

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 13th June 2023 6.30pm Nether Alderley Parish Hall

In the Chair Cllr. Angela Farrell

Parish Councillors present: Cllrs: Sue Joseph, Lesley Gleave, Jackie Wilkinson, Dave Clarke and Geoff Linnell

Also present: David Naylor Parish Council Clerk

Member of the Public: One member was present, David Fairhurst, but he did not wish to speak.

1. **To receive apologies for absence.** None.
2. **To receive Declarations of Interests**
 - 2.1 To declare disclosable pecuniary interests (Councillors with disclosable pecuniary interest(s) must leave the room for the relevant items). There were none.
 - 2.2 To declare interests conflicting with the Nolan principles/non-pecuniary interests.
 - 2.3 To allow Councillors to consider amendments required to their Declaration of Pecuniary Interest forms. There were none.
3. **To consider and approve Applications for Dispensations.** There were none.
4. **To resolve to approve that the Minutes of the Nether Alderley Parish Meeting, Annual General Meeting and Parish Council Meeting** held on 9th May as a true and accurate record. It was **RESOLVED** that the Minutes were a true and accurate record although Cllr Gleave was not present at the May Meeting. The Clerk would correct this.
Proposed: Cllr. Farrell **Seconded by** Cllr. Linnell
5. **6.35 pm Public Presentation**

To adjourn the meeting to receive representation from members of the Nether Alderley Parish. One member of the public was present but did not wish to speak.
6. **Resumption of the Meeting.** The meeting was not adjourned.
7. **Neighbourhood Plan Progress (NP)**
 - 7.1 Production of the Design Guides by AECOM:

This will involve an application for a technical assistance grant from Groundwork (Locality) and AECOM will produce the guides for a fee. Over Alderley had engaged with them. Click [HERE](#) to view their Design Guides.

The Clerk had spoken to Greg Woolridge of Cheshire East Council's (CEC's) Neighbourhood Planning Team. He recommended including the guides and noted that the NP's Policy HD1 addressed local design and character, and introducing locally specific detail in design guides would complement this policy and the NP.

The Clerk had asked AECOM for a quote and the Parish Council was ready to apply for a grant to match that figure. However, Groundwork had not yet reinstated this year's grant regime and the Parish Council could not yet apply. The Clerk will report the AECOM quote to members when available.
 - 7.2 The NP's Section 14 Consultation Responses. The closing date was 29th May. This is the link to all the [Section 14 Responses](#).

There were a lot of comments from Nether Alderley Rural Protection Association (NARPA), Alderley Park and Cheshire East's Neighbourhood Planning Team. The latter was concerned that the Plan was still quoting verbatim from parts of the Local Plan which the planning inspector would not accept.

A meeting would be arranged with the NP's Co-ordinator, Mr David Proudlove, to jointly address these issues and update the Plan accordingly. A small number of "Inspector Version" copies of the Plan would then be prepared and printed, including the design guides.

8. The Parish Hall Renovation Progress

8.1 The Quantity Surveyor's had now produced the bills of quantities and KPS Architects were now ready tender the work to obtain firm prices.

It was very important to know the ultimate cost of the work, which would enable the Parish Council to compare its current resources with costs and potentially to consider work phasing and whether to apply for a loan from the Government's Public Works Loans Board.

The Chairman advised that it would not be easy to isolate individual parts of the project for phasing or even deletion, but this may become necessary depending on the total cost. The Clerk advised that the Parish Council needed to be very careful in cash flow terms, be very agile in reclaiming VAT and be careful in ensuring that there were sufficient funds to cover any contingencies and any outstanding professional fees.

It was appropriate to begin preparing for a potential loan application, beginning with a community consultation. This would not be a referendum and results would be based upon the weight of objections if any. It was felt, however, that it would be supported by the community given the need for this work and because it should not involve an increase in the precept. The Clerk had already spoken to ChALC who would be supportive. There was a need to review loan rates and repayment timescales again given the rise in interest rates.

It was **RESOLVED** to approve commencing the tender process and instructing the Architects accordingly.

Proposed: Cllr. Farrell **and Seconded:** Cllr. Gleave

8.2 Head of Agreement following the Clerk's meeting with PCC representatives. The Clerk had supplied an updated agreement with proposed changes in the Enclosures Pack highlighting the changes in blue.

