

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 14th February 2023 6.30pm Nether Alderley Parish Hall

In the Chair Cllr. Angela Farrell

Parish Councillors present: Cllrs: Geoff Linnell, Lesley Gleave, Jenny Shufflebottom, Sue Joseph and Dave Clarke

Also present: David Naylor Parish Council Clerk

Member of the Public: None

1. **To receive apologies for absence** Cllrs. Simon Lewis, Jackie Wilkinson and Cheshire East Ward Cllr. Marc Asquith.
2. **To receive Declarations of Interests**
 - 2.1 **To Declare Disclosable pecuniary interests.** None.
 - 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 10th January 2022 as a true and accurate record.**

Proposed: Cllr. Joseph and Seconded: by Cllr. Linnell

5. **To adjourn the meeting to receive representation from members of the Nether Alderley Parish.** There were no members of the public present.
6. **To Resume the Meeting:** The meeting was not adjourned.
7. **The Neighbourhood Plan (NP)**

7.1 The latest iteration of the Neighbourhood Plan had been received that day from Dave Proudlove, the Neighbourhood Plan Co-ordinator. It was felt that it was comprehensive and a "good read", however, it was still a little light on suitable photographs. The Clerk would take some more photographs to be incorporated.

The Chairman advised that she felt we were now at the stage where it needed to be printed quite soon to be available for the public meeting on the 17th and 18th of March. If photographs could be added quickly, we should do that.

Cllr. Gleave advised that the person undertaking the graphics work would be on holiday in two-weeks and so time was short to include significant changes. The key was to ensure that it had been proofread by all and any errors or omissions had been identified and could be corrected.

The NP Timetable was approved including the times for the public meeting on the 17th/18th March - Friday (2pm-6pm) and Saturday (10am-1pm). Councillors were asked to nominate themselves for two-hour slots.

Keith Farrell would bring a large TV and Cllr Clarke would produce a PowerPoint newsreel.

The Flyer, which would be enclosed within the March newsletter, had been circulated by the Clerk. He had removed the mention of recipients supplying an email address which could be used to provide future electronic copies of the newsletter. It was felt that we were not ready for that process. The flyer was approved. Alderley Park would use the content of the flyer to put into their own publications and on their website. There was no objection to that.

7.2 Feedback from the Teams Meeting on 8th February with Tom Evans of Cheshire East Council (CEC)

The NP timetable was confirmed but Tom suggested some changes particularly that the Local Plan policies should not be stated verbatim within the document, because they may change over time. Also, to include design guides which would be referred to in the NP consultation document and worked on during March and then added to the final inspector-version of the Plan. A contact for the guides, Aecom, would supply them cost free to the Parish Council as part of a support arrangement.

In relation to Tom Evans' Local Plan Policies comment, Dave Proudlove, the Neighbourhood Plan co-ordinator, advised the Clerk that the current version of the Plan did not state verbatim the Local Plan Policies.

8 The Parish Hall Renovation Project

8.1 Services of a Quantity Surveyor (QS): It was important to have accurate estimates for the various elements of the program to support applications for various grants and the QS would be important in this regard. The Clerk had used Cheshire East's pre-tendered Framework Agreement to identify a suitable QS resource and had asked KPS Architects to send all relevant details of the renovation to the first ranked QS in their Framework Currie and Brown Ltd. This would satisfy the value for money provisions in the Parish Council's Standing Orders. A quote had been supplied from Currie and Brown but the advice from KPS Architects would be sought before it was accepted.

8.2 Alternative Accommodation during the Renovation.

Alderley Park had in the past offered the Parish Council the opportunity to hold its Council meetings on their site. It was felt that there would be no problem in securing such accommodation for the duration of the renovation. If we were looking for a mid-day meeting the Glasshouse had lots of meeting rooms. However, if we were looking at an evening meeting, we would probably be looking at the Conference Centre. Cllr. Linnell would make the necessary requests but needed to know the period when such meetings were required and of course the timing of those meetings. This would be supplied to him when this had been clarified. The dates of the Council meetings from May would need to be discussed and that could happen at the Meeting in March. We were likely to return to 1.30pm meetings. The Burial Board was not a public meeting and needed to be in very close proximity to the Hall because a burial ground inspection was part of that meeting. A suitable location very close to Hall would be found.

9. Fund Raising

9.1 Progress with the Lottery Bid. This was a prequalifying version and if approved a more detailed application would be requested. However, it was a significant piece of work and Cllr. Gleave was thanked very much for all her efforts. She would submit the bid in the Clerk's name if the Council was happy for that to happen. It was **RESOLVED** that the application be submitted.

