

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held at 7.00 pm on Wednesday 12th November 2014 at Nether Alderley Parish Hall.

At 7 pm and prior to the opening of the Parish Council meeting, the applicant and representatives of the applicant, of the following application attended to present information relating to the application plans, further to their request to meet with the Parish Council.

Planning Application 14/4719M

Redevelopment of the site to deliver 4no. detached residential properties with associated access and amenity areas.

Unit 3, Bollington Lane, Nether Alderley, Cheshire.

In the Chair: Mr. Clarke

Also present: Mr. Colgan, Mr. Lewis, Mrs. Reynolds, Mrs. Shorland, Mrs. Shufflebottom, Mrs. Walker* and Mrs. Langham, the Clerk

1. **Apologies**

Apologies were received from Mrs. McKeown and Cheshire East Councillor George Walton.

2. **Declarations of Disclosable Pecuniary Interests**

Mrs. Shufflebottom declared an interest in Planning Application 14/4719M due to the proximity of the application site to her property.

3. **Declarations of Interests Conflicting with the Nolan Principles.**

No declarations were made.

4. **Applications for Dispensations**

None made.

5. **Approval of Minutes**

The Minutes of the Parish Council meetings 13th October and 21st October 2014 and Burial Board meeting 21st October 2014 and approval for payments made at these meetings were confirmed as a true and accurate record and approved **by resolution of the Parish Council.**

6. **Matters Arising**

6.1 Planning Application 14/4719M

(Not part of discussion: Mrs. Shufflebottom)

The Parish Council considered its response to planning application 14/4719M, submitted further to the Parish Council meeting on 21st October. The Parish Council considered the representation made by the applicant and agent of the Planning application earlier in the meeting.

The Parish Council concurred that it was not in support of any development beyond previously developed sites within Nether Alderley and that it maintained points made in its original response.

The Parish Council resolved to send an additional comment to the planning officer, stating the following:

The Parish Council is opposed to development outside areas of previously developed land, reflecting its commitment to preserving all areas of Green Belt within the Parish. The Parish Council recommends that all residential development should be restricted to areas of Previously Developed Land.

*Mrs. Walker joined the meeting

6.2 Parish Plan updates

The Clerk explained that bulb planting has been completed, guided by the Chairman of the Pride of Nether Alderley Parish Plan Group. The Parish Council welcomed the news and expressed appreciation for the project. The Parish Council understands that planting has mainly taken place at the Congleton Road/Welsh Row grassed junction.

The results of the speed survey on Congleton Road, near to Nether Alderley Primary School, have still not been received. The survey equipment was removed on 10th November. Results were expected that day but the Parish Council has been notified, by the company, of difficulties e-mailing results data.

There have been no Parish Plan updates received for posting on to the Parish website.

Mrs. Shufflebottom reported that the final meeting of the Steering Group was taking place this evening.

Mr. Clarke reported on a meeting he attended with the Chairman of the Parish Plan Safety and Security Group and Councillor George Walton. The Group has identified a number of issues:

- There is inadequate signage warning of the prohibited right turn at Monks Heath. Councillor Walton will address the matter with Cheshire East Council.
- There are no street lights working at Monks Heath. Councillor Walton will address the matter with Cheshire East Council.
- A sign for the residential lane turning, on Bollington Lane, will soon be installed, as previously agreed with Cheshire East Council.
- The Parish Plan Group would like to see 30 mph limits throughout the village.
- The Group asks that consideration be given to establishing 30 mph limits as part of an s106 benefit to the Parish, should development at Alderley Park be permitted

6.3 Cheshire East Council sale of Land off Sand Lane and Welsh Row and purchase of land off Congleton Road

- Further to the meeting with Councillor Jones, Leader of Cheshire East Council, on 21st October, Mrs. Reynolds forwarded an electronic copy of the Parish Plan to him. The Parish Council asked the Clerk to also forward a paper copy. Mrs. Shufflebottom will obtain a copy for the Clerk to send.
- The Clerk has sent thanks to Councillor Jones for attending the meeting on 21st October and has confirmed that the Parish Council would value the opportunity to hold a public meeting where local residents can engage with Councillor Jones, once

the Alderley Park Masterplan has been produced. Councillor Jones has responded that he is happy to arrange the meeting as soon as the Masterplan has been completed and will await further communication from the Parish Council regarding a suggested date.