Key Issues were:

- a.** To remove the sentence "although records suggest that the Old school House was gifted to the Parish at some time in the past". It was pointed out by the PCC that this was just supposition and would not be able to be included in the final legal agreement and should be removed.
- b.** To add a paragraph granting the PCC a covenant on any future disposal of the building even though the deed of gift from Lord Stanley to the Parish Council forbids its disposal. The PCC felt that ways and means could always be found to circumvent deeds of gifts and a Covenant would provide them with reassurance.
- c.** To remove the paragraph that stated the PCC should grant the Parish Council continued free use of the Church Car Park. The PCC felt that this was a new item which would route this back into the discussion route with PCC members and was unrelated to the thrust of this agreement which was the ownership and use of the Parish Hall. There were no plans to curtail the Parish Council's use of this car park, but it should not be in these Heads of Agreement.
- d.** The Church will maintain a register of key holders "this is meant to state "their own" key holders.

The Parish Council agreed to points **a** and **b & d**. However, it was felt that the Clerk should pursue further point **c** (The Car Park).

9. Fund Raising Matters

9.1 The Alderley Trust Bid.

A grant from the Alderley Trust had been approved to help with the heating renovation costs. A confirmation letter was on its way. The grant would be paid in two tranches, half this year and half in April 2024. It was also conditional on all the other necessary funding being in place to complete the renovation work. This was accepted by the Parish Council with Grateful thanks to the Trust.

9.2 Other additional grant funding sources

The Chairman was trying to identify specific items of the renovation work to source other bids, for example the cost of lowering of the Hall floor. It was accepted that this may not be easy, but it was felt that identification of such items would be very helpful. Further bidding sources could be Jones Homes, potentially the current Lord Stanley and the new owners of the Old Hall.

Regarding Chell Perkins, the fundraising advice organisation, their charges were £275 per day. It was felt that they could help with drafting the letter to all potential providers.

It was **RESOLVED** that the Chairman would ask Chell Perkins to help to compose a letter to go out to all developers in the area plus notable individuals who have long associations with the area. They would also be asked to advise on other potential recipients.

10. **Confirming Exercising of Electors Rights and dates** in relation to the accounts and audit (2022/23). This was attached as Document 3 in the Enclosures Pack. The relevant dates chosen for display of the necessary documentation were Monday 5th June – Friday 14th July 2023. Evidence comprising photographic noticeboard images, website screen images and the Council's Resolution for audit and transparency purposes would be recorded by the Clerk.

It was **RESOLVED** to Confirm the Exercising of Electors Rights and dates.

Proposed: Cllr. Farrell **and Seconded:** Cllr. Gleave

11. Finance Schedule (Appendix A)

11.1 To note and approve receipt of income, as listed in schedule (A1)

The Parish Council considered and **RESOLVED** to approve receipts of income as listed in Appendix A1.

Proposed: Cllr. Farrell **and Seconded:** Cllr. Gleave

11.2 To approve items for payments as listed in schedule (A2)

The Parish Council considered and **RESOLVED** to approve the items for payment as listed in Appendix A2.

Note: the proposed NS&I cheque had been cancelled because NS&I had responded to the Clerk that the savings account would have to be an investment account see Minute 17 below.

Proposed: Cllr. Clarke **and Seconded:** Cllr. Linnell

11.3 To approve direct debit/standing order as listed in schedule (A3)

The Parish Council considered and **RESOLVED** to approve the direct debit/standing orders listed in Appendix A3.

Proposed: Cllr. Clarke **and Seconded:** Cllr. Linnell

11.4 To consider and approve Clerk's expenses as listed in schedule (A4)

The Parish Council considered and **RESOLVED** to approve the Clerk's expenses as listed in Appendix A4.

Proposed: Cllr. Farrell **and Seconded:** Cllr. Clarke

- 12 **Bank Reconciliation and Reserves Balance as of 31st May 2023** Document 3 in the Enclosures Pack. This was approved.

