

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Planning Meeting held on Monday 13th February 2017 at 7.00 p.m. at Nether Alderley Parish Hall

In the Chair: Cllr. J Shufflebottom

Parish Councillors present: Y.Bentley, S.Lewis C.McKeown S. Shorland, C.Walker and J.Wilkinson

Also present: Cheshire East Councillor G. Walton and the Parish Council Clerk

1. **To receive apologies for absence** – The Parish Council received apologies for absence from Nether Alderley Parish Councillor: D.Colgan

2. **To receive Declarations of Interests**

2.1 **To Declare Disclosable pecuniary interests** – Cllr. Shufflebottom made a full declaration (Planning 17/0395M)

2.2 **To Declare interests conflicting with Nolan principles/non-pecuniary interests** - No declarations were made.

2.3 **To all Councillors to consider amendments required to their Declaration of Pecuniary interest forms** - No amendments were made.

3. **To consider and approve Applications for Dispensations** - No applications for dispensation were submitted.

4. **RESOLVED:** The Parish Council resolved to approve that the Minutes of the meetings held on 4th January, 9th January and 25th January 2017 are a true and accurate record.

Proposed: Cllr. J.Shufflebotom

Seconded: Cllr. J.Wilkinson

5. **Public presentation**

To adjourn for representation from residents of the Nether Alderley Parish - No residents represented.

6. **Meeting resumed**

7. **To exclude the public and press in the public interest for consideration of the following items:**

a. **Personal issues**

b. **Legal issues**

8. **Current Matters**

To consider and agree actions relating to ongoing matters:

8.1 **Update – Parish Hall renovation**

St. Mary's Church have agreed to contribute £3,000 towards the initial costs of obtaining surveys etc. which should reduce the total amount the Parish Council has to fund.

An email from Joe Broadley (Bruntwood Estates) had been received stating that Alderley Park Ltd. could look at paying for any initial professional works/services directly, if they were part of the approved scheme and as part of the section 106 payment. This is to be officially confirmed.

A working party has been formed and is collaborating to determine a social needs audit for the parish which will be necessary should additional funding be required.

Cllr. Shufflebottom thanked Cllrs. Bentley, Wilkinson and Walker who have been attending numerous meetings and working closely with the Parish Hall renovation group.

8.2 Highways – Speed management on Congleton Road re: Proposed markings

The Parish Council discussed and considered the responses which had been received from a local resident and the Headmaster and Governors of Nether Alderley Primary School.

RESOLVED: The Parish Council resolved to accept Cheshire East Highway's proposal of improving road signage/markings and will instruct them to commence with the road markings as soon as possible.

Proposed: Cllr. J.Wilkinson

Seconded: Cllr. C.Walker

8.3 Update – Decommissioning of BT telephone boxes re: Monks Heath, Chelford Road, Nether Alderley

The response from a local resident had been positive and they have agreed to help maintain the BT telephone box once it has been decommissioned. The Parish Council will await further instructions from BT and Cheshire East with regard to the adoption.

8.4 Neighbourhood Plan (in conjunction with Great Warford Parish Council)

The presentation meeting in January was very well attended by both Parishes. Tom Evans (Cheshire East Council) informed everyone of the benefits of producing a Neighbourhood Plan and confirmed that although cuts had been made to funding, Cheshire East have a team available to give support throughout the process. Jane Deans (Chair of Brereton Parish Council) spoke about the pros and cons of producing a Neighbourhood Plan. At the end of the meeting, following a show of hands, it was agreed to take the proposal forward as a joint application. It was subsequently agreed that two Councillors from each Parish will form a working party to enrol help from the community and Cllr. Shufflebottom asked for two volunteers to join a working party. The Nether Alderley's Parish Plan which was produced in 2014, will be used as a foundation.

The Councillors discussed the merits of producing a plan, the amount of work involved in producing a plan, and the effectiveness of the future use of the plan in planning issues. The Councillors were divided in their determination as to whether the plan would be of sufficient merit as to warrant the work and cost involved.

9. New Matters

9.1 Schedule of Proposed Main Modifications to the Cheshire Local Plan Strategy – Formal consultation period 6th February 2017 to 5.00 p.m. on 20th March 2017.

