

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 14th June 2022 at 1.00 p.m. Nether Alderley Parish Hall

- In the Chair** Cllr. A. Farrell
- Parish Councillors present:** D. Clarke, S. Joseph, J. Shufflebottom, J. Wilkinson and Geoff Linnell
- Also present:** D. Naylor Parish Council Clerk
- Member of the Public:** D. Proudfoot Neighbourhood Plan Co-ordinator and Keith Farrell
1. **To receive apologies for absence** – Cllr. S. Lewis and Cllr. J Wilkinson.
Cheshire East Ward Cllr. M. 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**

Cllr. D. Clarke regarding Planning Application [21/3945M](#) He was acquainted with the applicant. He would take no part in the debate about this item or the resolution
 3. **To allow Councillors to consider amendments to their Declaration of Pecuniary Interest forms.**

There were no amendments.
 4. **To consider and approve Applications for Dispensations** – None
 5. **RESOLVED: The Parish Council resolved to approve the minutes of the Nether Alderley Parish Meeting, the Annual Parish Council Meeting and the Parish Council Meeting held on 12th May 2022 as a true and accurate record.**

Proposed: Cllr. Jenny Shufflebottom **Seconded: by Cllr Angela Farrell**
 6. **To adjourn the meeting to receive representation from members of the Nether Alderley Parish.**

There was no adjournment or presentation
 7. **Co-option of a Parish Councillor from candidates that had applied.**

Lesley Gleave had applied to be a parish councillor and had attended the May meeting as a member of the public. She met the criteria for being a Nether Alderley Parish Council and it was **RESOLVED** to approve her co-option to this role. She was on holiday abroad for this meeting and would sign her declaration of Office at the next meeting in July and submit her register of members interests.
 8. **The Neighbourhood Plan.** David Proudfoot attended the meeting to provide an account of progress, a future timetable and milestones and request anything he would need from the Parish Council.

Following the public consultation in February he had produced some amendments to the draft plan. These needed the approval of the Parish Council to be incorporated within the formal Consultation Draft. He intended to complete this document for consultation by the beginning of August, however, he felt that this consultation should avoid August as a holiday month and be timed for early September.

This formal consultation would last for the statutory 6-week period. This would take the process into mid/late October and, subject to a favourable response, would then be passed over to Cheshire East Council to appoint an independent inspector. The plan would then be approved or amended by the inspector and would be subjected to a local referendum.

Mr Proudfoot would also have work to do in terms of the consultation and compliance statements.

To make progress It was **RESOLVED** to supply Mr Proudfoot with the Parish Council's comments regarding his suggested amendments by the end of the following week i.e. Friday 24th June. In the meantime he would re-circulate a copy of the current draft.

Keith Farrell a member of the Neighbourhood Plan Team would assist with the co-ordination of responses.

The revised draft plan would be presented to the 12th July Parish Council meeting and would need to be with the Clerk by 5th July.

The formal consultation would involve publicity on the website and noticeboards, drop-in sessions and copies being available at accessible places within Nether Alderley. Copies would also be supplied to Cheshire East Council, to neighbouring parishes and to Cllr Mark Asquith Cheshire East's local ward councillor. The point was made that the Plan needed to gel with the plans of Alderley Park. The February draft had been widely publicised but specific liaison with Alderley Park was needed within this forthcoming formal stage. Cllrs Linnell and Clarke would also take this up through the Alderley Park Liaison Committee.

Issues raised within the consultation which were not land-use issues would be placed in a section of the Neighbourhood Plan which would be considered and progressed by the Parish Council or referred to other agencies for action and be monitored for progress.

9. Current Matters.

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

- 9.1 Cheshire East update by Cllr Asquith CEC Ward Councillor. Cllr Asquith was not present at the meeting
- 9.2 Response to CEC's Highways Satisfaction Survey from the Clerk. The Clerk had completed the survey and although he has given a good review of the work of the local highway inspectors, he had been critical of the time taken to resolve matters, particularly the very poor condition of Congleton Road surface and its road markings. He was also critical in the survey of the potential to withdraw winter maintenance from Artists Lane. See 9.3 and 9.4 below
- 9.3 The Clerk had written to Cllr Craig Browne at Cheshire East Council asking him for any further information concerning the work to be scheduled on the Congleton Road surface which had now deteriorated to a very poor level and was bordering on dangerous.
- 9.4 Response to CEC's Highways Winter Maintenance Top Up Scheme. The suggestion that Artists Lane may have to be a road funded by the Parish for winter gritting at a cost of £2500 per annum has been strongly resisted. This road would present a highway safety issue without appropriate gritting, and this should be a Highways Authority responsibility.
- 9.5 Feedback from the meeting with the Planning Officer re: Alderley Park on 10th June - Cllrs Clarke and Linnell. **This matter was moved to Part 2 later in the Agenda when consideration would be given to exclusion of the public due to the sensitivity of matters raised.**
- 9.6 130 Bus service update – Email from Richard Hibbert of Cheshire East Council. The Government has provided additional funding and the planned subsidy from Councils along the route has been deferred for the current financial year. £2k had been allocated by Nether Alderley PC in its 2022/23 budget.
- 9.7 Plant a tree for the Queen's Jubilee - Progress Report. This would be supplied to the next meeting. It was noted that Grasslands at Over Peover had just had a delivery of good trees.

