

# NETHER ALDERLEY PARISH COUNCIL

## Minutes of the Parish Council Meeting held on Tuesday 11<sup>th</sup> October 2022 1.00 p.m. Nether Alderley Parish Hall

- In the Chair** Cllr. Angela Farrell
- Parish Councillors present:** Cllrs: Dave Clarke, Sue Joseph, Lesley Gleave, Jenny Shufflebottom, and Jackie Wilkinson.
- Also present:** David Naylor Parish Council Clerk
- Member of the Public:** None
- 1. To receive apologies for absence** Cllrs. Simon Lewis, Geoff Linnel and Cheshire East Ward Cllr. Marc Asquith
  - 2. To receive Declarations of Interests**
    - 2.1 To Declare Disclosable pecuniary interests**

Cllr
    - 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 9<sup>th</sup> August 2022 as a true and accurate record.**

*Proposed: Cllr. Shufflebottom      Seconded: by Cllr. Clarke*
  - 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.**

The NP Co-ordinator had been unable to attend the Council meeting but had advised the Clerk that he had been sent from Cllrs the information he requested and he would provide the final draft as soon as possible and within two weeks.

The aim was now to obtain from the NP Plan co-ordinator this final draft which the Parish Council could then add presentational and other content such as dedicated photos rather than stock photos. Although it was accepted that the policies and evidence base would be very important to its audience of Planners it also had to be a document that appealed to local residents who would be voting for it in the referendum to have it adopted.
  - 7. Parish Hall including Refurbishment Plans**

The Plans from the Architects were examined and there was agreement that they were very comprehensive including the full details of all the services equipment-locations, surface materials and finishes. Tenders would be issued by the end of this year and the start of next year. Construction work would begin after the elections and be completed by November.

**7.1 Minutes of the Parish Hall Design Meeting 5<sup>th</sup> October**

The Minutes of this meeting were received and their contents and action required by the Parish Council were noted. The meetings would now be held each month and councillors were welcome. The Clerk advised that he would like to attend.

**7.2 The draft refurbishment program** had been received and its contents were noted

### **7.3 JMC Minutes**

The Minutes of the meeting held on 27<sup>th</sup> September were received and their contents were noted. The Clerk advised that consideration should be given to making the JMC into a committee of the Council and users could be part of a user group. This was being actively considered. There was an Ownership of the Parish Hall meeting that afternoon which would help to clarify any further matters relating to the issue of ownership of the Hall. The Parish Council had concluded that it did have full legal ownership and this would be very important in securing grants and other funding. The events at the Hall were also discussed and it was decided to go ahead with the Christmas event which was usually well attended and valued by the community.

### **7.4 VAT Report**

The Clerk had submitted a report on the Parish Council's VAT Status and the care that needed to be taken on preserving it by ensuring that its activities were overwhelmingly "exempt business and "non business" activities. This was particularly important with the refurbishment costs on which VAT would be recovered to avoid any risk of HMRC concluding that the VAT recovered was supporting a business activity.

### **7.5 Response from CEC's Section 106 Officer regarding Section 106 funding**

Cheshire East's Section 106 Officer had provided a comprehensive response which had been circulated. It advised that the total amount now available to the Parish Council for the Hall refurbishment, including interest, was £163,351.98. This had been received by CEC in two tranches:

£47,935.31 associated with the first planning application on Alderley Park and £115,416.67 for the more recent application. It was noted that the former may "expire" in the new year unless a contractual commitment to spend it had been made. The latter had a longer timescale of 2027.

It was therefore important that progress was made so as not to risk losing this first tranche by early phasing of some of the work or negotiating an extension of time with the Section 106 officer and the developer. This may be possible given the delays from COVID and the substantial progress the Parish Council had made in obtaining planning permission, support from English Heritage, contracting with Architects and having detailed plans in place etc.

A discussion took place about early phases. These could include the external pointing and the heating system.

### **7.6 Fund Raising Progress**

The meeting debated the various funding streams, and allocated responsibilities for making contract with them. The clerk had also researched borrowing powers for Parish Councils from the Public Works Loans Board. This would be on a fixed rate for any period up to 50 years but probably 20 – 25 would be more appropriate. The Clerk would obtain the necessary application and guidance forms to be ready to submit an application subject to the Council deciding to pursue this option. With the Section 106 funding referred to in minute 7.5 above, plus £30,000 from the Community Infrastructure Levy and saved earmarked reserves the Parish Council would have very close to £300,000 to spend. The next step was to obtain formal estimates of cost to accompany any grant bids and some of this money could be used as match funding which grant bodies liked and often required. Also, a fund-raising pack needed to be put together, Cllr Farrell would send a communication out about a meeting before the end of the month to progress this. Cllr Clarke mentioned a role of benefactor's board in the new hallway. This was felt to be a good idea

## **8 Current Matters.**

To consider and agree actions relating to ongoing matters.

