

**PRESENT:** Councillor R Dixon, Chairman  
Councillor C Novak, Vice-Chairman  
Councillor C Buckley  
Councillor A Davies  
Councillor P Highfield

**IN ATTENDANCE:** Councillor Don Stockton  
Jen Birch, National Trust  
Clerk Sue McDonald  
Members of the public

**1 APOLOGIES:** Councillors A Hewitt and S Parker

**2 DECLARATIONS OF INTEREST AND DISPENSATIONS:**

None

**3 MINUTES**

To approve as a correct record the Minutes of the meeting held on 18th November 2019. Proposed by Councillor Highfield, seconded by Councillor Dixon.

RESOLVED: The Minutes of the meetings were accepted as true records.

**4 POLICE REPORT**

PCSO Lisa Gamble will no longer be able to attend on Mondays but will always provide a report in time for the Council meetings

- **Suspicious activity:**

In the vicinity of HMP Styal but, on Police arrival, no trace was found  
Similar suspicious activity at Quarry Bank Mill was reported.

- **Burglaries**

There have been no burglaries in Styal, however there have been a few burglaries in other areas of Wilmslow, Alderley Edge and Prestbury. Two males were arrested in Prestbury on 28th December.

- **Trucam**

Lisa was able to get out with the Trucam on 3rd January, this is the first time since it was sent away for its MOT. No results are currently available

**Police Surgeries:**

Friday 10th January 11am -12pm in Earlams

Tuesday 21st January 10am -11am in Earlams

Councillors Dixon will in attendance at the surgery on 10th January and Councillor Highfield will be in attendance on 21st January

**Notices:**

The Council has acquired some notices which discourage parking in certain areas of Styal by indicating that cars may be removed or tickets issued to offenders. It was suggested that these notices could be placed near Earlams and in the Hollin Lane horseshoe although Councillor Novak will be contacting a resident about siting notices in the horseshoe.

**5 PUBLIC PARTICIPATION TIME (10 MINUTES)**

Residents raised the following issues:

- **Planning Application for 1 Oak Brow Cottages**

A neighbour of this site raised a number of concerns about this planning application which included:

- Inaccurate Plans - the measurements of the plans are at odds with the actual size of the building
- Inappropriate building in a green belt conservation area
- Loss of privacy
- Building continued in spite of a refusal to approve retrospective planning permission

*The Council considered the application at Item 13.1.2 of this Agenda*

- **Mud on Road**

O'Connor Utilities clear Moss Lane of mud but half the road on Holly Lane is covered in mud

- **Drainage Problems**

It is understood that a site at 46 Moss Lane is being developed illegally. Work on the site has caused drainage backup problems on London Terrace The airport, which does not own the land, is very concerned about this matter, especially the potential for the drainage backup to affect part of the airport site.

## 6 NATIONAL TRUST REPORT

Jen Birch, of the National Trust, wished everyone a Happy New Year and then provided the following report:

- **General Report**

Quarry Bank enjoyed a busier than expected Christmas and New Year period over the last week or two.

- **National Trust's 125th Anniversary**

The NT's 125th Anniversary occurs on 12th January 2020.

It was originally set up to provide access to green spaces forever for everyone and, this year, much of Quarry Bank's programming will celebrate that and focus on connecting to nature.

On the 12th itself there will be a day of tree themed activities including a nature walk and pledges for nature highlighting a huge programme of tree planting that the rangers are carrying out this year.

It is intended to hold a tree planting session in the coming weeks, specifically for Styal residents to get involved, so please watch out for announcements.

- **Village Car Park**

Last year there was a change of use of the village car park to allow for parking for residents in one part and parking for the school and the chapel in another. New signage was installed and flyers were placed on cars to indicate this

- **Main Car Park**

Quarry Bank is considering how to better direct people to the main car park and advertise the fact that it is free.

- **Plant Sales at the Welcome Building**

Concern was raised at the last meeting about the sale of plants at the Welcome Building this autumn and winter and its possible effect on local nurseries.

Quarry Bank considers its offerings are very different from those available in a garden centre or nursery. Plants on sale at Quarry Bank are entirely gift based or single purchase pick-up lines that visitors might spot and fancy during their day out rather than specifically coming to QB to purchase plants.

It is very unlikely that visitors would come to Quarry Bank over a nursery for their garden plant needs not least because there is a limited range but also because the prices are not competitive enough to compete with the a garden centre/nursery. It really is gift and one off purchase market.