10 New Matters

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

- 10.1 A Local photographer, a member of the History Group would like to post extracts from the video "Treasures of Nether Alderley" of which the Parish Council owns the Copyright. **It was RESOLVED to approve this request.**

Proposed: Cllr. Angella Farrell

Seconded: by Cllr. David Clarke

11 Policies and Procedures

- 11.1 To confirm exercising of Electors Rights and dates in relation to accounts and external audit (2021/22): Evidence of website and notice board postings were supplied and circulated by the Clerk i.e.: time- stamped photographs of the 3 noticeboards and time-stamped screen shots of the Website on Thursday and Friday 9th & 10th June. **It was RESOLVED to confirm this.**

Proposed: Cllr. J Shufflebottom

Seconded: Cllr. S Joseph

12. **Finance - Bank Mandate** – Resolution sought for the notification to the Council's bank of updated and approved authorised signatories for Cllr G Linnell and Cllr Lesley Gleave, the removal of Cllr Howick, plus the change of Parish Clerk from Mrs Barbara Thorpe to David Naylor as its Proper Officer.

It was Resolved that the authorised signatories in the current mandate, for accounts detailed in section 1.3 be changed in accordance with the updated authorised Signatories and the mandate will continue as amended.

Proposed Cllr. J Shufflebottom

Seconded Cllr A Farrell

13 Finance Schedule (Appendix A)

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

- 13.2 **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

- 13.3 **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

- 13.4 **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

14 Correspondence

To receive and consider new correspondence sent to the Parish Council and agree actions to take in response to the following communication:

(The Clerk advised that the items had been added to the website)

- 14.1 PCSO – [PCSO Information and Survey Request – Gawsworth and Chelford Wards](#)

- 14.2 [Cheshire East Countryside Forum](#). Anyone who has an interest in, and experience of, countryside issues is invited to apply to join the forum. Members of the group would be expected to start, and contribute to, discussions about countryside access, and come up with imaginative solutions to any problems they may face.

15 Planning

To consider and approve responses to new planning applications:

Application No:	22/1453D
Proposal:	Discharge of Condition 7 – on permission 20/1971M Repair of Listed Kitchen Garden Wall we do not get involved in these
Location:	Zeneca, Alderley Park, Congleton Road, Nether Alderley, SK10 4TF
There were no Parish Council observations regarding the above application.	

Application No:	22/1771M
Proposal:	Lawful development certificate for the existing use of ancillary outbuildings and land for residential purposes
Location:	Swiss Cottage, Stubby Lane Nether Alderley SK10 4SZ
National Grid Ref:	383251.4122 374665.4598
There were no Parish Council observations regarding the above application.	

Application No:	21/3945M (Planning Application) & 21/2946M (Listed Building Application)
Proposal:	Proposed conversion of 3 existing barns to 2 dwellings with garaging and associated works
Location:	Cross Farm Barns Welsh Row Nether Alderley Macclesfield SK10 4TY

Response from Nether Alderley Parish Council:

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:

1. The application states the development is barn conversions when in fact the barns are derelict and will basically be new developments using only the footprints.
2. The two dwellings lie within the curtilage of a historic listed farmhouse and any development in such close proximity needs to be sensitive and respect that listing. Within the curtilage there has already been a barn converted into a dwelling which has had to consider the listing element when applying for any changes. The Parish Council will expect that any permission for these two barns will be required to fully respect the proximity of this listed building. 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.
3. 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 damage the residential amenity that these properties currently enjoy.
4. In addition, the Parish Council asks that special consideration be given to external lighting to minimise light pollution which could adversely affect existing dwellings.
5. Should Cheshire East Council's 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 inconveniencing to the occupants of neighbouring properties and damage to highways and verges. Should any damage be caused either directly or indirectly because of the building works, the developer or landowner should repair the damage before works are completed.

Application No:	22/2309M
Proposal:	Proposed single storey side and rear extension to existing detached dwelling
Location:	1, Oval Place, Nether Alderley, SK10 4YT
National Grid Ref:	384468.7903 374609.5315
This new application appears to address the problem raised by the previous application 21/4096M in terms of its threat to the large adjacent tree. However, Cheshire East planners are asked to ensure that the repositioning of this extension does not create loss of privacy and a noise issue for neighbours due to its high glass side wall.	

