

**PRESENT:** Councillor R Dixon, Chairman  
Councillor C Novak, Vice-Chairman  
Councillor C Buckley  
Councillor B Gray

**IN ATTENDANCE:** Clerk, Sue McDonald  
Members of the public

**1 APOLOGIES:** Councillors Bullock, Highfield and Moss

**2 DECLARATIONS OF INTEREST AND DISPENSATIONS**

**2.1 Declarations Of Interest**  
None

**2.2 Dispensations**  
None

**3 PLANNING MATTERS**

**3.1 Planning Applications to be Considered**  
To discuss current planning applications

**3.1.1 21/5371M Meadowend 93, Hollin Lane**

21/5371M	Meadowend 93, Hollin Lane, Styal, SK9 4JJ  Variation of condition 2 on approved application 18/5281M - Demolition of a single large dwelling and provide two smaller dwellings with associated landscaping using existing access points	15/11/2021
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This development is fairly advanced in construction but there appear to be significant changes from the original approved design rather than a simple variation of a condition.

Councillor Dixon quoted some statements from the original application's Design and Access Statement which have patently not been adhered to:

- Consideration has been given to reduce the overall height of the proposed buildings in relation to the existing dwelling
- The site boundary will remain heavily planted to protect privacy and the proposed orientation prevents overlooking
- The ridge heights are to be 0.5 metres lower than those existing to bring the dwellings more into proportion with neighbouring buildings

Comments in support of the above statements plus other identified issues in the latest plans include:

- The new dwellings are not 2.5 storeys high, they are 3 storeys high, i.e. not a reduction in height. On the original application Manchester Airport stated ".....Manchester Airport has no safeguarding objections to the proposal provided that the height stated is not exceeded."

This new application also has a report from Manchester Airport but the document is too large to be downloaded and therefore it cannot be determined if the airport has any new concerns.

- There are excessively large plain glass dormer windows in place which overlook neighbours' properties including direct line of sight into at least one neighbour's bedroom.
- A stated request for a variation of condition 2 is an increase to the ridge and eaves height as a result of the construction detailing of the roof including extra battening for ventilation for building regulation approval. Instead of adjusting the dimensions of the buildings to accommodate the change, an additional 2 feet (70 cm) has been added to the height.
- Plans for the original application shows dashed lines indicating tree removal. According to this information there are approximately 16 trees to be removed some of which are along the boundary with Holly Lane. In response to a query from a neighbour on Hollin Lane, the Agent stated: "We can reassure you from the Design and Access Statement that we are proposing to retain the boundary trees so that the streetscape remains as existing and to ensure privacy is maintained." Whereas the Agent's response may be true for Hollin Lane, the exact opposite is true for Holly Lane. The need for the removal of the Holly Lane trees is not clear.
- The building is at odds with a number of planning policies including as those for sustainable development and a sustainable environment. Policies such as these (CEC SD2 and SE4) seek to protect communities from inappropriate developments.

- The development is in the greenbelt but its design is not in keeping with other properties in the area. The application mentions a number of local properties which have similar characteristics as the development but, without also describing their ambient environs, they have no meaning in acting as support of the application.

**3.2 Planning Applications not Decided but Constructed**

To reconsider planning applications which are still open but have already been constructed

**3.2.1 21/4007M The Hayloft Barn, Oversley Lodge Farm, Altrincham Road**

21/4007M	The Hayloft Barn, Oversley Lodge Farm, Altrincham Road, Styal, SK9 4LJ Erection of fully demountable metal framed and clad garage	26/08/2021
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The Council will inform Cheshire East Enforcement of its objections to the planning application which are as follows:

- The garage has already been completed and the application should clearly state that retrospective planning permission is sought
- It is described as fully dismantlable but there is a large concrete base into which the metal framework has been fixed. Neither of these features suggest it being 'fully dismantlable'
- There is a downpipe which discharges rainwater into the shingle surrounding the concrete base and the rest of the area. There is evidence of standing water in the area and any additional water will exacerbate the problem.
- The cladding on the garage is in black metal which is not only out of keeping with the local area but can also be seen from the road
- A neighbour's trees had been cut down and/or pruned without permission
- The garage is in a conservation area and is therefore inappropriate and totally out of keeping with the surrounding area

**3.3 Certificate of Lawful Proposed Use and Development**

**3.3.1 21/5038M Sarn, 22, Hollin Lane**

21/4007M	Sarn, 22, Hollin Lane, Styal, SK9 4JH Certificate of proposed lawful development for Conversion of Hip Roof into Gable and Loft into Dormer.	21/10/2021
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The Clerk was asked to contact Cheshire East Planning to clarify why an applicant would apply for a 'Lawful Proposed Use and Development'

The advice from Planning was:

*"the certificate application is a proposed application and therefore all is in order. Put another way it is an enquiry to determine if planning permission is required"*

However, there is a problem with the application in that it states that the building plans have been approved but there is no relevant approved planning application in support of this assertion.

