

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 6th January 2016 at 7.00 pm at Nether Alderley Parish Hall.

In the Chair: Cllr. Shufflebottom
Parish Councillors present: Cllr. Bentley, Cllr. Colgan, Cllr. Lewis*, Cllr. McKeown, Cllr. Shorland, Cllr. Walker and Cllr. Wilkinson.
Also present: Cheshire East Councillor George Walton^ and Mrs. Langham, Parish Council Clerk

1. **To receive apologies for absence**
The Parish Council received no apologies for absence.
2. **To receive Declarations of Interests**
 - 2.1 **To Declare Disclosable pecuniary interests.**
No declarations were made.
 - 2.2 **To Declare non-pecuniary interests/ interests conflicting with the seven Nolan principles.**
No declarations were made.
3. **To consider and approve Applications for Dispensations**
No applications for dispensation were submitted
4. **To resolve to approve that the Minutes of the Nether Alderley Parish Council meeting held on 2nd December 2015 and 8th December 2015 are a true and accurate record**
RESOLVED: *The Parish Council resolved to approve that the Minutes of the Nether Alderley Parish Council meetings held on Wednesday 2nd December 2015 and Tuesday 8th December 2015 are a true and accurate record.*
5. **Public Presentation**
There was no public representation.
6. **Planning**
To consider and approve responses to new planning applications:
 - 6.1 **Planning Application 15/5401M**
Full planning permission for the demolition of a number of specified buildings; and outline planning permission with all matters reserved for a mixed-use development comprising the following: • Up to 38,000 sqm of laboratory, offices and light manufacturing floorspace (Use Class B1) • Up to 1,500 sqm of retail, café, restaurant, public house and / or crèche floorspace (Use Classes A1, A3, A4 and D1) • Up to 275 residential dwellinghouses, where up to 60 units could be for retirement / care (Use Classes C2 and C3) • Up to a 100 bed hotel (Use Class C1) • Sport and recreational facilities including an indoor sports centre of up to a 2,000 sqm (Use Class D2) • Up to 14,000 sqm of multi-storey car parking providing up to 534 spaces (sui generis) • A waste transfer station of up to 900 sqm of (sui generis) • Public realm and landscaping • Other associated infrastructure
ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TF

The Parish Council considered comments sent by Nether Alderley residents to Cheshire East Council and copied to the Parish Council in response to this planning application.

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The Parish Council considered comments sent directly to the Parish Council by Nether Alderley residents regarding this planning application including comment on an error in listed closing date for responses to the application on the Cheshire East Council website.

The Clerk confirmed communication with Councillor Walton regarding the error.

The Parish Council noted that the closing date for responses to the application is now listed as 15th January 2016 and noted this date in relation to submitting its response.

RESOLVED: The Parish Council resolved to approve that the Clerk sends a resident mailing and advertises on the Parish website to draw attention to it noting the amended closing date.

The Parish Council considered details of the public meeting that took place on 22nd December 2015, arranged by the Parish Council for local residents to meet representatives of MSP/Bruntwood, comments made by residents who attended and information given by MSP/Bruntwood.

RESOLVED: The Parish Council considered and discussed the planning application. The Parish Council resolved to approve comments relating to each area of the planning application to send to Cheshire East Council

6.2 Planning Application 15/4472M

The refurbishment and partial redevelopment of Block 15 with laboratory, office and manufacturing (assembly) spaces for research and development and associated uses (Use Class B1)

Block 15 Former CTL, ALDERLEY HOUSE, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TF

Invitation to Strategic Planning Board Meeting, 16th December 2015

The Parish Council noted the Strategic Planning Board meeting and that the outcome of the meeting has not yet been received.

7. Burial Board

RESOLVED: The Chairman proposed and Parish Council resolved to approve that Burial Board matters are moved to this point in the meeting, prior to Chairman of the Burial Board, Councillor Lewis's departure

RESOLVED: The Parish Council considered and discussed details of a memorial, in order to make safe, further to communication with Chester Diocesan Advisory Committee and a memorial mason and resolved to approve proposed re-instatement and associated cost, should permission be granted by Chester Diocese.

* Councillor Lewis left the meeting

6.3 Planning Application 15/4117M

Construction of one part two-storey, part three-storey detached infill dwelling with detached garage, new access and landscaping

LAND ADJACENT TO HIGHLANDS, CONGLETON ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7AD

Amended plans

RESOLVED: Further to consideration of the submitted amended plans, the Parish Council resolved to maintain its response, dated 12/10/15, to the original submission of the planning application, as follows:

The Parish Council has a strong objection to the proposed development for the following reasons:

1. It is an unacceptable new development within the Green Belt and within a Conservation area. Construction of a property on this site would set a precedent for other new development within and on the Green Belt in Nether Alderley and in the wider borough.
2. There is no brown field land on this site.
3. There are no special or exceptional circumstances to permit development on this Green Belt land

RESOLVED: Responses to planning applications were proposed by Cllr. McKeown, seconded by Cllr. Colgan and approved by resolution of the Parish Council.

8. To consider Parish Hall wall repair and advice and information received.

Cllr. Walker reminded Councillors of the details of the Condition survey carried out on the Parish Hall and explained that two schematic drawings have been produced for possible changes to the Hall.

The Parish Council considered responses received from companies regarding work required to the Parish Hall wall.

The Clerk detailed communication with the Cheshire East Council Conservation and Listed Buildings Officer regarding repair to the wall and confirmed that listed building consent and planning permission would be required for any work carried out.

RESOLVED: The Parish Council resolved that the Conservation and Listed Buildings Officer is invited to meet with Parish Councillors to discuss the Parish Hall and appraise the wall.