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

9.2 Centrica Bid. Centrica will launch their next grant funding campaign on 6th March 2023. Grants of between £10,000 and £100,000 will be available, along with their support and expertise. They are looking for applications from projects that are:

- Energy related.
- Focused on the community.
- Can demonstrate a positive benefit to the community.

It was felt that it may be worth submitting a bid for the heating part of the renovation work circa £70k. However, Cllrs. should read the bid guidance and it would be discussed again at a dedicated Fundraising Meeting – date to be set. The Alderley Edge Institute bid needed to be submitted soon, however, it was felt that bids needed to be submitted in tandem to provide reassurance of obtaining funding.

9.3 Platinum Jubilee Fund. The Clerk advised that the Application to the Platinum Jubilee Fund was not successful because the Parish Hall is not managed within the structure of a charitable trust. It would be possible to establish one, but this would take time and delay the project significantly.

9.4 Promoting the Parish Council's Just Giving Initiative: The next stage was to promote the initiative with a banner, to be produced by the Clerk, and advertising in the Parish Council's March Newsletter.

9. Current Matters

To consider and agree actions relating to ongoing matters.

10.1 Alderley Park (AP): Billboards - the Clerk's letter concerning the billboards was sent to Cheshire East planner and has now been referred to their Enforcement Team. The Parish Council have been notified it will be dealt with as a priority 3 matter. It is possible that Alderley Park may apply for permission to retain the signs for a temporary period. If so, the Parish Council will be able to comment as a statutory consultee.

10.2 Cllr. Linnell advised that AP had established a kitchen garden and looking for volunteers to tend it. AP will supply all seed and equipment. This could be a newsletter item, but the March newsletter was rather taken up by the neighbourhood plan and just giving. It could however be advertised on our website and Facebook. This was exactly what we needed in the newsletters and if AP could supply some photographs and a little text the Council would be pleased to promote it in a future edition.

The Royal mail had turned down the opportunity to have a post box on Alderley Park because the road was not a public road. However, AP will probably provide a post box adjacent to the noticeboard and collect the contents once per day and add them to the post generated by the Glasshouse.

10.3 March 5th is the next date for the AP Liaison Meeting

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. Linnell **and Seconded:** Cllr. Shufflebottom

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

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

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. Joseph **and Seconded:** Cllr. Linnell

12. Budget Reports

12.1 The year-end was approaching and all of February's payments were now in the Scribe Accounts system. Attached with the Agenda was a banks' reconciliation report and a payments and receipt report both up to the end of February.

The figures were in line with the forecast provided last month when the 2023/24 budget and supporting precept were approved. Parish Hall Energy cost for the year were within the approved budget. The Hall currently has no gas usage.

The last electricity payment period was for December because the company's DD arrangements take the funds from the Council's account on the 31st of the following month. This latest DD was a relatively low sum (£245.63 plus VAT because of the correction the energy company had to make following several miss-entered high meter readings by their customer centre team. This was resolved by a large refund of £745.58 plus VAT in November and a significant credit on this DD.

The Clerk has read the meters at the end of January and the DD for this January period would be presented to the March Committee. It was likely to be circa £550. The February period DD is also likely to be circa £550. It will be deducted from our account on 31st March and consequently will fall within the 2022/23 accounting period but will be approved at the April 11th Council Meeting.

- 12.2** Dilshan from the energy company Clear Utility, who was working with the Parish Council and ChALC had reported “I have looked at your current contract with Utility Warehouse and can confirm you are in a good deal at the moment compared to what’s on offer in the energy market”. Utility Aid, who was also working with the Parish Council and NALC had yet to respond. A reminder had been sent.
- 12.3** The Parish Council recovers its VAT and because of the preparatory Hall renovation costs, including surveys and professional fees this has increased over last year. This was not an issue, but the Clerk would submit a so-called Form 126 Vat Claim to HMRC this month. It would help to spread any claim over two VAT years.
- 12.4** The Parish Council considered and **RESOLVED** to receive and approve the Budget Reports and VAT Claim.

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

13. Planning Applications

Application No:	22/2408M
Proposal:	The proposal seeks approval for a first-floor extension over an existing single storey side extension.
Location:	The Stables, Welsh Row, Nether Alderley, SK10 4TY
Response Deadline	24th February
Parish Council Response	The Parish Council feels that this new proposal is more acceptable than the original application in terms of its scale subject to the current application being not disproportionate to the existing house in this greenbelt location.