- The Parish Council discussed the intention to arrange a Public meeting as soon as the Alderley Park Masterplan is available and confirmed that the best venue within the Parish would be Nether Alderley Parish Hall. Seating and space available at the Hall was discussed.
- A letter has been received from Councillor Jones, regarding Cheshire East Council's purchase of land off Congleton Road. The letter pre-dates the meeting on 21st October but was received after the meeting. A copy of the letter was passed to all Parish Councillors.
- Mrs. Sandra Reynolds has received communication from Councillor Jones explaining the reason for sale of the land off Sand Lane and Welsh Row – due to the completion of mitigation and landscaping works in connection with the Bypass, where the land is now surplus to requirements. The land will be marketed for sale through an informal tender process and it is proposed that the land will be sold only on an agricultural basis as the land is situated within Green Belt and therefore development is not supported by the Council.
- The Parish Council discussed and expressed some concerns over the contrast in Cheshire East Council purchasing Green Belt agricultural land off Congleton Road but selling similar land off Sand Lane. Mrs. Reynolds proposed that the Parish Council considers requesting that Cheshire East Council retains the land adjacent to Sand Lane and Welsh Row due to it potentially having a 'strategic value' similar to the 'strategic value' cited by Cheshire East Council as being the rationale for purchase of the Congleton Road land.
- ***The Parish Council considered the matter, discussed in detail and resolved to approve that the following request is made to Councillor Michael Jones:***

The Parish Council understood the rationale, explained by Councillor Jones at the meeting on 21st October, for purchasing the land off Congleton Road as a means of protecting this 'strategic' piece of land from future development.

Having carefully considered Cheshire East Council's proposed sale of the Sand Lane/Welsh Row land, the Parish Council has reached the conclusion that this area of land is also crucially 'strategic'; in view of the potential it offers for unwelcome development along the course of the A34 Bypass.

At the time of the Bypass Hearing, a guarantee was given that development on land adjacent to the Bypass would not be permitted. The Parish Council had huge concerns that the Bypass, designed to alleviate traffic impact upon local communities, might conversely create a potential legacy of extended negative environmental impact by providing a starting point for urban sprawl. The assurance made at the time of the Bypass Hearing was greatly welcomed by the Parish Council.

Worryingly, the Parish Council has noted that, included within the Local Plan Matter 15, a developer is already proposing an enormous development surrounding the Alderley Edge section of the A34 Bypass, pushing on the boundary with Nether Alderley; only 4 years after the opening of the Bypass.

In view of Cheshire East Council's policy of holding agricultural land and its stance of protecting the Green Belt, Nether Alderley Parish Council asks that Cheshire East Council retains the land off Sand Lane in order to protect the land from any possibility of future development. Parish Councillors concur that there is a significant 'strategic' reason for retaining the land that very much falls in line with Cheshire East Council's rationale for purchasing the land off Congleton Road – protection of the Green Belt from development on land that could hold great appeal for developers but where development would have a hugely adverse impact upon the Parish.

6.4 Tour of Saddlebridge Unit.

Councillors Clarke, Shufflebottom and McKeown attended a tour of the new Unit at the Soss Moss site and reported details of the visit, designed to provide information about the operation of the Unit and maintain communication with local Parish Councils.

The Parish Council asked the Clerk to pass on thanks for the tour, to the Clinical Manager of the Unit.

The Clerk has received communication from Cheshire Constabulary to say that the outcome of the investigation has not yet been concluded but that information will be passed on to the Parish Council as soon as a conclusion is reached.

6.5 Meeting with Manchester Science Parks.

The meeting, due to be held next week with representatives of Manchester Science Parks and Bruntwood, is confirmed. The intention of the meeting is to introduce the Parish Council to those now responsible for Alderley Park.

