

# NETHER ALDERLEY PARISH COUNCIL

## Minutes of the Parish Council Meeting held on Tuesday 12 July 2022 at 1.00 p.m. Nether Alderley Parish Hall

<b>In the Chair</b>	Cllr. A. Farrell
<b>Parish Councillors present:</b>	D. Clarke, Sue Joseph, J. Shufflebottom, Jackie Wilkinson and Geoff Linnell
<b>Also present:</b>	D. Naylor Parish Council Clerk
<b>Member of the Public:</b>	D. Proudlove (Neighbourhood Plan Co-ordinator) and Keith Farrell

- 1. To receive apologies for absence:** Cheshire East Ward Cllr Mark Asquith
- 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**  
There were none.
  - 2.3 To allow Councillors to consider amendments required to their Declaration of Pecuniary Interest forms**  
There were no amendments.
- 3. To consider and approve Applications for Dispensations**  
There were none
- 4. The Parish Council resolved to approve the minutes of the Parish Council Meeting held on 14<sup>th</sup> June 2022 as a true and accurate record.**  
*Proposed: Cllr. Jenny Shufflebottom                      Seconded: by Cllr Angela Farrell*
- 5. 1.05 pm Public Presentation**  
**To adjourn the meeting to receive representation from members of the Nether Alderley Parish.**  
No members of the public were present for this item and the meeting was not adjourned.
- 6. Lesley Gleave was welcomed to being a member of the Parish Council.**  
She signed her Declaration of Acceptance of Office which was countersigned by the Parish Clerk.
- 7. The Neighbourhood Plan Co-ordinator, Dave Proudlove was in attendance.**  
The purpose of the debate on this item was to accelerate progress following the public consultation on the draft Neighbourhood Plan (NP) policies and to review and refine them from that feedback. The aim was to have a further consultation in September prior to the amended Plan's submission to Cheshire East Council and subsequent consideration by the appointed Planning Inspector. Members had submitted comments to Mr Proudlove via the Clerk on these policies and a member of Nether Alderley Rural Protection Association (NARPA) had also sent a critique of them.  
A significant discussion followed which included Alderley Park and how it should be developed, the need to reinforce the protection of Nether Alderley's greenbelt by identifying what we would consider to be exceptional circumstances for its development. Other issues included the lack of affordable homes, the lack of a local shop and the potential for one on Alderley Park and how to ensure that Alderley Park would not be seen as a separate community within Nether Alderley. It was decided to hold another meeting on 26<sup>th</sup> July at the Parish Hall at 2pm.

In the meantime, Cllrs Dave Clarke and Geoff Linnell would report back on proposed updated policies on Alderley Park and Cllrs Jackie Wilkinson and Lesley Gleave would consider the rest of Nether Alderley. Cllrs Jenny Shufflebottom and Sue Joseph would act as reviewers. The Chairman and Keith Farrell would meet with the representative from NARPA.

**8. Cheshire East update by Cllr Asquith CEC Ward Councillor**

Cllr Asquith was not present. It was noted that he has a number of Parish Meetings to attend and it was decided that he be given advanced notice of items we would like his comments on in future. He would also be requested to attend the next Alderley Park Liaison Meeting on 2<sup>nd</sup> September.

**9. Plant a tree for the Queen's Jubilee**

A Prunus subhirtella Autumnalis Rosea had been purchased - a graceful ornamental cherry tree. The Clerk was asked to arrange a suitable plaque.

**10. New Matters**

**To consider and agree actions relating to new matters as follows:**

**10.1 An email from a local resident concerning speeding on the Alderley Park Development by the Churchill Tree Public House.** Could the PCSO carry out some speeding checks? It was noted that this was a 20mph zone with speed cushions, but some drivers do pass at excessive speed. The Clerk would ask the PCSO.

It was reported from a recent Alderley Park Liaison meeting that this stretch of road was to be resurfaced in the very near future and it may be an opportunity for better speed control devices.

**10.2 An email from a local resident concerning the dangerously narrow pavement on the Congleton Road corner just south of Church Lane.** The Clerk had taken photographs and sent them to the Local Highway Inspector. Cheshire East Highways have powers to enforce the cutting back of vegetation over the footpath or highway. The footway in this area is about 18 inches wide and traffic hugs this bend coming into very close proximity to pedestrians.

**11. Policies and Procedures**

**11.1 Pension Discretion Policy** - Request from Cheshire Pension Fund. The Clerk would confirm that the Parish Council's Discretion Policy is up to date.

