

# High Lane Residents Association

## MEETING MINUTES

7<sup>th</sup> February 2019 8:00 pm  
High Lane Library

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### **Present**

H Stephenson (Chair), I Carpenter, B Sequeira, E Hughes, A Sequeira, D Williams, P Stephens, S Price, Cllr C MacAlister, Cllr K Blair, R Jones (HLVNF) and 13 other members

### **1. Projects**

- 1.1 *Canal towpath*: maintenance sessions ongoing, generally on third Friday each month where possible. Participants still welcome - contact Ian Carpenter.
- 1.2 *Former High Lane Station site restoration*: to mark the 150<sup>th</sup> anniversary of the disused Macclesfield to Marple railway (now the route of Middlewood Way). IC and team have started initial ground clearance, costing up materials and are looking into funding.

### **2. Village street scene**

- 2.1 *Main notice board on Buxton Road*: refurbishment is now complete - a big thanks to Stuart Richardson and Tomlinson Parbans
- 2.2 *Flooding issues Hibbert Lane approaching Hawk Green*: no change - this has been reported and is thought to be due to the drain capacity being unable to cope with the run-off from an adjoining farmer's field
- 2.3 *Overgrown hedges*: liaison ongoing with Public Realm. Hartington/Park Road junction resolved. Other problem area reported at Bowerfield, opposite Carr Brow corner
- 2.4 *Pavement weeds*: ongoing - the council is still looking for an effective solution to the excessive growth of weeds and mares tail on the estate roads, having trialled various pesticides.

### **3. Housing and planning**

- 3.1 *GMSF*: HS outlined the latest position on the consultation on the revised draft Greater Manchester Spatial Framework which is now open and runs until 18 March 2019. The revised draft includes an allocation for 500 new dwellings on green belt land both sides of the A6 Buxton Road in High Lane between the existing village and Middlewood Way. HLRA held an initial strategy meeting on 8 January 2019 and a public event organised by Cllr KB was held on 19 January 2019 at the Village Hall. SMBC are holding a public drop-in event at High Lane Village Hall 3pm – 8:30pm on 26 February 2019. **Everyone is strongly urged to submit their own individual responses before the closing date of 18 March 2019** (details attached).
  - a) HS noted that a copy of the HLRA response will be posted on the website in due course and in the meantime the key points to include in individual responses are listed on the GMSF page of the HLRA website
  - b) AS also queried the basis for site selection (criterion 7) and how this can be considered appropriate for High Lane; to be raised at the drop-in event
  - c) HS outlined the response being proposed by High Lane Cricket Club in relation to a potentially more suitable alternative allocation for potential housing land on the

site of the former Middlewood tip, with opportunity for improved and sustainable access/use of Middlewood Station

d) Traffic issues also relevant to GMSF were discussed at 4.1 and 4.2 below.

3.2 *Development plans for Disley:* latest reports now contradict the previous suggestion that various housing developments are being proposed in Disley involving around 850 new dwellings. Clarification from Cheshire East Local Plan/NF still required on this as any development would have significant impact on High Lane and traffic problems.

3.3 *Planning applications:* EH reported as follows (details on SMBC portal):

- a) DC/001771: Wybersley Water Treatment Centre, request for screening opinion on proposed installation of photovoltaic arrays
- b) DC/071902: 1 Hartington Road, extension, conversion
- c) DC/072041: 6 Ashbourne Drive, extensions
- d) DC/071606: Lomberhey Farm, use of property for dog day care – granted

PS/BS reported that the land at Station Farm has not been reinstated to agricultural use despite the enforcement notice being recorded as complied with on 15/9/18 – Councillors to report back please.

#### **4. Highways and transportation**

4.1 *Impact of opening of A555:* representations continue to be made on matters including rat-running on residential roads, uncoordinated traffic signals causing tailbacks, HGV's using 7.5T limit roads, etc. Sue Stevenson of SMBC attended the Marple Area Committee Meeting on 30 January 2019. Current outcomes include:

- a) Traffic count equipment now installed on Windlehurst Road, Andrew Lane and Buxton Road
- b) TfGM to review traffic lights synchronisation (within the next month)

Further matters, relevant in the context of further congestion and responding to GMSF and the accompanying GM Transport Strategy:

- i. AS referred to the fact that traffic volumes through the village will continue to increase as new and proposed future developments in villages further along the A6 corridor south of High Lane are built. No mitigation is available for this other than a Disley/High Lane bypass.
- ii. Cllr KB added that GMCA has not alleviated the impact of increased traffic attracted by the development of the airport, which passes directly through our area
- iii. Cllr MacA noted that High Lane suffers from high volumes of HGV through-traffic and there is no current government strategy to alleviate/mitigate/replace diesel engines for these types of vehicle
- iv. PH observed that the A6 is the preferred trans-Pennine route for traffic in winter conditions as it is often the only trunk road which remains open after snowfall and thus brings additional heavy traffic through the village.