Cllr. Shufflebottom suggested Councillors should read as much as possible about the proposed main modifications to the Cheshire Local Plan Strategy to remain informed.

CLLR. G.WALTON LEFT THE MEETING TO ATTEND ANOTHER LOCAL PARISH MEETING

10. Policies and Procedures

10.1 To receive a report on the quarterly inspection of Highways Assets

Cllr. Yvonne Bentley will perform the next quarterly highways inspection which is due in March 2017.

11. Finance

11.1 To consider and approve Receipts

RESOLVED: *The Parish Council resolved to approve receipts as listed in Appendix (A1)*

11.2 To consider and approve Payments

RESOLVED: *The Parish Council resolved to approve payments as listed in Appendix (A2)*

Proposed: *Cllr. J.Wilkinson*

Seconded: *Cllr. Y.Bentley*

11.3 To approve Direct Debits

RESOLVED: *The Parish Council resolved to approve direct debit as listed in Appendix (A3)*

11.4 To approve administration and expenses costs as listed in schedule (A4)

RESOLVED: *The Parish Council approved the administration and expense amounts to send to the Payroll Provider for inclusion in the Clerk's payroll report.*

Proposed: *Cllr. J.Shufflebottom*

Seconded: *Cllr. C.Walker*

12. Correspondence

12.1 (10.01.17) Local Highways Section – What do you think? Cllr. Shufflebottom will look at this

12.2 (31.01.17) Local Plan – Spatial Planning Update – Cllr. Shufflebottom stated there will be many more updates to come and asked Councillors to stay as informed as possible.

12.3 (10.02.17) Managing your participation in the LGPS (Seminar invitation) – Councillors considered this to be a very specialised area which none of them had any experience in.

13. Planning

13.1 To consider and approve responses to new planning applications:

Application No: 17/0210M
Proposal: Listed building consent for alterations and refurbishment to upper courtyard building
Location: ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TJ
National Grid Ref: 384506 374974

Comment: *The Parish Council are very much in favour of the window detailing i.e. cream painted which sits well with and compliments existing brick, retaining the 'barn like' feel to the buildings which historically blends well into the landscape.*

Application No: 17/0211M
Proposal: Listed Building Consent for alterations and refurbishment to Lower Courtyard Building
Location: ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TJ
National Grid Ref: 384445 374989

Comment: *It is pleasing to see retention of existing character to this lower courtyard building.*

Application No: **17/0212M**
Proposal: **Reserved matters application following approved 15/5401M for details of access, layout, scale, landscaping and appearance including listed building consent for a residential development comprising of: - Conversion of historic courtyard buildings to create 17 residential units including selective demolition to facilitate conversion, demolition of other contemporary buildings & 3 new build units. - Creation of 14 new residential units within the wider historic courtyard, with podium car parking. - Demolition of the Watergarden building and erection of a 5-storey residential apartment building comprising 23 units, with underground car parking. - New public realm, landscaping, boundary treatments, landscape planting and associated infrastructure.**
Location: **ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TJ**
National Grid Ref: **384473 374952**

Comment: The conversion of the 2 historic courtyards as per planning applications 17/0210M and 17/0211M

Demolition of other contemporary buildings & 3 new build units. - Creation of 14 new residential units within the wider historic courtyard

The Parish Council has grave concerns about the new build terraced housing as detailed on page 94 of the Design and Access Statement (Inner Courtyard Buildings) and does not feel this particular design shows empathy to the existing historic building it will be sitting alongside.

The provision of roof terraces makes the roof structure too angular in comparison to the existing historic courtyard and the Parish Council would prefer to see traditional roof detailing to match the existing style.

The window detailing which is contemporary, is too stark a contrast and is not sympathetic to the sash style windows retained in the historical element.

The Parish Council also have concerns about the use of modern red brick sitting alongside the existing brickwork.

Demolition of the Water Garden Building and erection of a 5-storey residential apartment building, comprising 23 units

The Parish Council has grave concerns about this element of the development. It is very difficult to contextualise the actuality of this style of building, as materials to be used have not yet been defined and there is only an artist's impression to visualise and guide us. As such, it is very difficult to make any comment on the proposed 'veil' detail with such little information at this stage.