Plant sales will remain as an important part of charitable income for Quarry Bank and for the National Trust. It is worth noting that the reason the point of sale moved to the Welcome Building this year was mainly due to the building work on the Upper Garden Café.

In terms of the Christmas tree sales, the Quarry Bank trees were small, pot grown trees and not comparable to the general Christmas tree market. Quarry Bank is not resourced to sell large Christmas trees. Thus they fall within the gift market area.

Quarry Bank's retail manager was anxious to point out that National Trust plant offerings are entirely peat free. Currently the nearest supplier is in Shropshire but Quarry Bank would prefer to create a partnership with any local nurseries who can provide peat free stock. Sadly, it is a struggle to find suppliers in this region

- **NT and SPC meetings for 2020**

It has been agreed that the NT will hold three meetings with the Parish Council throughout 2020 (as in previous years) to ensure there the good working partnership continues and concerns are addressed as well as is possible. Sue McDonald will send dates across as soon as possible

*Councillors enquired when the notice board, which Quarry Bank was generously donating to Styal PC, would become available for refurbishment and re-badging*

Jen explained that it would become available in the very near future and she would advise the Council once it had been released

## 7 VILLAGE MATTERS

### 7.1 Village Christmas Tree

The Council wished to thank everyone who assisted in the erection and dismantling of the Christmas tree which was taken down on 5th January 2020.

Ian Jones, who has been a long time helper with the Christmas tree, reported that some remedial work may be required to the electricity point which feeds the Christmas tree lights

There was a suggestion that, instead of buying a Christmas tree each year, the Council buys a rooted tree which will serve the village for many years

### 7.2 Other Village Matters

Nothing was raised

**8 OFF AIRPORT PARKING****8.1 Lode Hill****8.1.1 Operation of Site**

The Clerk will contact Esther McVey MP to request that she resumes her enquiries into this matter now that she has been re-elected to parliament

**8.1.2 Overgrown Hedge**

Highways issued a letter to the owner of the site indicating that if the hedge was not cut back then CEC's Supply Chain Provider would be instructed to cut the hedge with a flail arm and the work would be charged to the owner

**8.2 Other Parking Issues**

Nothing was raised

**9 NEIGHBOURHOOD PLAN**

Councillor Highfield provided the following report:

- **Meeting with Tom Evans CEC Neighbourhood Planning Manager**

Councillor Highfield met with Tom Evans who was extremely helpful and offered some sound advice

Tom emphasised the fact that the Neighbourhood Plan is specifically about planning matters and so expectations should be set accordingly

He also encouraged Styal's Neighbourhood Planning Group to press on with getting things done and not get side-tracked or spend too long on consultation

Tom kindly offered to provide a couple of training sessions to the group

- **Next Neighbourhood Plan Meeting**

The next Neighbourhood Plan meeting will be on Wednesday January 15th at 7.30pm in the Welcome building at Quarry Bank

**10 FINANCIAL MATTERS****10.1 Authorisation of Payments**

£180.00	S McDonald	Reimbursement for PAYE Q2 (Council cheque not issued)
£144.00	Ashley Weller	Christmas Tree
£126.00	R Britland	Hedge Cutting on Hollin Lane

Proposed by Councillor Davies, seconded by Councillor Dixon

**10.2 Budget 2020-2021**

The final budget for financial year 2020 - 2021 was approved

Proposed by Councillor Highfield, seconded by Councillor Novak

**10.3 Precept 2020-2021**

The precept of £8,200 for financial year 2020 - 2021 was approved (this figure was the same as last year)

Proposed by Councillor Buckley, seconded by Councillor Davies

**10.4 Signatories**

It was recorded that Councillors Novak and Parker are now signatories on the Council's bank account. Councillors Dixon and Hewitt are already signatories. The bank account requires 2 signatures for each cheque issued.

**10.5 Online Access**

It was recorded that the Clerk now has the ability to view the Council's bank account online

**10.6 Other Financial Matters**

Nothing was raised

**11 HIGHWAYS MATTERS****11.1 Traffic Queues and Incorrect Road Markings on Styal Road**

Transport for Greater Manchester (TfGM) reported to the Clerk that there had been problems with the traffic light's internal controller. Customer support at TfGM is very efficient at handling complaints

There are problems at the junction when approaching from Styal because the Airport's Jet Parks 3 is very close to the junction and there are frequently issues with cars trying to enter and leave the car park which leads to queues of traffic in addition to 'normal' traffic queues.