Proposed: Cllr. Gleave and **Seconded:** Cllr. Clarke

13. VAT Position of the Parish Council.

Progress with identifying a Zoom meeting start date with the Stephen Parkinson LLP Partnership. They work with NALC and would carry out a review of the Parish Council's VAT recovery for the Parish Hall's renovation work. Their quote was accepted at the March Council meeting and their terms of engagement was signed at the May Council meeting. Mr. Parkinson had been supplied with all the information requested attached as Document 5 in the Enclosures Pack. A Zoom date will be sourced by the Clerk as soon as possible.

14 The April direct debit electricity bill (deducted on 31st May and paid in June was for note at this meeting in Appendix A3). It was £766.14 (£638.45 plus £127.69 VAT). It constituted a significant overcharge because of wrongly entered readings by UW and should be £392.54 plus £78.51 VAT - an overpayment of £295.09. The Clerk will obtain a refund.

15. Potential to change Energy Suppliers. The Clerk had been checking energy tariffs with an energy comparison organisation. EDF energy was offering the best tariffs. Current rates with UW were a standing charge of 45.649 pence per day and with EDF 25 pence per day:
Day Rate with UW formerly with the Energy Discount Scheme (EDS) were 21.1 pence per unit and were increased to 92.908ppu when this ended. With EDF they are 32.7ppu.
Weekend Rate with UW formerly with the EDS were 21.1ppu and are now 47.051ppu. With EDF 31.1ppu
Night Rate with UW formerly with the EDS were 21.1 and are now 47.051ppu. With EDF 28.4ppu.

The Clerk was given the authority to obtain the best supplier for the Council in consultation with all Councillors.

Proposed: Cllr. Farrell and **Seconded:** Cllr. Gleave

16. Skipton Building Society

There is a need to add the current Clerk to the account as the primary contact for the receipt of correspondence and statements but not for him to authorise withdrawals or transfers. This was approved. He confirmed the current four existing signatories and would fill in the form and renew the signatories. He would obtain a new passbook as well.

17. Treasury Management. As mentioned in the Internal Audit Report there was a need to adopt a strategy to review and maximise the return on funds – known as Treasury Management. An example was attached as Document 6 in the Enclosures Pack.

To keep all the Council's funds safely within the Financial Services Compensation Scheme of £85,000, another bank was required.

Options for the Parish Council which requiring two signatories were:

- Unity Trust Bank Savings Account for Parish Councils 2.31% interest and there was an on-line option.
- Barclays offered a no interest Club Account similar to the existing Nat West Account, but the Wilmslow and Macclesfield branches were closing, and the nearest would then be Stockport.
- Lloyds Bank Treasurers Account for Parish Councils would be a current account with no interest and no charges. It could be linked to a savings account with a 0.75% interest rate.
- Co-op Business Account - 30 months free banking then £7 per month if at least £1000 is kept in the account. Business customers could then open a savings account with a 1.28% interest

rate.

- NS&I Direct Saver 2.85% variable with instant withdrawals. However, a saving account could not have multiple authorisers and that would have to be an investment account with limited withdrawal opportunities.

The aim for the chosen savings account would be that withdrawals would be by letter containing two authorised signatories and the funds transferred to the Council's current account with NatWest.

£1,444.03 needed to be transferred from the Skipton account to keep it at £85,000.

Because of the impending Parish Hall Renovation, the repository for such funds would need to be an easy access account such as the one the Parish Council has with the Skipton Building Society, but this already is at its maximum level of the Financial Services Compensation Scheme. Few organisation now operate these club accounts.

With Grants and potential borrowing, the Council could have significant funding in this account for a time which initially appeared to give NS&I the edge since it was not limited to the £85,000 compensation scheme. However, it transpired that a savings account did not allow for multiple authorisers, and it would have to be an investment account with limited withdrawal opportunities.

It should be noted that Councils are forbidden to borrow for the sole purpose of investing, but we would not be doing that.

Recommended

The Clerk in consultation with the Chairman be authorised to source the most appropriate interest-bearing easy access savings account with at least two Cllr Signatories to authorise withdrawals. The Clerk would be the account's administrator but not be authorised to make withdrawals.

It was RESOLVED to approve this recommendation.