6.6 Local Plan Hearing Sessions

The Parish Council has received a number of communications, through the month, relating to the Local Plan:

- It has been confirmed that a recent interim report has been produced by the Inspector, explaining his conclusions on the soundness of the aspects of the Local Plan that have considered during Hearings to date, and giving advice about Cheshire East Council's options in addressing his conclusions. The report can be found on the Cheshire East Council website.
- The Strategy Sites and Strategic Locations aspect of the Hearing, which the Parish Council was allocated a date to represent at regarding Alderley Park, continues to be postponed, pending Cheshire East's decision on a way forward in response to the Inspector's comments.
- Additional/alternative omission sites are now listed under 'Matter 15' and the Parish Council is given the option of sending representation regarding Matter 15, should it consider to be entitled to do so. The Parish Council expressed concern over one newly submitted site that incorporates a large development on either side of the A34 Bypass within Alderley Edge but abutting Nether Alderley. As the site is not situated in Nether Alderley, the Parish Council agreed to closely monitor the matter.
- Under Matter 14 (which includes development at Alderley Park), the Clerk drew attention to a number of new reports that have been submitted that can also be found on the Cheshire East Council website.

6.7 Christmas Trees

The Clerk has investigated an option of hiring small Christmas trees that could be positioned around lampposts in the Parish. A company has forwarded information

about trees that are decked with solar powered lights. The company arranges all aspects of the installation, operation and removal.

The Parish Council discussed the presentation of the trees and cost involved but agreed not to pursue hire on this occasion. The Parish Council continues to hope that a full sized tree could be installed at some point in the future but recognises the complicated and costly policies and procedures connected with installation and siting of a tree. Potential sites were discussed. The Clerk will continue to monitor information received from companies that specialise in roadside trees and decorations.

6.8 Pavement Cleaning.

Mr. Colgan had been contacted by a local resident with concerns regarding the state of the pavement alongside Congleton Road. The Clerk had made enquiries of the contract company responsible for pavement cleaning. The Clerk explained that the contract awarded by Cheshire East Council to ANSA does not include a fixed schedule for pavement cleaning, however, the officer involved welcomes direct contact from the Parish Council when need is identified. The Officer confirmed that pavement cleaning of the footpath adjacent to Congleton Road, from the boundary with Alderley Edge to the Nether Alderley roundabout, should take place in two week's time. It was explained that leaves have dropped suddenly this year due to dry weather over the summer and sudden winds and poor weather more recently.

6.9 Meeting dates 2015.

The Clerk has circulated proposed Parish Council meeting dates for 2015, to Parish Councillors. Dates are now confirmed and the Clerk will re-circulate.

7. Correspondence.

7.1 Highway Satisfaction Survey.

The Parish Council has received notification of the annual Highways Satisfaction Survey from Cheshire East Council.

The Clerk has obtained a printable version of the survey and distributed to Councillors.

The Parish Council considered and approved that individual Councillors should submit completed questionnaires to the Clerk and the Clerk compile and submit a Parish Council response based upon the completed surveys received.

7.2 Local Resident Communication.

The Parish Council received communication from a local resident expressing concerns about the failure of planting to thrive, along the A34 Bypass. Concern has also been expressed about the failure of planting alongside Footpath 24. The Parish Council discussed and considered the matter and confirmed that it had pursued requests for replacement planting on a number of previous occasions.

The Parish Council resolved that the Clerk should write to Cheshire East Council to raise the issue, again, and express concerns relating to fulfilling mitigation requirements within the time scale of the Bypass after-care planting scheme contract and request that replacement planting is carried out.

8. Finance

8.1 Receipts

494	Purchase of grave 255 and burial	Hopkinson, Wootton, Lovatt	£1200.00
495	Burial Grave 194	Co-operative Funeral Care	£600.00
	BACS payment	Interment CP 26 Albert R. Slack	£60.00
496	Additional Inscription Grave 194	Co-operative Funeral Care	£60.00

8.2 Payments

1123 Clerk's salary (£508.84) and expenses (£236.40 for stationery, postage, broadband/telephone contribution and travel) presented and approved 13th October 2014)
Total: £745.24 November 2014 H

1124 Cheshire West and Chester- Cheshire Pension Fund Pension contribution
November 2014 £127.08 H

1125 Fentongollan Farms Daffodil bulb purchase £482.70 (£402.25 plus £80.45 VAT) N

1126 Henshaws Waste collection October 2014 £39.28 (£32.74 plus £6.54 VAT)
A,C,E,F,G

1127 Mr. N. Moore Burial Ground maintenance and work 8.5 months plus extra requested tasks 7/2/14 – 21/10/14 £1534.50 A,C

Payments were proposed by Mrs. Walker, seconded by Mrs. Shufflebottom and approved by resolution of the Parish Council.