**8.1 Cheshire East** update by Cllr Asquith CEC Ward Councillor Asquith, He had been invited to discuss highways funding provided to ward councillors to spend in their areas. He had been unable to attend the meeting due to business commitments. Although he was standing down at the next election in May 2023 it was hoped that he could make the case for additional investment in Nether Alderley as the new funding was launched in April 2023. Cllr Farrell would be having a word Cllr Craig Browne about the loss of winter gritting of Artists Lane.

## **9 Policies and my classes**

**9.1 Asset Check.** Cllr Shufflebottom had carried out a survey of assets. Only the bench outside the Hall needed attention but this was a Spring activity.

## 10 Schedule (Appendix A)

### 10.1 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. Clarke and **Seconded:** Cllr. Shufflebottom

### 10.2 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. Farrell and **Seconded:** Cllr. Shufflebottom

### 10.3 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. Farrell and **Seconded:** Cllr. Clarke

### 10.4 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

## 11 The Budget - 2<sup>nd</sup> Quarter Reports

The Clerk had provided the following reports

- A bank reconciliation to 30<sup>th</sup> September
- Earmarked reserves and bank balance up to 30<sup>th</sup> September
- A Receipt and payment forecast to the remainder of the Year from 1<sup>st</sup> October
- Quarter 1 Balance to 30<sup>th</sup> June
- Quarter 2 Balance to 30<sup>th</sup> September
- Monthly payment breakdown and forecast to the end of the year
- VAT List to 30<sup>th</sup> September

Scribe accounting software was now fully operational and was proving to be a very significant asset All its data was kept on the "Cloud"

The Clerk advised that the bank balance less the earmarked reserves, as detailed in the reports, showed a surplus over forecast expenditure for the remainder of the year and it may be possible to inject a further sum into the earmarked reserve for the Parish Hall refurbishment fund. The uncertainties were around future energy bills and inflation generally, however, to address this the earmarked reserves had been bolstered and a refund was expected from the Energy supplier from an overpayment because of the entry of an incorrect meter reading (circa £780). Also, a refund of pension payments from Cheshire Pension Fund was expected for a similar amount.

## 12 Planning To consider and approve responses to new planning applications:

<b>Application No:</b>	<a href="#">22/3512M</a>
<b>Proposal:</b>	Hybrid planning application comprising full planning for the demolition of buildings on site and ground clearance; and outline planning for the development of life science uses comprising two office/ laboratory buildings (Use Class E(c) and E(g)) with ancillary retail and café provision (Use Class E(a) and E(b)) with all matters reserved including (Access, appearance, landscaping, layout and scale)
<b>Location:</b>	Land At Mereside Campus, Alderley Park, CONGLETON Road, Nether Alderley
<b>National Grid Ref:</b>	384755.99 375642.17
<b>Response Deadline</b>	20 <sup>th</sup> October 2022

NAPC Response:	It is not clear where the funding is coming for this development. The Parish Council feels that this should be from the Science Park and not from a potential permission and development of Symphony Park. All access and egress for demolition and other contractor's vehicles only be via the North Entrance Robust processes including monitoring should be in place to ensure appropriate dust suppression during demolition and construction.
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NAPC Response: continued	There are low background noise levels in this location and working hours should be controlled to minimise nuisance to local residents.
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<b>Application No:</b>	<a href="#">22/3537M</a>
Proposal:	Replacement of existing dwelling and associated landscaping works
Location:	Soss Moss House, Nursery Lane, Nether Alderley, SK10 4TX
National Grid Ref:	382337.7694 376111.6858
Response Deadline	12 <sup>th</sup> October 2022
NAPC Response	No objection from the Parish Council

<b>Application No:</b>	<a href="#">22/3619M</a>
Proposal:	Construction of new infill dwelling including landscaping, infrastructure and access works.
Location:	April House, Congleton Road, Alderley Edge, Cheshire, SK9 7AL
National Grid Ref:	384504.8533 377155.6766
Response Deadline	26 <sup>th</sup> October 2022
NAPC Response	This application in essence extends what has already been granted permission and as such the resultant house will be quite large. The Landscaping which screened the former home has now been completely opened up and the Parish Council asks that mature landscaping is reinstated to lessen the impact of this development when viewed from the roadway.

**Noted was a** an associated recent approval

[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

<b>Application No:</b>	<a href="#">22/3506M</a>
Proposal:	Full planning application for the change of use of Block 26 from office space (Use Class E(g) to residential accommodation (Use Class C3) (including key worker housing) and external works to facilitate the conversion.
Location:	Block 26, Alderley Park, Congleton Road, Nether Alderley, SK10 4UN
National Grid Ref	384755.99 375642.17
Response Deadline	12 <sup>th</sup> October 2022
NAPC Response	No objection from the Parish Council

<b>Application No:</b>	<a href="#">22/3529M</a>
Proposal:	Full application for amendments to the external elevations of Block 35 for the installation of windows.
Location:	Block 35, Alderley Park, Congleton Road, Nether Alderley, SK10 4TF
National Grid Ref:	384755.99 375642.17
Response Deadline	30 <sup>TH</sup> September Consulted by email to Cllrs and No objections was the view. <b>This was notified to Cheshire East Council</b>

<b>Application No:</b>	<a href="#">22/3767M</a>
Proposal:	Replacement dwelling and associated works
Location:	Crossfield, Congleton Road, Nether Alderley, SK10 4TP
National Grid Ref:	384318.2364 376875.3641
Response Deadline	19 <sup>th</sup> October 2022
NAPC Response	No objection from the Parish Council.