Our immediate observation is that the architectural style is very urban, giving a utilitarian commercial impression and which would be more in keeping with the Science Hub rather than residential accommodation.

In order to comment positively, we would ask that once the materials have been determined we are consulted and included in any visual aids to assist us with a further formal response.

New public realm, landscaping, boundary treatments, landscape planting and associated infrastructure

The Parish Council would welcome the proposed freedom of access for non-residents in the park which can only help bring the community together and is of great importance for the future of the Parish.

In conclusion, Alderley Park will provide a unique opportunity for residential dwellings to blend in and compliment the local environment. However, bringing urban ideas and designs to such a rural landscape palette is not in our opinion required. This is an opportunity to create something special to the Park, but there is also the danger of spoiling the soft historic country feel that Nether Alderley presently enjoys.

Application No: 17/0214M
Proposal: Listed Building Consent for alterations and refurbishment to Waterloo Building
Location: ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TJ
National Grid Ref: 384473 374952

Comment: The Parish Council welcomes the historic input that maintains the retention of the original features.

Application No: 17/0389M
Proposal: The erection of one new building entrance, the upgrading of three existing building entrances with limited demolition, and the demolition and reconfiguration of an existing link building into an open feature entrance
Location: ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TJ
National Grid Ref: 384744 375620

Comment: The Parish Council has no objections to these plans.

CLLR. J.SHUFFLEBOTTOM LEFT THE MEETING BEFORE THE FOLLOWING PLANNING APPLICATION WAS DISCUSSED

Application No: 17/0395M
Proposal: Demolition of the existing munitions building and redevelopment of the site to provide 2no detached residential dwellings with garages and associated landscaping
Location: former munitions building, BOLLINGTON LANE, NETHER ALDERLEY, CHESHIRE, SK10 4TB
National Grid Ref: 383314 375400

Comment: The Parish Council have no objections to this planning application.

However, should Cheshire East Council Development Management/Planning Department be minded to approve this planning application, the Parish Council requests that a condition is imposed that all contractors and visitors to the site, during the time of construction, park within the confines of the development and not on surrounding highways or verges, to prevent the inconveniencing of neighbouring properties and the damage to highways and verges.

The Parish Council also requests that a condition is imposed that any damage to verges, highway or associated land, caused directly or indirectly as a result of the building works, is fully repaired and reinstated.

CLLR. J.SHUFFLEBOTTOM REJOINED THE MEETING

Application No: 17/0477M
Proposal: Advertisement Consent for 1 fascia sign
Location: Block 33 Alderley Park, Congleton Road, NETHER ALDERLEY, SK10 4TF
National Grid Ref: 384603 375726

Comment: The Parish Council has no objections to this planning application.

Application No: 17/0530M
Proposal: Reserved matters application for demolition of existing waste transfer station and redevelopment for a Full-Sized Sports Pitch (Use Class D2) including ground engineering works, erection of site boundaries and landscaping
Location: ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TJ
National Grid Ref: 385042 375249

Comment: The Parish Council has no objection to the principal of a full sized sports pitch but we request that should you be minded to approve this application a condition be put in place that this land cannot be classed as previously developed land in the future to prevent any further

13.2 To consider any other planning matters:

Application No. 17/0510M
Proposal: Delivery of watersports and outdoor activity centre on the north and south lake of the former mere farm quarry, including new vehicular access, car parking and multi use building
Location: MERE FARM QUARRY, ALDERLEY ROAD, CHELFORD, MACCLESFIELD

Comment: Although this application lies within the Chelford Parish, should it be approved, it will have a significant impact on several residential dwellings within Nether Alderley and therefore we wish to make the following comments for your consideration:

- 1. The Parish Council feel very strongly that this is an inappropriate development within the greenbelt. At present there is no element of previously developed land which would give rise to special circumstances and allow a commercial development on this site. We suggest this would be a detrimental impact upon the openness of the greenbelt which the Parish Council fiercely protects at all times.***
- 2. The previous 14/1944W application which determined the final restoration plan once all quarrying had been completed, clearly states that the land should be returned to greenfield greenbelt status and the associated landscaping approved provided for protection of nature and wildlife. There is clear evidence of the maturity of this on the site today.***

In conclusion, the PC would urge you as a Planning Committee to refuse this application, as your responsibility is to uphold the policy which protects the greenbelt within Cheshire East authority.