Mr. Clarke explained that a contribution towards payment for repair of the damaged Burial Ground stone wall had been received from the landowner, whose tree had fallen on to the wall. He has asked the landowner that they consider arranging for an inspection of the tree, to assess its state of health. The Clerk confirmed that, further to consent given by the landowner, Mr. Moore has removed and disposed of the large branch, that fell in to the field adjacent to the Burial Ground, and that was blocking the route for the grave digger to access the New Burial Ground.

The Parish Council resolved that the Clerk write to the landowner to acknowledge, with thanks, receipt of the payment, notify that the wood has been cleared from the field to allow ease of access around the outside of the Burial Ground, as agreed with the landowner, and advise that the Parish Council recommends that a tree surgeon assesses the tree to determine its condition.

9. Planning

9.1 No new planning applications

9.2 S106 provision

The Parish Council referred back to Planning Application 14/4719M, discussed previously in the meeting and responded to at the meeting on 21st October. Mrs. Reynolds proposed that the Parish Council considers submitting a request for s106 provision for Nether Alderley in relation to application 14/4719M, in view of the extent of the proposed new development, the change of use proposed, the precedent that the development would set along Bollington Lane for further development within the area and the potential that the development has to change the nature of that locality.

The Parish Council considered and discussed the matter and resolved to approve submission of a request for Nether Alderley to receive s106 benefit, should the application be granted. The Parish Council resolved to approve that a proposal should be made to Cheshire East Council that an s106 fund is set up for provision of improvement to and renovation of the Parish Hall as part of the development of a community focus to Nether Alderley.

10. Burial Board

10.1 Tree inspection

Mr. Lewis is continuing to pursue. An appointment was arranged with a tree surgeon, who failed to attend the appointment. Mr. Lewis is contacting an alternative tree surgeon

10.2 Burial Ground Maintenance Payment Review.

The Parish Council considered a proposal from the Burial Board, discussed at the Burial Board meeting on 21st October 2014, to increase Burial Ground maintenance payments from £13 per hour to £14 per hour.

The Parish Council resolved to approve the increase to £14 per hour, backdated to 21st October 2014

10.3 Burial Ground Annual Action list

Further to the Burial Ground meeting and reviews carried out on 21st October 2014, the Parish Council considered, and Mr. Lewis, Chairman to the Burial Board, signed, the annual list of actions detailing all aspects of care and maintenance of the Burial Ground, together with dated actions.

10.4 Approval for Memorial Inscription.

The Parish Council considered and resolved to approve details for a memorial inscription for Grave 256.

11. Parish Hall

A new Clerk has now been appointed to the JMC.

The Parish Council Clerk explained difficulty accessing the meter box and filing cabinets due to the gradual accumulation of items in the upper room.

The Parish Council considered concerns that the number of items stored have increased significantly over time; in conjunction with advice given at the time of the Parish Hall survey that weight in the upper rooms should be restricted. Members of the JMC will take concerns to the next JMC meeting.

12. Other Business

12.1 Alderley Park

Mr. Clarke explained that he, as representative of the Parish Council, has been invited to attend short monthly meetings with Cheshire East Council Officers regarding Alderley Park. He has attended one meeting. There was no new information presented at the meeting. The Masterplan for development of Alderley Park is still being awaited.

Parish Councillors agreed that attendance at the meetings could be a beneficial way of maintaining communication with the Borough Council about Alderley Park.

Minutes taken by: the Clerk.

Minutes confirmed and approved at the Nether Alderley Parish Council meeting on Tuesday 2nd December 2014.

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

Parish Council Powers:

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 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

LGA 1972 s111 H

Audit

Audit Regulations 1996 I

Parish Plans S141 LGA 1972 J

Benches

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

Litter bins

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

Power to carry out research
LGA 1972 S 141 M

Section 137

Local Government Act 1972. Power to do something that will benefit the community where there is no other specific power covering the action; it cannot be used retrospectively. Can spend up to £6.44 per elector in 2011 and 2012. Expenditure must be commensurate with the benefit N