Proposed: Cllr. Gleave and **Seconded:** Cllr. Clarke

18. Planning Applications

Application No:	23/2106M
Proposal:	Demolition of existing gate pillars and construction of new pillars and gate. Construction of new car port and erection of security fencing
Location:	Shortacre, Whitebarn Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AN
Response Deadline	5 th July 2023
NAPC Response	No objection from the Parish Council

Application No:	23/1968D
Proposal:	Discharge of conditions 4,6a,9 and 11 on application 22/0739M: Demolition of existing dwelling in a conservation area and its replacement with a detached dwelling, garage, landscaping and associated works.
Location:	Millers Gate, Congleton Road, Alderley Edge, SK97AD
Response Deadline	19 th June 2023
NAPC Response	No objection from the Parish Council

Application No:	23/1864M
Proposal	Reserved Matters Following Outline Approval Reserved Matters Application As Required By Condition 2 Of Outline Consent 20/1390m. Layout, Scale, Appearance, Landscaping - Construction Of 2no. Two-Storey Detached Infill Dwellings
Location	Holme Acre, Congleton Road, Alderley Edge, SK9 7AL
Response Deadline	21 st June 2023
NAPC Response	No objections from the Parish Council

Application No:	22/2607M
Proposal:	Proposed construction of a new single dwelling Decision Currently Under Appeal
Location:	Little Paddocks, Congleton Road, Alderley Edge, Cheshire, SK9 7AD
Response Deadline	21 st June for appeal Information Appeal letter in Document 7 in the Enclosures Pack
NAPC Response	The Parish Council has made its objection in full and had nothing further to add. Existing comments would be considered by the inspector during the appeal.

Application No:	22/2437M
Proposal:	None Material Amendment to 20/1970M - Full planning application for residential development (Use Class C3) with associated infrastructure, landscaping and access.
Location:	Walled Garden & Kitchen Garden, Alderley Park, Congleton Road, Nether Alderley, SK10 4TF
Response Deadline	17-May-2023 Decision Date 12th June
NAPC Response	No objection from the Parish Council

Application No:	23/1967M
Proposal:	Variation of Conditions 2,5,4,6a,9 &11 on 22/0739M - Demolition of existing dwelling in a conservation area and its replacement with a detached dwelling, garage, landscaping and associated works.
Location:	Millers Gate, Congleton Road, Alderley Edge, SK9 7AD
Response Deadline	29 th June 2023
NAPC Response	No objection from the Parish Council

Application No:	23/0845M
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Proposal:	Demolition of car wash, port cabin office, valet building and the creation of charging zones, erection of EV chargers, erection of canopy, sub-station enclosure, two jet wash bays and associated forecourt works.
Location:	Monks Heath Garage, Chelford Road, Nether Alderley, Macclesfield, Cheshire, SK10 4SZ
Response Deadline	07-Jun-2023
NAPC Response	The Parish Council asked planners to consider the adjacent business's objection relating to his shared access, which may be compromised.

19. To consider any other Planning matters including decisions to Planning Applications:

[22/3767M](#) **Approved with Conditions**

Decision Date 16th May 2023

Crossfield, Congleton Road, Nether Alderley, SK10 4TP

Replacement dwelling and associated works

[22/3851M](#) **Approved with Conditions**

Decision Date 16th May 2023

The Old Hall, Congleton Road, Nether Alderley, SK10 4TW

Listed building consent for internal alterations including a replacement ground floor slab and the reconfiguration of second and floor layouts

[23/0044M](#) **Withdrawn**

Decision Date 10th May 2023

4, Pavilion Drive, Nether Alderley, SK10 4YU

Variation of condition 2 on approved application [21/1567M](#) - Proposed erection of an oak-frame carport outbuilding.

20. Boundary Signage

The Clerk has obtained three quotes for the sign design chosen at the April Meeting which was attached as Document 8 in the Enclosures Pack. Following due consideration, it was decided to purchase two signs from Signs of the Times at a cost of £1,791 for the first which would include the tooling cost and £968.70 for the second and subsequent signs. The four posts would be £332.75. Carriage would be £65. All costs VAT.

21. Co-option of two new Nether Alderley Councillors

The Clerk had confirmed with Cheshire East Council (CEC) that the Parish Council would need to co-opt because no new election would be held so close to the 4th of May elections. The Parish Council was now free to proceed without any further recourse CEC. If members knew of any persons who may wish to be a parish councillor, they were asked to make the necessary approaches to them otherwise the Clerk would advertise on the website.