4.2 *Air quality monitoring:* Save Stockport Green Belt Group has fundraised and commissioned independent air quality monitoring (NO<sub>2</sub>) at 10 locations through the village. HLRA has contributed £100 towards the cost and SSGB has agreed to share the results. For a compliant data set, monitoring is required over a period of 3 months however an interim report will be provided based on 1 month's data in time for responding to the GMSF consultation.

HS thanked DW for producing an excellent first draft report on Air Quality and Traffic in High Lane which analyses the various data currently available. When complete, this report will form part of HLRA's response to GMSF.

- 4.3 *Community speedwatch*: Alan James is leading this matter for HLRA and is seeking volunteers willing to be trained to operate speed devices and record vehicle details going forward; GMP have undertaken to provide the training. Please contact Alan or HLRA to be involved.
- 4.4 *Safe cycle ways*: no change; SMBC looking at potential funding sources.
- 4.5 *Middlewood Station*: HS has made request for better signage for pedestrians throughout the entire route from Buxton Road to the station. Noted that some new public footpath signs have been fitted but still do not fully deal with the problem.
- 4.6 *Mitigation measures*: Cllr MacA reported that traffic officers will be reviewing the success or otherwise of the mitigation measures within 12 months of A555 opening. Following this, decisions to be made on what further consultations, if any, may be required. AS made the point that, to be of any value, the review must be undertaken at a time when traffic conditions are appropriate, and not for example in May or quieter summer months. PS requested a final breakdown of the actual costs of constructing the mitigation measures. PS noted that the chicanes on Carr Brow have still not been replaced; Cllr MacA advised that the delay is due to (new) residents on the road raising concerns.

## **5. Other village organisations**

- 5.1 *High Lane Village Neighbourhood Forum*: HS/SP (HLRA) met with RJ/CP (HLVNF) on 5 February 2019 to clarify and align roles in upcoming/longer term projects. A further consultation on the draft Neighbourhood Plan for High Lane is due out soon – it is vital that local residents, groups and businesses take the opportunity to respond so that the Plan reflects the views of the community and adds to its weight.
- 5.2 *Friends of High Lane Parks*: EH and Richard Booker (SMBC Greenspace) are to meet with a representative of the Friends this month to gain clarity on the group's strategy for projects, including the status of HLRA's project for adult fitness equipment which was nominated prior to formation of the current Friends group.

## **6. Treasurer**

- 6.1 BS gave a report on income and expenditure in the period giving an account balance of £2,076.30. HLRA expresses its thanks for the legacy of £250 from the estate of the late Lucy Bailey. It is proposed that a proportion of this be used to fund our project work on the former High Lane Station site.
- 6.2 HS reminded residents that HLRA relies on the £3 - £5 annual subscriptions from households to fund our work, including the village planting and upkeep, and asked that people please remember to help support us with this when the next Newsletter is delivered soon.

## **7. Other business**

- 7.1 PH asked Councillors to feedback the issues with quality/performance of the Councils' term contractor, Cox.

### ***Next meetings:***

HLRA Open Meeting: Thursday 7 March 2019, 8pm High Lane Library

GMSF Drop-In Event: Tuesday 26 February 2019, 3pm – 8:30pm High Lane Village Hall

Marple Area Committee: Wednesday 6 March 2019, 6pm Marple Senior Citizens Hall

# High Lane Residents Association

## **Responding to GMSF**

There are 3 ways to respond:

1. **Online** at <https://www.gmconsult.org/>

or

2. **Email** to [planningandhousing@greatermanchester-ca.co.uk](mailto:planningandhousing@greatermanchester-ca.co.uk)

or

3. **Post** to: Planning Team Consultation,  
GMCA,  
Churchgate House,  
56 Oxford Street,  
Manchester M1 6EU

If not responding online please be sure to include:

- **Your name and contact details**
- **What you are commenting on** (which part of the plan you are writing about - include the question, chapter names, and the reference number of the policy you're referring to. If known, also give page numbers and paragraph numbers.
- **Your comments** with reasons or suggestions/alternatives.

A full copy of the draft GMSF can be read or downloaded at <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-spatial-framework/gmsf-full-plan/>

A printed copy can be seen at High Lane Library

*The High Lane Allocation is "Policy GM Allocation 38: High Lane" on pages 318 – 320 of the full draft.*

Other supporting documents (including the draft transport plan) can be found at <https://www.greatermanchester-ca.gov.uk/what-we-do/housing/greater-manchester-spatial-framework/gmsf-documents/>

**\*\* LATEST DATE for responses to be received is Monday 18<sup>th</sup> MARCH 2019 \*\***