Application No:	<a href="#">22/3856M</a>
Proposal:	Single storey extension to side and front elevations. Dark slates to roof
Location:	Silverwood, Congleton Road, Alderley Edge, Alderley Edge, Cheshire, SK9 7AL
National Grid Ref:	384573.2252 377463.4448
Response Deadline:	2 <sup>nd</sup> November
NAPC Response	No objection from the Parish Council

Application No:	<a href="#">22/3851M</a>
Proposal:	Proposal: Listed building consent for internal alterations including a replacement ground floor slab and the reconfiguration of second and floor layouts
Location:	Location: The Old Hall, Congleton Road, Nether Alderley, SK10 4TW
National Grid Ref:	384328.9117 376306.969
Response Deadline:	2 <sup>nd</sup> November
NAPC Response	No observations from the Parish Council

**13 Other Planning matters reported to the Council. These were noted.**

[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

[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

[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

[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

[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

[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

[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

[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

#### 14 Burial Board

14.1 Burial Board Minutes of 5<sup>th</sup> September 2022

14.2 Burial Board Inspection 5<sup>th</sup> September 2022

15 **Potential for Future Evening Meetings.** This matter was discussed and it was decided to hold the next three meetings in the evening at 6.30pm

#### 16 Correspondence

The Clerk had circulated the election information from Cheshire East Council regarding dates and processes to ensure that all existing and potential new councillors could submit their paperwork and attend meetings to guide them through the process. All existing members were being exposed for election next May unless they were unopposed. It was important to ensure that no one missed the deadline next year for submitting their necessary completed forms. The Clerk had offered to collect all the paperwork nearer the time to have the applications validated well before the deadline to ensure that there was time for any corrections to be made. Elections staff had to be very scrupulous in checking that the forms had been completed accurately. The election would be 4<sup>th</sup> May and candidate briefings would be in various locations from February through March. The nearest to Nether Alderley would be in Macclesfield or Congleton. The key difference in these elections would be the need for voters to have acceptable ID – a driving licence or Passport or in the absence of these a form of authentication provide by Cheshire East Election Services.

#### 17 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, Fund Raising, Hall Refurbishment and discussions about next year's budget and items that councillors would like to see in that budget. Any other matters to be notified to the Clerk and the Chairman.**

18. The Next Parish Council meeting will be

**Tuesday 8<sup>th</sup> November 2022**

**6.30pm at Nether Alderley Parish Hall**

**NOTE THE NEW TIME - EVENING NOT DAY**

## Appendix A

### Schedule of Receipts and Payments October 2022 Committee

#### A1. Receipt of Income

£4.51	Automated Credit - Bank Interest - Reserve Account
£600.00	Cheque to be cashed - Burial Fee from Williams & Lowe Funeral Directors
£600.00	Cheque to be cashed - Burial Fee from Slacks Funeral Directors

#### A2. Invoices for payment

Ch. No.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1627	Helen Byrne	£60.00	£60.00	Parish Hall Cleaning 2 dates 29 August & 13 <sup>th</sup> September	0	H
1628	Cheshire Community Action	£50.00	£50.00	Membership Fee 2022/23	0	H
1629	PKF Littlejohn	£360.00	£300.00	External Audit Fees	£60	H
1630	Printit	£82.24	£82.24	Newsletter Printing & Neighbourhood Plan Flyer (450 of each)	0	H
1631	Mr G. Beeby	£650.00	£650.00	Painting Former BT Phone Box Bradford Lane	0	H
1632	Clerk David Naylor	£693.58	£688.26	Salary & Expenses for September - October Payment	£5.32	H
1633	HMRC	£420.89	£420.89	Tax/NI for September – October Payment	0	H
1634	Shires Accountants	£46.80	£39.00	Payroll with Pension	£7.80	H
1635	Norman Moore	£1362.00	£1362.00	Handy Man & Grounds Maintenance for Burial Board	0	A
1636	Kepczyk Pearce Sanderson	£5849.38	£4874.48	RIBA Work Stage 4 25% of fee plus travel. (Excluding Principal Designer for CDM)	£974.90	E

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

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
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## **Parish Council Powers for Expenditure and Activity**

**Note:** From October 2022 the Parish Council has adopted the Power of Competence and is not restricted to only these powers

### **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**

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

N

**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