22. The Collapsing fencing on Melrose Way and the pot- holed road surface on Congleton Road adjacent to and South of the Eagle & Child. The Clerk has submitted highways requests to Cheshire East Council via their on-line reporting system.

23 Current Website Content. The Clerk had updated the Website and loaded a new plugin

which allowed regular postings to be duplicated and edited as new ones. He was also looking at archiving old items.

24. Councillor's reports and items for future agenda

Councillors may use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas (not for debate or decision making).

25. To confirm the next Council meeting is

Tuesday 11th July 2023
6.30pm at Nether Alderley Parish Hall

APPENDIX A

Nether Alderley Parish Council Meeting Tuesday 13th June

Schedule of Receipts and Payments

A1. Receipt of Income - Month of June 2023

Current Account

£19,507.97 Automated Credit CIL Payment 1/10/22 – 31/03/23 from Cheshire East Council

£30.00 Cheque Payment - Burial of ashes CP11 18/05/2023

£300.00 Automated Payment J W Brocklehurst Funeral Directors 19/05/2023

Reserve Account.

£24.34 Interest 31st May 2023

A2. Invoices for payment

Ch. No.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
Ch 1676	David Naylor Parish Clerk	£678.07	£673.07	Clerks Salary and Expenses April May Payment	£5.00	H
1677	Currie & Brown	£1,200	£1,000.00	QS Pre-Contract Services	£200.00	E
1678	Shires Accountants	£117.00	£97.50	Payroll Processing	£19.50	H
1679	Greensplash Ltd. Website Hosting 1 July 2023–31 st March 2024	£189.00	£189.00	Internal Audit year end 2023	£00.00	H
1680	HMRC	£420.55	£420.55	Tax/NI for May June Payment	£0.00	H
1681	NS&I	£25,000.00	£25,000.00	Opening NS&I Account Subject Approval at the June Council Meeting	£00,00	H

Cheque 1681 Cancelled

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
Utility Warehouse	£766.14	£638.45	Electricity at Parish Hall for April period - May Invoice	£127.69	E F G

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

Travel 118 Miles @ 45 pence per mile = £53.10

Rymans Lever Arch File and Printing Paper (plus 10p bag) £10.07 plus £2.01 VAT = £12.08

Rymans Plastic File Folders £5.83 plus £1.16 VAT = £6.99

Postage Stamps £8.80 (No VAT= £8.80

Phone Sim monthly £9.17 plus £1.83 VAT = £11.00

Total Expenses £86.97 plus £5.00 VAT = £91.97

Plus, Salary - Contracted 65 hours @ 13.95 per hour = £906.75 (Gross)

Plus Overtime 5 hours @ 13.95 per hour = £69.75 (Gross)

Total Gross including expenses = £1,068.47

Total Less Tax of £390.40 = £678.07 (£673.07 plus 5.00 VAT)

Signed.....

Chairman of Meeting

Signed.....

Clerk and Responsible Financial Officer

Parish Council Powers for Expenditure and Activity

Note that the Parish Council has adopted the Power of Competence

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 [Open Spaces Act 1906, ss9 and 10]

A

Power to agree to maintain monuments and memorials

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

B

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

Local Government Act 1972, s.214

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

C

Bus Shelters

Power to provide and maintain shelters

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

Parish Councils Act 1957, s.1

D

Crime prevention

Local Government and Rating Act 1997 s31, Crime and Disorder Act 2000

Q

Community Centres

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

E

Power to provide buildings for clubs having athletic, social or educational objectives

Local Government (Miscellaneous Provisions) Act 1976 s.19

F

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

G

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 [Litter Act 1983, ss 5, 6]

L

Neighbourhood Plans [Localism Act 2011 Sch 9]

R

Research and collection of information

Power to carry out research [LGA 1972 S 141]

M

Parish Plans [LGA 1972 S 141]

J

Section 137

N

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 £8.12 per elector in 2019/20. Expenditure must be commensurate with the benefit

Websites Local Government Act 1972 s142

P

Life-saving appliances – Power to provide life-saving appliances (e.g. life belts, defibrillators)
[Public Health Act 1936, s234]

S