The Parish Council resolved to invite representatives of St Marys and, in view of the Hall being considered for s106 benefit as detailed in Planning application 15/5401M Heads of Terms, representatives of Bruntwood/MSP, to the meeting with the Cheshire East Council Conservation and Listed Buildings Officer.

^ Councillor Walton left the meeting

9. To Consider Parish Hall deeds.

RESOLVED: The Parish Council resolved to approve that this agenda item is considered at the next Parish Council meeting due to time available.

10. To consider signing of telephone kiosk transfer of ownership and associated actions.

RESOLVED: The Parish Council resolved to approve that this agenda item is considered at the next Parish Council meeting due to time available.

11. To consider information received regarding an additional Mausoleum fire extinguisher

The Parish Council confirmed that it had noted a report sent to Councillors prior to the meeting, detailing the Clerk's communication with Cheshire Fire and Rescue who have confirmed current legislation and that two fire extinguishers are required in the Mausoleum.

The Clerk confirmed that the fire extinguisher and mountings have been ordered, as approved at the meeting on 8th December 2015.

12. Finance

12.1 To note receipt of income, as listed in schedule (A1)

The Parish Council noted that there are no receipts

12.2. To approve items for payment as listed in schedule (A2)

Cheque items 1195 and 1197

RESOLVED: The Parish Council resolved to approve that consideration of the payment for transfer of ownership for the telephone kiosk, as listed in the agenda, is moved to the next Parish Council meeting where the transfer of ownership agreement will be discussed

12.3. To approve direct debits as listed in schedule (A3)

RESOLVED: The Parish Council resolved to approve all items of expenditure as detailed in Appendices A2 and A3. Proposed by Cllr. McKeown, seconded by Cllr. Bentley and approved by resolution of the Parish Council

12.4 To consider Financial regulations de minimis amount for obtaining 3 estimates of cost in expenditure

RESOLVED: The Parish Council resolved to amend the de minimis amount where the Clerk strives to obtain 3 estimates of cost for items of expenditure as detailed in Financial regulation 11(h) to £300

Proposed by Cllr. Bentley, seconded by Cllr. Shufflebottom and approved by resolution of the Parish Council.

13. Future Meetings.

The next Parish Council meeting is planned to take place on Tuesday 12th January at 7 pm.

A Planning Committee meeting will take place on Tuesday 26th January 2016 at 10 am

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Minutes taken by: the Clerk.

Minutes confirmed and approved at the Nether Alderley Parish Council meeting held on 11th February 2016

Signed..... Date.....

Chairman

Signed..... Date.....

Clerk

DRAFT

APPENDIX A

**Nether Alderley Parish Council Meeting
Wednesday 6th January 2016 at 7.00 pm.
Nether Alderley Parish Hall.**

Schedule of Receipts and Payments

A1.Receipt of Income

None

A2. Invoices for payment

1195 Mole removal, Burial Ground £28.00 (A,C)
Expenditure approved 6/10/15 Minute reference 9.4

1197 Nether Alderley Parish Hall JMC Hire of Hall for public event £15.00 K

A3. Direct Debits for approval

Utility Warehouse Parish Hall electricity £224.86 (£187.39 plus £37.47 VAT) for October 2015, to be debited on or after 31st December 2015 E,F,G

Service approved Minute reference 23.11.06 p 256 , Service ordered 23.11.06, Service last reviewed for continued use Minute reference 10.8.15 8.3 and 8.4

A4. Approval for future expenditure/order

None

A5. Approval to send to Payroll Provider for inclusion in Payroll Report for Clerk's expenses/salary H

None

Signed.....

Chairman of Meeting

Signed.....

Clerk and Responsible Financial Officer

Parish Council Powers for expenditure and activity:

Audit

Audit Regulations 1996 I

Benches

Power to provide and maintain roadside seats and shelters Parish Councils Act 1957, s.1 K

Burial Grounds, Cemeteries and Crematoria

Power to acquire, provide and maintain A

Open Spaces Act 1906, ss9 and 10

Power to agree to maintain monuments and memorials B

Parish Councils and Burial Authorities (Miscellaneous Provisions) Act 1970, s.1

Power to provide and maintain and Power to contribute towards expenses of cemeteries C

Local Government Act 1972, s.214

Bus Shelters

Power to provide and maintain shelters D
Local Government (Miscellaneous Provisions) Act 1953, s.4
Parish Councils Act 1957, s.1

Community Centres

Power to provide and equip community buildings E
Local Government Act 1972, s.133

Power to provide buildings for clubs having athletic, social or educational objectives F
Local Government (Miscellaneous Provisions) Act 1976 s.19

Power to provide a range of recreational facilities G
Local Government (Misc Provisions) Act 1975 s19

General Administration/Running Costs

Subsidiary powers of local authorities – to facilitate, or conducive or incidental to, the discharge of functions
LGA 1972 s111 H

Parish Hall – public meetings K

1. LGA 1972 s 142 “ arrange for the delivery of lectures and addresses and the holding of discussions on such matters - provision of information etc relating to matters affecting local government
2. s133 ‘Power to provide buildings for public meetings and assemblies or contribute towards the expenses of providing such buildings’
3. LGA 1972 S111

Litter bins

Provision of litter bins L
Litter Act 1983, ss 5, 6

Research and collection of information

Power to carry out research

LGA 1972 S 141 M

Parish Plans S141 LGA 1972 J

Section 137

Local Government Act 1972. Power of Local Authorities to incur expenditure for certain purposes not otherwise authorised. Power to do something that will benefit the community where there is no other specific power covering the action; Set at £7.36 per elector in 2015/16. Expenditure must be commensurate with the benefit N