It has been suggested that a number of corrective measures could be considered such as changing the site of the entrance/exit to the car park and/or preventing a right turn out of the car park. Any such actions would involve agreement from a number of agencies. Esther McVey had been dealing with this and it is hoped that she will take it up again

**11.2 Road Sign Cleaning**

Highways reported that this was put on a schedule for clear and cleanse but has since been cancelled because resources are not available. The work will be carried out once resources become available

**11.3 Restricted Parking on Altrincham Road**

A meeting of Councillors, Cheshire East, Styal Village Association and the Police concluded that a proposal by Nat Maltese of Cheshire East regarding restricted parking on Altrincham Road (parking limited to 3 hours with no return for 3 hours) should be accepted subject to ratification by the full Council

Proposed by Councillor Davies, seconded by Councillor Dixon

The Clerk will contact Nat Maltese

**11.4 Speed Indicator Device (SID)**

Councillors met with Cheshire East, Styal Village Association and the Police to consider and determine which SID should be purchased and where it should be placed.

The meeting concluded that a Mallatite Mini offered the most flexibility at a reasonable cost. The meeting also agreed that the SID should be placed in the visibility splay at Birch Farm.

However, Councillors at this meeting concluded that the SID would be better placed just north of Quarry Bank to provide a reasonable distance between it and the 30mph sign.

The Council agreed that purchase of the SID should go ahead once Cheshire East and the Police have agreed to the new site. The Clerk will contact Cheshire East and the Police

**11.5 Hedge on Hollin Lane**

To record that the hedge on Hollin Lane has now been cut

**11.6 A555 Airport Relief Road**

It had been mooted that there were S106 monies that could be awarded to Styal from the creation of the Airport Relief Road. Esther McVey had been looking into this and it is hoped she will take the matter up again

**11.7 Gulley Cleaning**

Cheshire East stated that the gullies were always inspected prior to emptying. However, factually, no gulley cleaning has taken place for some time.

**11.8 Other Highways Matters**

Councillors discussed the lack of a speed limit on Station Road, stating how dangerous it was. The national speed limit applies when entering Station Road from Hollin Lane even though there are houses in the vicinity. In addition Linney's bridge is narrow and should have a priority system installed.

Councillors were of the opinion that Station Road was too winding and narrow to warrant the national speed limit and either a 30mph or a 40mph should be imposed. The Clerk will write to Cheshire East.

**12 MANCHESTER AIRPORT**

The train passes issued by the airport are proving to be a great success and are frequently being used. The Clerk had written a letter of thanks to the Airport

A Buy with Confidence scheme had been introduced to tackle rogue parking firms. Companies are only included in the scheme once they have met the required standards. Currently in the scheme are:

- Ringway Ride
- Day By Day
- M90
- Care Park
- Vacation Care
- Manchester Airport

**13 PLANNING MATTERS**

**13.1 Planning Applications to be Considered**

To discuss current planning applications

**13.1.1 19/5667M Ridgeway, 4, Hollin Lane**

19/5667M	Ridgeway, 4, Hollin Lane, Styal, SK9 4JH	23/01/2020
	Demolition of existing rear extensions and erection of new single-storey rear extension. Loft conversion and new separate single-storey garden store building.	

Councillors had no objections or comments.

**13.1.2 19/5747M 1, Oak Brow Cottages, Altrincham Road**

19/5747M	1, Oak Brow Cottages, Altrincham Road, Styal, SK9 4JE  Retention of Building to Provide Ancillary Residential Accommodation (resubmission of 19/2957M)	23/01/2020
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Styal Parish Council objected to this planning application based on the following grounds:

- The site is within the Conservation area and Green Belt and the ridge height is out of character with other buildings in the vicinity. The building dominates not only the view of neighbouring properties but can also be seen from Altrincham Road.
- The height of the building breaches permitted development rights within a Conservation area because it is 5.3 metres high, not the allowed 2.5 metres when the building is within 2 metres of a neighbouring property boundary.
- The original application, 16/5555M, was approved following a reduction in height from 5.05 metres to 4.45 metres. The actual build is 5.3 metres.
- The height and design of the building is already causing a loss of light to neighbouring properties and the clear glazing constitutes an invasion of privacy. Note that the clear glazing was included in the drawings for the original application 16/5555M, excluded in 19/2957M, but the Heritage statement document in 19/5747M contains an image which clearly shows clear glazing to the gable end.
- There is a lack of clarity over exactly what is being applied for because there are conflicting descriptions in different documents comprising the application. For example, the actual building contains both a bathroom and a kitchen, confirming that it is intended for additional residential purposes and not a garage/garden room as was described in the refused application 19/2957M. However, the floor plans submitted as part of the current application still indicate the application is for a garden room. It is contended that a resubmission of a planning application should be a revision of a previous one, not for a building which has a totally different purpose.
- There is insufficient parking for residents in the immediate vicinity of 1 Oak Brow Cottages and permitting additional residents/presumed vehicles will only exacerbate an already problematic situation.
- Building a new house in the grounds of an existing house without planning permission constitutes a serious breach of planning which should be addressed as a matter of urgency.