Application No:	23/0336M Note: 22/4622M Prior notification in December was Refused
Proposal:	Agricultural determination for a forestry management and machinery storage building
Location:	Land at Soss Moss Wood, Nursery Lane, Nether Alderley
Response Deadline	Date for determination 23rd February

Parish Council Response	The Parish Council was disappointed about the significant hard landscaping around it. The development will have an impact on neighbouring properties the occupants views should be taken into account and respected
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Application No:	23/0286M
Proposal:	Variation of condition 2 (approved plans) on application 21/6403M - Demolition of existing house and erection of replacement dwelling
Location:	The Warren, Heawood Hall, Congleton Road, Nether Alderley, Cheshire, SK10 4TN
Response Deadline	22nd February
Parish Council Response	The Parish Council felt that the comments from a local resident concern needing a gap between the building of the replacement house and the hedge should be provided to ensure that the hedge could be maintained.

Application No:	23/0253M & 23/054M Listed Building Consent
Proposal:	Alterations and extensions.
Location:	Fern Hill Farm, Chelford Road, Nether Alderley, Cheshire, SK10 4RT
Response Deadline	22 nd February
Parish Council Response	The Parish Council had no objection to these applications

Application No:	23/0225T – Information Only
Proposal:	Works to TPO Trees
Location:	Royal London House, Alderley Park, Congleton Road, Nether Alderley, SK10 4EL

Application No:	23/0044M
Proposal:	Variation of condition 2 on approved application 21/1567M - Proposed erection of an oak-frame carport outbuilding.
Location:	4, Pavilion Drive, Nether Alderley, SK10 4YU
Response Deadline	Determination Date 28th February
Parish Council Response	The Parish Council felt that this development is inappropriate, overly high and out of scale. It should be a double garage with no windows. Therefore, the application in its current form should be refused.

Application No:	23/0069M
Proposal:	Variation of condition 2 on application 21/3945M - Proposed conversion of 3 existing barns to 2 dwellings with garaging and associated works
Location:	Cross Farm Barns, Welsh Row, Nether Alderley, Macclesfield, Cheshire, Sk10 4TY
Response Deadline	Determination Date 2 nd March
Parish Council Response	<p>The Parish Council felt that its response to the last application is still valid as detailed below:</p> <p>Whilst the Parish Council appreciates there is a presumption in favour of development of derelict barns, this application is very sensitive, and the Parish Council would like to make the following comments:</p> <p>The application states that it would be barn conversions when in fact the barns are derelict so basically, they will be new developments using only the footprints.</p> <p>The two dwellings lie within the curtilage of a historic listed farmhouse and any development in such close proximity needs to be sensitive and give due respect to the listing.</p> <p>Within the curtilage there has already been a barn converted into a dwelling which has to consider the listing element when applying for any changes. Therefore, the Parish Council would ask that the same consideration be compulsory with this new application.</p> <p>To that end, should a permission be granted we would ask that all permitted development rights be removed so that any future development requires due consideration to protect neighbouring properties.</p>

Parish Council Response continued	<p>The proposed dwellings are in very close proximity to existing properties and the Parish Council request that special attention be paid to boundary treatments to ensure privacy, so as not to remove any residential amenity that these properties currently enjoy.</p> <p>In addition, the Parish Council ask that special consideration be given to external lighting to minimise light pollution which could adversely affect existing dwellings.</p> <p>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. 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.</p>
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Application No:	23/0074M
Proposal:	Discharge of conditions 4, 5 & 6 on existing permission 22/3619M; construction of new infill dwelling including landscaping, infrastructure and access works.
Location:	April House, Congleton Road, Alderley Edge, Cheshire, SK9 7AL
Response Deadline	Determination Date 3 rd March
Parish Council Response	The Parish Council had no objection to this application

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

[22/4306M](#) Approved

Decision Date:

Block 30 Mereside, and Entrance to Glasshouse, Alderley Park, Congleton Road, Nether Alderley, SK10 4TF

Advertisement consent for the display of one fascia sign at the entrance of Mereside Building and one totem signage on the roundabout approach to Glasshouse Building.

[22/4622M](#) – Refused

Decision Date 16th December 2022

Land At, Soss Wood Moss, Nursery Lane, Nether Alderley, SK10 4TX

Prior notification of a forestry management and machinery storage building.

[22/3518M](#) - Refused

Decision Date 18th January 2023

Ruthven, Sand Lane, Nether Alderley, Macclesfield, Cheshire, SK10 4TS

Retention of existing carport

Link to [decision notice](#)

[21/6323M](#) – Refused

Decision Date 20th January

Little Paddocks, Congleton Road, Alderley Edge, Cheshire, SK9 7AD

Erection of single dwelling

Link to [decision notice](#)

15 Progress with the Newsletter

Cllr. Shufflebottom advise that it was quite a full newsletter. Cllr Angela had submitted an opening paragraph. There was the Just Giving article, an article from the Church with some dates. The Churchill Tree had been emailed to see if they wanted to publicise any events but to date had not responded. Also, emailed was the National Trust to give opening dates but a response was still awaited. An email had been received about badminton classes at Alderley Park for the elderly and

this would be included. There was also information about the Neighbourhood Plan. This was being left to the dedicated flyer which would be enclosed but Cllr. Angela felt that there should be some mention in the body of the newsletter as well. There were also two business adverts.