**12. Finance Schedule (Appendix A)**

**12.1 The Parish Council noted that there was no recorded income in schedule (A1)**

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

**RESOLVED: The Parish Council considered and resolved to approve payments as listed in Appendix A2**

**Proposed:** Cllr. G Linnell                      **Seconded:** Cllr. D. Clarke

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

**RESOLVED: The Parish Council resolved to approve direct debit/standing order as listed in Appendix A3**

**Proposed:** Cllr. G Linnell                      **Seconded:** Cllr. D Clarke

**12.4 To consider and approve the Clerk's expenses as listed in schedule (A4)**

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

**Proposed:** Cllr. G Linnell                      **Seconded:** Cllr. D Clarke

**13. To consider and approve the 22/23 First Quarter Budget Statement: Summary, Detail and Bank Reconciliation**

**RESOLVED: The Parish Council approved the 22/23 First Quarter Budget Statement: Summary, Detail and Bank Reconciliation**

**Proposed:** Cllr. G Linnell                      **Seconded:** Cllr. D Clarke

#### 14. Correspondence

To receive and consider new correspondence sent to the Parish Council and agree actions to take in response to the following communication: No new correspondence had been received.

15. **ChALC Bulletin** – This had been circulated to all members on the 7th July.

#### 16. Planning

To consider and approve responses to new planning applications:

<b>Application</b>	<b><a href="#">22/2642M</a> Respond Date 27-Jul-2022.</b>
Proposal:	Proposed single storey flat roof extension to the rear of the house. Construction of a link between the existing garage and the existing dwelling, a two storey rear extension to the existing garage and an upwards extension to the existing garage including the construction of a new pitched roof and dormers.
Location:	1, Eagles Road, Nether Alderley, SK10 4WD
National Grid	384463.6589 374582.6383

#### Council Comment to Cheshire East Planning comment on the above application:

Except for the single storey flat roof extension to the rear of the house, this development is considered by the Parish Council to be over development of the site and out of keeping with the area. A three- storey garage building is unacceptable for the size of the plot and would be a dangerous precedent in this area.

In particular, the height and mass of this development's Left Side (West) elevation is likely to cause loss of amenity to the neighbour on that side. It is also noted that the first-floor front balcony could cause overlooking problems to this same neighbour unless the side elevation of this balcony is infilled. This also applies to the dormer window on the second floor. Although it is proposed to be obscured glass it may have openable windows.

Neighbour comments are not yet posted to the on-line site and the Parish Council also asks that these be taken into account in the decision-making process.

<b>Application</b>	<b><a href="#">22/2408M</a> Response Date 5<sup>th</sup> July (Clerk asked for extension)</b>
Proposal:	Two storey front extension
Location:	The Stables, WELSH ROW, NETHER ALDERLEY, SK10 4TY
National Grid	383759.1637 376859.7324

#### Council Comment to Cheshire East Planning comment on the above application:

This extension is a considerable increase in size on the existing building. If this is permissible in development terms it is felt that it should incorporate some design ques/elements to enable it to harmonise with the existing building.

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

**Application:** [22/0040M](#) Ruthven, Sand Lane, Nether Alderley, Macclesfield, Cheshire, SK10 4TS **Resident's concern via an email that the Car Port should have planning permission.** "I see that the two applications for Ruthven have been approved, but there is no planning application for the car port. I wonder if the PC could request that this is addressed"

The Clerk will write to the Planning Officer to provide an update.

**Application:** [20/5104M](#) The Old Hall, Congleton Road, Nether Alderley, SK10 4TW. Proposed drainage and desilting of the moat, repair/restoration works of the moat walls and removal of self-seeded trees. **APPROVED** with conditions. [Link to decision notice](#)

**Application:** [21/5709M](#) Dean Green Farm, Nursery Lane, Nether Alderley, Cheshire, SK10 4TX. Erection of a single storey detached implement/tool store adjacent to Dean Green Farmhouse. **APPROVED** with conditions

**Application:** [21/4768M](#) Farm Shop, Alderley Park, Congleton Road, Nether Alderley. Temporary planning application for a farm shop unit (Use Class E) with associated infrastructure, temporary portacabin. landscaping and parking. **WITHDRAWN**

**Application:** [22/0547M](#) Crown Cottage, Welsh Row, Nether Alderley, Macclesfield, Cheshire, Sk10 4TY. Listed building consent to replace the single glazed wooden casement windows at the front and side of the building with double glazed wooden casement windows (6 windows in total). **APPROVED** with conditions

**Application:** [22/0740M](#) Millers Gate, Congleton Road, Alderley Edge, Alderley Edge, Cheshire, SK9 7AD. Demolition of existing dwelling and its replacement with a detached dwelling, garage, landscaping and associated works. **APPEAL NOTIFIED Comments to be submitted before 09 Aug. 2022**

**The Clerk was asked to resubmit the Parish Council's original comments on 12<sup>th</sup> April which were:**

Whilst the Parish Council has no objection in principle to the demolition and replacement of the existing dwelling, we are minded that the present dwelling provides a house of architectural and historic features and the villa style is very much in keeping with the historic heritage of the area. It has a positive contribution to local interest and heritage which is firmly in the Conservation area and we would be very reluctant to support the loss of this type and style of dwelling. There is a considerable shift in material style with the proposed new build which would dramatically change the appearance of dwelling in this location. However, should any neighbouring properties have any concerns, the Parish Council ask that they are taken into consideration when determining this application. Additionally, 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. Should any damage be caused either directly or indirectly as a result of the building works, the developer or landowner should repair the damage before works are completed.