**3.4 Other Planning Matters**

**• Stables**

The Council has been informed that stables have been erected on a Moss Lane field without planning permission.

Other stables erected without planning permission include 81 and 83 Moss Lane which the Council has advised Cheshire East Planning about.

All these building are of concern because they have concrete bases which can adversely affect the water table which, in turn, can add to the Moss Lane flooding problems.

Councillor Novak will provide the Clerk with maps of the area.

**• Cheshire East Planning Advanced Search**

The Cheshire East Advanced search for planning applications gives different results depending upon the punctuation included in the search criteria. For example "22 Hollin Lane Styal" will produce different results from 22, Hollin Lane, Styal. The Clerk will contact Planning.

**4 FLOODING ON MOSS LANE**

Some water has been running down Moss Lane and residents are very concerned that serious flooding will happen again.

The Clerk contacted the Airport who responded by saying that this would be dealt with as a matter of urgency before the situation gets worse. The airport will be liaising with the CEC Flood Management team.

## 5 FINANCIAL MATTERS

To approve payment for the new Council Notice Board which has been delivered to Quarry Bank. Councillor Buckley will arrange for its installation and will advise the Council on timescales.

£1,944 Church Notice Board Company New notice board

Councillor Buckley would need to buy some postcrete in order to install the notice board. It was agreed that the cost would be reimbursed via petty cash.

Councillor Dixon stated that the Council will be buying a wreath for the remembrance service on 14th November and the cost will also be taken from petty cash.

All the above items were unanimously agreed to. Proposed by Councillor Dixon, seconded by Councillor Novak

## 6 CHRISTMAS TREE

It was agreed that Councillor Buckley will purchase the Christmas tree again this year and its height would be the same as last year which was higher than in previous years.

After discussing the possibility of acquiring additional lights for the tree it was agreed that none would be bought this year due to the uncertainty of how many would be required.

At the previous meeting, Mr John Novak of Earlams, kindly offered to buy a star for the top of the tree.

The Clerk had contacted Cheshire East to order a new electricity feeder unit for the tree because the existing one is damaged and it is limited to a lighting period of 6 hours. The new feeder unit will allow the lights to be on for 24 hours a day if desired. The cost will be approximately £960 and will need to be paid up front because Ringway Jacobs insist that their invoice be paid upon receipt.

In view of the need to pay up front the Council agreed to authorise payment ahead of time. Proposed by Councillor Dixon, seconded by Councillor Buckley.

## 7 SHARED ITEMS

The informational posters for the village have arrived and Councillors were pleased with their professional appearance.

## 8 PUBLIC PARTICIPATION (10 MINUTES)

Residents raised the following issues and comments:

- **Wooden Structure, classed as a barn, Attached to a House on Station Road**

What is the structure and was their planning permission sought?

*Councillor Novak stated that a planning application was submitted and it was rejected but planning was actually not required because the structure is classed as temporary. There is a possibility that something can be done it because it is estimated that the structure is within 2 metres of a neighbour's boundary which negates the 'no planning required' status. The Council objected to the structure on a number of occasions but without success*

- **21/5371M Meadowend 93, Hollin Lane**

On this second application it states that there were no objections recorded against the first application, which is wrong because at least two nearby residents objected as did Styal Parish Council. Why are these things missed off? Also, when will a Planning Officer visit the site?

*Councillor Novak explained that the chances of a visit by a planning officer prior to completion of the development is remote. Councillor Novak also added that the tree removal refers to a report that is not available for consideration but he is of the opinion that very few trees on the curtilage of the property will remain if the maps are accurate*

- **Ownership of the Closed Part of Altrincham Road**

Has there been any progress on this matter?

*The Clerk explained that the Cheshire East officer who is dealing with this matter is also dealing with the Moss Lane flooding issue and it was decided that, for the moment the flooding problem would take precedence over the ownership issue, important though it remains. The Clerk will advise as soon as there is any progress.*

## 9 DATE OF NEXT MEETING

Monday 22nd November 2021 at 7.30pm in Earlams Log Cabin

The Chairman thanked everyone for attending and closed the meeting

Signed: \_\_\_\_\_ Chairman 22nd November 2021