Police Surgery dates were sought but Julia and Gary were both retiring at the end of March so for a short period there would be no surgeries. Cllr. Shufflebottom had written to them to thank them for their efforts for the parish and wished them in happy retirement.

So, this edition was full and informative and should be well received. If there was room in a future edition it has been suggested that we incorporate a history section. The Alderley Edge Historical Society could provide appropriate content.

More help was asked in relation to delivering the newsletter and the Council also needed to ensure all houses were delivered to. Cllr Joseph was compiling a list of deliverers.

16 Parish Hall Management Committee (JMC)

Cleaning arrangements have been in place for several months and seem to be working well. Caretaking arrangements. A local gentleman has been appointed on a temporary basis until the refurbishment is complete because from then the job may well be significantly different. The appointee understands that the current role is temporary. Keith Farrell has updated the terms and conditions. These will be approved at the March Council meeting. Hall Bookings are very light at moment.

There had been a meeting with the PCC and it was a relatively difficult meeting. Cllr Angela would again be writing to them to say that we must resolve these issues and start the work on the Hall. The Parish Council has no intention of preventing the Church using Hall and the Hall needs urgent work and every year that cost is rising and the chance of holding onto the funding that we currently have from Cheshire East Council s106 monies will become more tenuous. She will circulate to councillors before it is sent. A legal agreement to use the Hall toilets and kitchen free of charge may be an avenue to reaching an agreement.

17 The Coronation

A discussion took place regarding how to commemorate the coronation of King Charles III. Nationally the events were:

Sunday Coronation Concert at Winsor Castle

Coronation Big Lunch on the Sunday

Big Help Volunteering Day on the Monday

It was decided to think about this and supply suggestions. The matter would discuss again at the March Council.

18 Elections in May

18.1 All Parish Councillors will need to submit nomination papers and the Clerk will help and ensure they are submitted correctly before the closing date. There will be changes this year in terms of identification of voters at polling stations. The circulated days for Cllrs briefings are very worthwhile.

18.2 The Clerk will be attending a Clerk's briefing in Macclesfield on 6th March and will bring back enough nomination packs for all members and any prospective new members. Alternatively, members can collect their own at a briefing. It is imperative that Cllr. nomination papers are submitted correctly before the 4th April deadline and the Clerk will help with that. The clerk will also have an up-to-date copy of the register of electors.

19 Burial Board:

This matter was a question of eligibility. It was confirmed that person in question does have eligibility for burial or interment of ashes.

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 Agenda will include:

- The Coronation Celebrations
- The election of a Council Vice Chairman.

21 The Next Parish Council meeting is:

Tuesday 14th March 2023 6.30 pm at Nether Alderley Parish Hall

APPENDIX A

**Nether Alderley Parish Council Meeting
14th February 2023**

Schedule of Receipts and Payments

A1. Receipt of Income

£17.52 Automated Credit - Bank Interest - Reserve Account
£10,501.25 Automated Credit – CIL Current Account

A2. Invoices for payment

Ch. No.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1649	AEC	£441.41	367.84	Parish Hall Fire Risk Assessment	£73.57	K
1650	aE Environmental	£780.00	£650.00	Asbestos Survey	£130.00	K
1651	KPS Architects	£11,676.06	£9,730.05	RIBA Stage 4 Technical Design	£1,946.01	K
1652	David Naylor Parish Clerk	£695.67	£677.67	Clerks Salary and Expenses January February Payment	£18.00	H
1653	HMRC	£383.33	383.33	Tax/NI for January February Payment	£0	H
1654	ChALC	£25.00	£25.00	Cllr Training Training	£0	H

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
Utility Warehouse	£248.03	£235.93	This follows a refund last month and there again a mistake a recorded which will result in a circa £42 refund from the January Bill	£12.10	E F G

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

Travel 93 Miles @ 45 pence per mile = £41.85
 Ink Cartridges £16.66 plus £3.33 VAT = £19.99
 Rymans Ringlet Folder £5.82 plus £1.17 VAT = £6.99
 CU Medical Defib Pads for unit at Monks Health £58.32 plus £11.67 VAT = £69.99
 Postage Stamps £1.90 no VAT = £1.90
 Phone Sim monthly £9.17 plus £1.83 VAT = £11.00

Total £133.72 plus £18.00 VAT = £151.72

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

Total Gross including expenses = £938

Total Less Tax of £362.80 = £677.67 plus £18.00 VAT = £695.67

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

CommunityCentres

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