**13.2 19/2202M Clay Lane/Sagars Road****13.2.1 Strategic Planning Board Meeting 18/12/2019**

Councillor Dixon attended this meeting and made the following points:

- All the new houses will be in Styal not Handforth
  - All the new houses should be environmentally friendly such as having solar panels installed
  - None of the S106 award has been allocated to Styal although Handforth and Wilmslow have benefitted
- Members of the Panel agreed that the current S106 award should be looked at again

**13.2.2 S106 Award**

Handforth and Styal are in agreement that awards to Wilmslow projects were not wholly appropriate and the bulk of any award should go to Handforth and Styal

This issue was also passed to Esther prior to the election and it is hoped that she will take this matter up again

**13.3 Other Planning Matters**

- **Cladding on building at Lowcot, Hollin Lane**  
The Clerk has reported to Enforcement that the cladding on one of the buildings appears to be plastic and a particularly ugly shade of grey
- **Field Bounded by Moss Lane and Styal Road (part of Boundary Farm)**  
The field is covered in weeds due to a lack of maintenance. There has been a general lack of maintenance on the whole site for more than two years and it is becoming an eyesore

**14 130 BUS SERVICE**

The 130 bus currently travels from Macclesfield, Alderley Edge, Wilmslow, Handforth, East Didsbury. It is now run by Arriva who will terminate the contract and cease the service on 26th January 2020

However, D&G are to replace the service without any break in service on the 27th January but they will only travel hourly on weekdays as far as Handforth. At that point passengers to East Didsbury will be expected to use the train.

D&G are applying for a subsidy from CEC so the service can continue to East Didsbury on Saturdays.

**15 MAROONING OF STYAL**

The Clerk contacted Cheshire East about the apparent marooning of Styal during the recent floods and the fact that residents thought the A555 road could be closed in such a way as to provide Styal residents with an exit,

Cheshire East responded by saying that each instance of flooding was risk assessed on a case by case basis and closures determined at that time

**16 SHARED ITEMS**

- **Notice Boards**

The Clerk contacted a good (but cheap) carpenter but he has now retired. Enquiries suggest that a competent carpenter would cost c £150 per day. At least one notice board would need to be replaced

Councillors thought a 'price per job' carpenter would be cheaper

Jen Birch said that an NT notice board would be freed up very soon although it may need refurbishment

- **Smart Motorway M56 Junction 6 - 8**

A brochure had been received announcing public exhibition dates on:

Friday 17 January 2020, 2pm - 5pm

Manchester Airport Marriott Hotel,  
Hale Road, Hale Barns,  
WA15 8XW

Saturday 18 January 2020, 10am - 3pm

St Peter's Assembly Rooms,  
134 Cecil Road, Hale, Altrincham,  
WA15 9NU

**17 PUBLIC PARTICIPATION TIME (10 MINUTES)**

A resident who had previously been involved with a carpentry business kindly offered to try to find a suitable carpenter to carry out the work on the notice boards. He explained that he would need a photograph of one of the existing notice boards to get an idea of the work involved to create a new one.

The Clerk will arrange for a photograph to be taken.

**18 CORRESPONDENCE**

**Emails:** forwarded to Councillors

**Post:**

Manchester Airport	Runway 1 sole runway dates during 2020 public information exhibitions
Highways England	M56 smart motorway junction 6 - 8 public information exhibitions
Commercial	Mail shots

**19 DATE OF NEXT MEETING**

Monday 3rd February 2020 at 7.30pm in Earlams Log Cabin

**20 EXCLUSION OF PRESS AND PUBLIC**

*The Chairman thanked everyone for attending and closed the meeting*

Signed: \_\_\_\_\_ Chairman 3rd February 2020