infection late stage 3.

RESOLVED NO OBJECTION

- [23/4334T](#)

THE COACH HOUSE, 1 FLASH LANE, BOLLINGTON, SK10 5AQ

T1 Oak - Crown lifting to a 10ft clearance off ground. Lower branches now damaging shed below. Please see photo. T2 Beach - Crown lifting to a 10ft clearance off ground. Lower branches of primary branch to be removed. T3 Ash - Crown lifting to an 8ft clearance off ground. Removal of dead branch also. T4 Conifer - Annual maintenance to maintain health of tree. Cut back 1ft from ground to crown. T5 Laurel - Annual maintenance to maintain health of tree. Cut back 1ft from ground to crown.

RESOLVED NO OBJECTION

- [23/4532T](#)

MOUNT HALL NURSING HOME, FLASH LANE, BOLLINGTON, SK10 5AQ

T10 Sycamore tag 1806 – fell to ground level. Significant cavity with decay from one side of the stem through to the other. Decay extends below ground level and up into stem.

RESOLVED NO OBJECTION

154/23 To receive the minutes from the Neighbourhood Planning Working Group from 6th December 2023 and receive feedback on the two consultations in December.

There had been two public consultations, one on Monday 11th December at Bollington Cross School and one on Saturday 16th December at the Civic Hall. The first one was not well attended but the second one was better with over 30 people. A questionnaire had been completed by attendees and the NPWG were compiling the answers.

The Mayor had asked the Chair of the group to attend the next Council meeting and give feedback.

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

155/23 To note Transport & Travel Working Group was cancelled in November and December and the next meeting will be on 26th January 2024.

The Committee noted the dates.

156 /23 The CIL monies of £36.94 from planning application 19/3822M

RESOLVED the Committee allocated the monies to the improvements at Ashbrook Road as the Pool Bank monies had now been transferred due to unable to increase car parking spaces.

157/23 To note the date of the next Planning and Town Development Committee Meeting on Tuesday 23rd January 2024 at 7.00pm at Bollington Town Hall.

Meeting Closed at 8.20 pm

Signed:

Dated: