

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 13th September 2022 1.00 p.m. Nether Alderley Parish Hall

In the Chair

Cllr. Angela Farrell

Parish Councillors present:

Cllrs: Dave Clarke, Sue Joseph, Jenny Shufflebottom, Geoff Linnell and Jackie Wilkinson.

Also present:

David Naylor Parish Council Clerk

Member of the Public:

None

A minute of silence was held to mark the sad death of Her Majesty Queen Elizabeth II

1. To receive apologies for absence Cllrs. Simon Lewis, Lesley Gleave and Cheshire East Ward Cllr. Marc Asquith

2. To receive Declarations of Interests

2.1 To Declare Disclosable pecuniary interests

Cllr Angela Farrell regarding Planning Application [22/3188M](#) Netherfield House - Certificate of lawful development for proposed single storey annexe ancillary to dwellinghouse.

2.2 To Declare interests conflicting with Nolan principles/non-pecuniary interests – None

2.3 To allow Councillors to consider amendments to their Declaration of Pecuniary Interest forms. There were no amendments.

3. To consider and approve Applications for Dispensations – None

4. *RESOLVED: The Parish Council resolved to approve the minutes of the Parish Council Meeting held on 9th August 2022 as a true and accurate record.*

Proposed: Cllr. Shufflebottom Seconded: by Cllr. Farrell

5. To adjourn the meeting to receive representation from members of the Nether Alderley Parish. There were no members of the public who wished to speak. Keith Farrell was present for the Neighbourhood Plan Item. As such the meeting was not adjourned

6. The Neighbourhood Plan - Progress with the forthcoming public consultation on the draft Plan, and the content of the final draft of the Plan.

A copy of the current draft plan had been circulated and members agreed that progress had been made and “we were getting there” perhaps circa 80%. However, it was felt that there were significant gaps in certain areas such as:

- More pictures of Alderley Park. A description was in the plan but there is no real sense that there was a significant science park there. Alderley Park had many pictures and Cllrs. Clarke and Linnell would obtain some.
- Cllr. Linnell had obtained a copy of the Wilmslow Neighbourhood Plan and it was very pictorial. It was felt that Nether Alderley's should try to approach this quality although it was accepted that their Town and Plan were of a much bigger scale.
- A local resident was known to have many suitable photographs.
- It was felt that the Heritage section was also good, but a good reference point was the Parish Plan for further information that could be added
- There were lots of references to the protection of the green belt, which was good, but there was no reference to prevention of development along Melrose Way

- There was a need to strengthen flood issues, not just about building on flood plains but the up and downstream issues. Residents have problems with flooding because of development up stream.
- In terms of Housing to accommodate local needs – the current plan points out that “Small scale rural exception sites will be considered” It is not clear what the implications of this would be and what would constitute a rural exception site. Cllr Jenny advised that this would be in relation to affordable homes. This should be clarified in the Plan.
- The point was made that there were other stakeholders in the Parish other than residents such as local businesses and they should be consulted on the plan. These would be contacted
- A list of historic Buildings and Monuments should be added
- One of the questions asked by Mr Proudlove, the Plan Co-ordinator, was whether the feedback from the questionnaire had been addressed in the plan.

ACTIONS

All Councillors and Keith Farrell to send their detailed comments (including those raised at the meeting and listed above) to Mr Proudlove via email as soon as possible.

Cllr Linnell to find out who printed the Wilmslow Plan

The Clerk to apply for the £3,500 NP grant from Cheshire East.

Keith Farrell left the meeting at this point

7. Current Matters.

To consider and agree actions relating to ongoing matters as follows:

- 7.1** Cheshire East update by Cllr. Asquith CEC Ward - Cllr. Asquith was not present. It was decided that in future he would be asked to submit a written report if he could not be present
- 7.2** Alderley Park Liaison Committee. Members discussed the recent minutes of the last meeting held on 5th September. These were not public meetings and some details could not be shared in these minutes. However, information that could be shared was that the Science Park was now home to over 200 businesses and 2500 employees and there were circa 5000 employees in total on the site with a high proportion travelling in. It was worth noting that the infrastructure that Astra Zeneca originally designed for the site was for 8000 employees. Residents living outside the Park in Nether Alderley was 769 and inside Alderley Park 700. Updated Draft Terms of Reference for the liaison meeting had been produced and Cllr Linnell provided an overview. He had prepared a response to the proposed changes and would provide a copy to Cllr. Farrell for her approval before it was sent. There was perhaps a need for a Residents Liaison Meeting, but this was out of scope and would not be a matter for the Liaison Committee.
- Cllr. Clarke advised the Council meeting that in future he felt that one councillor should attend from Nether Alderley Parish Council and he was happy for that to be Cllr. Linnell.
- It was RESOLVED that Cllr Linnell be the sole representative on the Liaison Committee, having been Proposed by Cllr. Joseph and Seconded by Cllr. Shufflebottom**

8 Fund Raising Progress and Hall Refurbishments

Fund Raising

Cllr Clarke was ready to approach Historic England but needed something to quote regarding the history of the building to get them interested. Cllr Farrell promised to send him some appropriate text. The Clerk had provided an expression of interest to the Queens jubilee fund which had been acknowledged and would now complete the application.

Cllr Wilkinson had sent the Clerk an application form to obtain a grant from the Alderley Edge Institute Trust. He would complete it without delay in consultation with Cllr Farrell. The application should be sent with 2-years accounts and quotations for the work to be grant aided, Also, ownership details of the Hall. If supplied this month it should be able to be considered at their October meeting.

Parish Hall Refurbishments

The Clerk raised the issue of carrying out the renovation works in phases to start work early and avoid as much as possible inflationary rises in cost. Cllr. Farrell advised that this had been considered and was under review. Work was underway on detail plans and design and structural work for the toilet bloc and first floor. The heating system could not be provided in advance of the structural work because it was integral with the Hall floor lowering, being underfloor heating via water heated by gas

and future proofed by the boilers and pipes being able to accommodate a move to hydrogen or another heat source.

An Asbestos survey was required at a cost of £650. It was **RESOLVED** to approve this spend **Proposed by** Cllr. Shufflebottom and **Seconded by** Cllr. Joseph.

The Clerk would again contact Judith Cosgrove and Adrian Crowther at Cheshire East concerning the Section 106 funding from Alderley Park.

9 General Power of Competence

The clerk had submitted a report to the meeting concerning the Parish Council's eligibility to pass a resolution adopting the Power of Competence provided by the Localism Act of 2011. Currently the Parish Council's powers were listed in statute, and this could be restrictive.

"The Government's intention in providing eligible parish councils with the general power of competency is to better enable them to take on their enhanced role and allow them to do things they have previously been unable to do under existing powers".

Nether Alderley Parish Council complies with the eligibility criteria by having a qualified clerk (CilCA) and at least 2/3rds of its councillors elected and not co-opted.

Once the resolution has been passed, the Parish Council would have the freedom to Act with the same powers as individual persons (except where prohibited by law). The Power stays in existence until the next "relevant" meeting where the Power lapses unless a repeat resolution is passed and all criteria are still met. The next "relevant" meeting is the annual meeting following the next four yearly elections in 2023.

Nether Alderley Parish Council hereby confirms it meets the eligibility criteria for adoption of a General Power of Competence as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012. It further resolve to adopt a General Power of Competence.

Proposed by: Cllr. Farrell

Seconded: Cllr. Linnell

10 Report on the adoption of a .Gov.uk email and a central Office 365 email system

The Clerk had submitted a report and costings concerning adopting ".gov.uk" email address which is only available to a central or local government organisation. This would provide a high level of confidence to anyone supplying information to or receiving a communication from the Council. Additionally, there would be a centrally administered email system and all councillors would be allocated an email address. This would enable the Council to comply with the element of the General Data Protection Regulations (GDPR) in terms of the separation of Council and personal information on a councillor's personal computer.

The Clerk was thanked for the report and its costings *

11 Nether Alderley Parish Council Website attaining compliance in accessibility standards

The Clerk had submitted a report with costings for the replacement of the website with one that was compliant with accessibility standards.

The Clerk was thanked for the report and its costings *

* The value of Agenda Items 10 and 11 were recognised but so was their associated workload and cost at a time when heavy current commitments were time limited and needed to be brought to a satisfactory conclusion. There were:

1. The Neighbourhood Plan which needed to be submitted as a final document to Cheshire East Council by the end of the Calendar Year for them to submit it to a Planning Inspector and then a local referendum
2. The Parish Hall Refurbishment and its associated CIL and Section 106 Funding. The amounts and trigger dates for these were very important given the potential for some of the S106 monies being out of its agreement date early in the new year unless contractual commitments were in place to spend it.

3. Fundraising for the Parish Hall Refurbishment needed to have secured grants to address any shortfall between Parish Council reserves, CIL, S106 and the full cost of the refurbishment works.

12 Social Media

There was a debate about the use of Facebook, Twitter and Instagram. There was agreement that the Parish Council needed to be more agile with these media platforms. Facebook had a good local following but needed more PC input. The Clerk would clarify access to Twitter and Instagram, which was relatively little used by the Council, for the next meeting. Cllr Clarke was an Administrator for the Facebook Site.

13 Policies and Procedures

- 13.1 **Asset Check Sheet** to survey and complete. Cllr Shufflebottom would carry out the survey for the October meeting

14 Finance Schedule (Appendix A)

14.1 Income in schedule (A1)

14.2 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. Clarke

Seconded: Cllr. Joseph

14.3 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. Joseph

Seconded: Cllr. Wilkinson

14.4 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. Linnell

Seconded: Cllr. Clarke

- 14.5 **Earmarked and General Reserves** - The Clerk had provided a list of the earmarked reserves published in the 2022/23 budget as the reserves opening balance. He had now added these to the new Scribe Accounts system and sought authority to add an additional £2,500 item to cover the increase in energy prices (it should be noted that this would be in addition to the existing opening balance for the "Parish Hall Contingency" of £2,000). Also, to add the 2022/23 budget contribution for the Parish Hall Refurbishment (£25,664) to the opening balance for this item. It was **RESOLVED** to approve this action.

- 14.6 **Scribe Budget Reports** - The Clerk had produced example reports from the recently commissioned Scribe Accounts system. He would be producing a comprehensive set for the October Council meeting to mark the end of Quarter 2, including bank reconciliations, reserves report, summary and detail payments and receipts reports and a budget forecast to the end of the year.

- 15 **Bradford Lane former BT Phone Box's** disconnected electricity supply - verbal report from the Clerk The Clerk advised that the power cable to the "phone box had been disconnected at some time in the past. This had been confirmed by an electrician. There was an electricity pole within 30 metres and it may be that it had been disconnected at that point or underground in the vicinity of the phone box. Electricity Northwest would be contacted to investigate. The original intention had been to install the defib machine from the school, however recent guidance was that all schools should have their own defib machine on the premises. The Box had been painted using the approved paint and was looking very good. Options for the future use for the unit were being evaluated.

16 Planning

To consider and approve responses to new planning applications:

Application No:	<u>22/3518M</u>
Proposal:	Retention of existing carport
Location:	Ruthven, Sand Lane, Nether Alderley, Macclesfield, Cheshire, SK10 4TS
Response to CEC Planning	The Parish Council at its September 2022 meeting was of the opinion that had this not been a retrospective application it would have been judged as being over large with little design merit, in a prominent position and out of keeping with its surrounding. Then as now we would have asked for the application to be refused

Application No:	<u>22/3361M</u>
Proposal:	Proposed single storey side and rear extension to existing residential property
Location:	2, Oval Place, Nether Alderley, SK10 4YT
Response	No Objection to this application.

Application No:	<u>22/3188M</u>
Proposal:	Certificate of lawful development for proposed single storey annexe ancillary to dwellinghouse.
Location:	Netherfield House, Nursery Lane, Nether Alderley, Macclesfield, Cheshire, SK10 4TX
Response to CEC Planning Response Deadline	The certificate of lawful development certificate should not be granted otherwise an annex will be built which in the view of the parish council will be out of scale with the dwelling house.

Application No:	22/3423T (for information only)
Proposal:	Proposal Group G1 Oak cut 1 x branch to suitable pruning point to prevent damage to garage roof Tree T2 Sycamore cut back 1 dead scaffold branch to trunk and minor branches to prevent damage to lighting column Tree T3 Goat Willow cut back to suitable pruning points to prevent damage to lighting column
Location:	1, Pitfield Way, Nether Alderley, SK10 4YW
Response	The Parish Council would defer to the expertise of Cheshire East on this issue. It is noted that this was cutting back and not tree removal

Application No:	<u>22/3222M</u>
Proposal:	Proposal: single storey side extensions
Location:	3, Pavilion Drive, Nether Alderley, SK10 4YU
Response to CEC	No objection to this application

17 Other Planning matters reported to the Council. These were noted.

17.1 [21/6466M](#) 05/01/2022 Swiss Cottage, Stubby Lane, Nether Alderley, SK10 4SZ

Proposal Prior approval for the proposed enlargement of a dwellinghouse by the construction of an additional storey raising the maximum height of the roof by 2.55 meters to 7.67 metres.

Decision: Approval granted with conditions 15/07/2022

- 17.2** [22/1896D](#) 09/05/2022 Heathfield House, Bollington Lane, Nether Alderley, SK10 4TB Discharge of Conditions 5 & 9 on [19/4420M](#)
Decision: approved 16/08/2022
- 17.3** [22/1507M](#) 12/04/2022 Sandalwood Farm, Bollington Lane, Nether Alderley, SK10 4TB Proposal Erection of single and double storey extensions to an existing dwelling
Decision: approved with conditions 12/08/2022
- 17.4** [21/2261M](#) 21/04/2021 Bradford Lane Farm, Bradford Lane, Nether Alderley, Cheshire, SK10 4TR. Proposal Demolition of existing stables/garages building and replacement with new oak framed garages/stables building.
Decision: refused 03/08/2022
- 17.5** [22/0764M](#) 23/02/2022 April House, Congleton Road, Alderley Edge, Cheshire, SK9 7AL Proposal Construction of new infill dwelling including landscaping, infrastructure and access works.
Decision: Approval granted with conditions 25/07/2022
- 17.6** [22/0819M](#) 03/03/2022 4, Welsh Row, Nether Alderley, Cheshire, SK10 4TY
Removal of existing ground floor front extension. Removal of existing single garage to side. Erection of two storey front extension. Erection of two storey side extension. Erection of single storey rear extension. Erection of open porch. Re roofing of existing rear ground floor extension and sunroom.
Decision: approved with conditions 26/07/2022
- 17.7** [22/0630M](#) Sweet Briars, Bradford Lane, Nether Alderley, Macclesfield, Cheshire, SK10 4TR
Certificate of proposed lawful development for the erection of a 2metre high post and panel wooden fence
Decision: positive certificate 27/07/2022
- 17.8** [22/2050D](#) The Pantiles 40, Congleton Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AB
Discharge of condition 3 on approval [19/1895M](#).
Decision: refused 27/07/2022

18 Parish Hall

Discussion about the Joint Management Committee (JMC) Accounts

In previous years the JMC's accounting year had not been in line with the Parish Council's but was now aligned. The JMC's accounts are separate from the Parish Council's. They have a healthy balance of circa £15k and if there was to be a deficit, the Church and the Parish Council would be asked to contribute equally.

The aim of the JMC has always been to make a surplus on income over cost and the rising cost of electricity is a factor which needs to be taken into account in the letting charges. Current charges were £15 per hour with a minimum hire period of two hours. Heating duration was not just during the hire but the pre-heating to ensure the users were not cold at the start of the hire.

Now that the weather has become colder an assessment would be made of the energy usage for the heating system per hour to inform these hire charges. There was an opportunity to increase the hourly cost to £25 or even £30 but comparisons would be made with the charges levied by other surrounding parish venues.

The Chairman would be calling a meeting with the JMC to talk about the Christmas fair which was a valued local event which raised circa £1000 in previous years. It was hoped that whatever other events were held, this event should be held and the Council needed to go whole heartedly to make it a Parish success.

19 The Newsletter (item raised by Cllr. Shufflebottom)

This is published 6 times per year, but more interaction was expected and community articles are not forthcoming. There was a potential to publish it quarterly. It was now receiving more advertising income which was significantly covering costs. The October edition was almost ready. It was **RESOLVED** to move to quarterly after this edition.

20 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) The next meeting's items would include the Neighbourhood Plan, Quarterly Budget Statement, VAT and any other matters notified to the Clerk and the Chairman.

21. The Next Parish Council meeting will be

Tuesday 11 October 2022
1.00pm at Nether Alderley Parish Hall

Appendix A

Schedule of Receipts and Payments September 2022 Committee

A1. Receipt of Income

£27,325.00	Automated Credit	Cheshire East Council – Precept September 2022
£706.60	Automated Credit	HMRC VAT Reclaim 2021/22
£100.00	Automated Credit	Newsletter Advert Fee Alderley Edge Dental
£2.25	Automated Credit	Bank Interest Reserve Account

A2. Invoices for payment

Ch. No.	Provider	Total Cost	Net of	Service Provided	VAT	Power
1624	Clerk David Naylor	£686.33	£669.38	Salary & Expenses for July - 15 th August Payment	16.95	H
1625	HMRC	£351.00	£351.00	Tax/NI for July - 15 th August Payment	0	H
1626	Clerk David Naylor	£45.00	£37.50	Leaflet Printing I AM Print Bollington	£7.50	H

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
CEC Pension Fund	£0		Cancelled for September		H
Utility Warehouse	£295.21	£280.86	Electricity Supply to Parish Hall Ref 185826763 Power - Bill for July Dated 6 th August	£14.35	E F G

Approval to forward to Payroll Provider for inclusion in Payroll Report for Clerks Expenses

Travel 144 Miles @ 45 pence per mile = £64.80
 Phone Sim monthly £9.17 plus £1.83 VAT = £11.00
 Dacrylate Paint for former BT Phone Box £55.81 plus £11.16 VAT = £66.97
 Stationery £19.80 plus £3.96 VAT = £23.76

Stamps and Postage £14.45 No VAT = £14.45

Total £164.03 plus £16.95 VAT = £180.98

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 [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