14. Burial Board

14.1 Approval to replace a memorial in the Old Burial Ground and add an inscription

RESOLVED: To exclude the public and press in the public interest due to the consideration of personal information as detailed in 13.02.17 Appendix B.

14.2 Purchase of a new grave in the New Burial Ground (Plot 252)

RESOLVED: To exclude the public and press in the public interest due to the consideration of personal information as detailed in 13.02.17 Appendix B.

15. Parish Hall

15.1 To receive reports from members of the Parish Hall Joint Committee

15.2 To consider any other matters relating to the Parish Hall

15.2.1 JMC – New Chair appointment 2017

Cllr. D.Colgan has been appointed as Chairman of the JMC for one year.

15.2.2 Parish Hall Group – Approval required for the Chair and Martyn Balle (Chair of the Parish Hall Group) to look at the original deeds to the Parish Hall which are held at Nat. West Bank.

A letter had been prepared giving authority for Cllr. J.Shufflebottom and Mr. Martyn Bale to look at the original deeds and any related documents held at the Nat. West Bank.

RESOLVED: The Parish Council resolved to approve for Cllr. Shufflebottom and Mr. Martyn Bale to look at the deeds and any related documents held at the Nat. West Bank. A letter of authority was signed by two Councillors on behalf of the Parish Council.

Proposed: Cllr. C.McKeown

Seconded: Cllr. C.Walker

16. Councillor's reports and items for future agenda

16.1 Councillors to consider and approve at their next meeting in March, the use of Indian ink in the Register of Burials and Purchase of Burial Plots.

17. Next Parish Council Meeting

The Parish Council confirmed that the next Parish Council meeting will be held on:
Monday 13th March 2017.

Minutes taken by: the Clerk.

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

APPENDIX A

**Nether Alderley Parish Council Meeting
Monday 13th February 2017 at 7.00 p.m.
Nether Alderley Parish Hall**

Schedule of Receipts and Payments

A1. Receipt of Income

11.01.17	BACS	HM Revenue & Customs	£697.72	(VAT)
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A2. Invoices for payment

1271	Henshaws Envirocare Ltd.	£20.33 (£16.94 plus £3.39 VAT) 1 x Waste collections, January 2017		E,F,G
		<i>Waste collection review and approval 10/8/15 Minute Ref 8.5 Service ordered 11/6/2009. Minuted approval 21/5/2009 ref 5.10</i>		
1272	Nether Alderley Parish Hall JMC	£30.00 2 hours hire of the hall re: Public meeting		K
1273	Mrs. J.Shufflebottom	£34.50 Photocopying re: Neighbourhood Plan		H
1274	Mrs. B.Thorpe	£652.79 Salary and expenses, February 2017 <i>Minute reference 10.08.16 Pt. 6.3</i>		H
1275	Cheshire Pension Fund	£152.78 Pension contributions for February 2017 <i>Minute reference 06.10.16 Pt. 8.7</i>		H

A3. Direct Debits for approval

Utility Warehouse	£210.30	Parish Hall Electricity for December 2016 debited on or after 7 th January 2017 (£175.25 plus £35.05 VAT)	E,F,G
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Service approved Minute reference 23.11.06 p256, Service ordered 23.11.06, Service last reviewed for continued use Minute reference 10.08.15 8.3 and 8.4

A4. Approval to forward to Payroll provider for inclusion in Payroll Report for Clerk's expenses/salary:

Additional Hours, Travel and Administration/Stationery Costs:	£319.71	H
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**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

Local Authorities Cemeteries Order 1977 (no 204) C1 Memorials (16 (1) (a) and 16 2 (b))

Bus Shelters

Power to provide and maintain shelters D

Local Government (Miscellaneous Provisions) Act 1953, s.4

Parish Councils Act 1957, s.1

Crime prevention *Local Government and Rating Act 1997 s31, Crime and Disorder Act 2000 Q*

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

Websites Local Government Act 1972 s142 P