18. **Burial Board** - Nothing new to report

19. **Parish Hall**

19.1 **Ownership:** Following prolonged discussions with the PCC regarding their view that they have some rights of ownership of the Parish Hall, they have been unable to provide any evidence of this. This is delaying progress in entering contracts to upgrade the Hall and to secure grants.

The PCC has now been advised that The Parish Council must now rely on the 8<sup>th</sup> January 1908 Deed of Gift document of the Hall from the Rt Hon Edward Stanley of Alderley to the Parish Council of Nether Alderley. The Church does have a mention in this document, but this only refers to the Rector and Churchwardens being able to use the said land and buildings on a Sunday, without payment, for a Sunday school, subject to the payment by said Rector and Churchwardens for the cost of heating and cleaning.

It should be noted that the Parish Council has no intention of excluding the Church from using the premises and wishes to continue with the Church's current usage provision. However, it must be remembered that any deficit in running the premises will be funded by the Nether Alderley precept payers and the Parish Council has a duty to them to break even or to keep the impact on the precept to an absolute minimum.

19.2 **The Joint Management Committee (JMC) Minutes:** These were circulated

19.3 **Hall Heating Options**

The Chairman reported back on a meeting with the Architect, Project Manager and Heating Experts

who advised on the following heating options:

**Ground Source** – potentially not enough land

**Air Source** – two units would be required. They would need to be on the roof and could be unsightly if not hidden in a roof valley, also they could not heat the hot water which would require some electricity or gas cost.

**Estimated cost of all options including 10 years running costs**

**Electric** £62,000, **Gas** £54,100, **Air Source** £70,500, **Ground Source** £77,000

**Future proofing** - cabling in the roof for future installation of alternatives

Gas 20% hydrogen in the Gas with the boiler's ability to cope with up to 60%

Radiators sized on installation to cope with future changes to other solutions

Renewable Energy Grants are available but are less than on previous years

**20 To consider any other matters relating to the Parish Hall:**

20.1 ACRE Safeguarding Information and Model Hiring Agreement (incl. Safeguarding). The Clerk will update the Policy

20.2 England's village halls are set to benefit from a major new renovation fund launched by the Government (28 May 2022) to mark Her Majesty's Platinum Jubilee. The Clerk has submitted an expression of interest.

20.3 The Clerk has written to Judith Cosgrove Section 106 Officer and Adriane Crowther Alderley Park Planning Officer at Cheshire East concerning CIL/section106. This is still awaited. Both have promised to respond. The key to protecting future CIL payments would appear to be having contractual commitments in place.

21 **The Quiz Night** The date will change from 23<sup>rd</sup> September to 30<sup>th</sup> September. The Parish Hall is available on this new date

**22 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). Any issues please let the Clerk know.

From Cllr Jenny regarding Social-Media. A local gentleman was adding pictures of local scenes to the Nether Alderley Facebook site which were being removed. This needed to be looked into in terms of the Policy on content. It would be an agenda item on the next Council meeting.

23 The Next Parish Council meeting: **1.00 pm Tuesday 9<sup>th</sup> August 2022**

# APPENDIX A

## Nether Alderley Parish Council Meeting Tuesday 12th July 2022

### Schedule of Receipts and Payments

#### A1. Receipt of Income

None

#### A2. Invoices for payment

Ch. No.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1612	ChALC	£25.00	£25.00	<b>Training</b> Invoice No 2022/081. Invoice date 23/6/22	0	H
1613	Fire Queen	£195.27	£162.72	Extinguisher Servicing Invoice No. 87763 23/6/22 Mausoleum	£32.55	H
1614	Fire Queen	£191.49	£159.57	Extinguisher Servicing Invoice No. 87763 23/6/22 Hall	£31.92	H
1615	ICO	£40.00		GDPR Registration Reference 42153 29/6/22	0	H
1616	Clerk David Naylor	£579.85		Salary & Expenses for June. 15 <sup>th</sup> July Payment		
1617	HMRC	£349.40		Tax/NI for June – July Payment	0	H

#### A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
CEC Pension Fund	£250		To be cancelled		H
Utility Warehouse	£308.90	£306.50	Electricity Supply to Parish Hall Ref 183329981 Power - Bill for June	£2.40	E F G

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

Travel and Administration/Stationery Costs (No overtime)					H
MrD.Naylor	£74.90				

Signed.....  
..... **Chairman of Meeting**

Signed.....  
**Clerk and Responsible Financial Officer**