16 To consider any other Planning matters including decisions to Planning Applications:

- 16.1. [21/0630M](#) **Withdrawn:** North-West of Mereside (Senior Football Pitch and ancillary Buildings) This

application has been withdrawn

- 16.2 [21/4856M](#) **Withdrawn**1/6/22: Locoshed, Bollington Lane Nether Alderley SK10 4TB. Non-material amendment to approved application [20/5659M](#) - Variation of condition 2 on [20/2000M](#) - Variation of conditions 2 & 11 on approved application [19/4864M](#) - Variation of condition 3 (approved plans) to planning application [16/1378M](#) -Proposed demolition of existing industrial unit and construction of 2 detached dwellings with detached garages with associated parking and landscaping
- 16.3 [21/4682M](#) – **Approved with conditions** 30/5/22: I Maisterson Drive Nether Alderley SK10 4HN. Replace Existing Kitchen Window with a Glazed Oriel Bay Window. Construct an Oak Framed
- 16.4 [22/1051M](#) Cllr Shufflebottom has been approached regarding a new telecoms mast on Welsh Row requesting it be moved to the other side of the railway. **Note this has been approved by CEC.**
[Link to Decision Notice.](#)

17 Burial Board

To consider communication and issues relating to the Burial Ground:
See Part 2 Item later in this Agenda.

18 Parish Hall

- 18.1 To receive reports from members of the Parish Hall Joint Management Committee (JMC) regarding the agreement concerning the PCC's ongoing use of the Hall. There had still been no agreement with PCC members regarding the ownership of the Hall. It was very concerning that without such agreement the much-needed refurbishment of the Hall was on hold and funding to secure this work could not be applied for. It was noted that the Deed of Gift of 1908 from Lord Stanley to the Parish Council advised that he would like the PCC to use the hall Sundays and pay for heating and cleaning. This did not suggest any ownership of the premises by the PCC. It was **RESOLVED** to go forward on the assumption that the Parish Council owned the hall.
- The architect was asking for a meeting regarding the positioning of the air source heating. It was resolved that the meeting party would be Cllrs Angela Farrell Cllr Jenny Shufflebottom Keith Farrell. The meeting would be on either 30th or 31st June.
- 18.2 To consider any other matters relating to the Parish Hall:
- 18.2.1 Government guidelines (COVID-19) No new update
- 18.2.2 ACRE Safeguarding Information and Model Hiring Agreement (incl. Safeguarding) – referred to the JMC for updating.
- 18.2.3 Cllr Farrell advised that the JMC was in profit by circa £3000. Cllr Joseph was asked to step in and clerk future meetings. Current Future events - the Art Exhibition in July. afternoon teas, a quiz night, a curry night and a Christmas fair on 23rd December
- 18.2.3 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 will submit an expression of interest.
- 18.2.4 The Clerk had written to Judith Cosgrove Section 106 Officer and Adriane Crowther Alderley Park Planning Officer at Cheshire East concerning CIL/section106 contribution from the Alderley Park Development. The aim was to confirm the various amounts, triggers and caveats to ensure that the Parish Council does everything to ensure it is compliant with the process. Both have promised to provide a meeting date very soon.
- 18.2.5 A Funding Committee. **It was Resolved** reform the Funding Committee and consider appropriate sources of funding including The Lottery fund, the Jubilee Fund, Alderley Park companies and possibly Astra Zeneca. All Cllrs would members of the committee. A date to be set for the first meeting

19 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 Neighbourhood Plan would be a key item on the next Agenda

20 The Next Parish Council meeting would be

:

1.00 pm Tuesday 12th July 2022 Nether Alderley Parish Hall

APPENDIX A

Nether Alderley Parish Council Meeting Tuesday 14th June 2022

Schedule of Receipts and

Payments **A1. Receipt of Income**

None

A2. Invoices for payment

1608	Mr. D. Naylor Parish Clerk	£666.67 - Salary and expenses for May 2022. 15 th June payment	<i>H</i>
1609	HMRC	£349.40 Tax/NI, for May 2022. June Payment	<i>H</i>
1610	SCRIBE	£582 Accounting Software Invoice 2901 2022/23 (£485 plus £197 VAT)	<i>H</i>
1611	Printit North West - £168.48	£84.24 Invoice dated (29/11/21) Ref 21576 Christmas Newsletter	<i>H</i>
		£84.24 Invoice dated (29/01/22) Ref 21879 Feb 2022 Newsletter	<i>H</i>

A3. Direct Debits/Standing Orders for approval

Cheshire Pension Fund	£Nil		<i>H</i>
Utility Warehouse	£348.68	Parish Hall Electricity for April 2022 debited on or after 29th May 2022 (£290.57 plus £58.11 VAT)	<i>E,F, G</i>

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

Travel and Administration/Stationery Costs (No overtime)		<i>H</i>
Mr D. Naylor	£161.72	

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