

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 13th February 2024 1.30pm at The Glass House Alderley Park

In the Chair Cllr. Angela Farrell

Parish Councillors present: Dave Clarke, Jackie Wilkinson, Sue Joseph, Geoff Linnell, Marcus Raphael, Melanie Connor.

Also present: David Naylor Parish Council Clerk.

Members of the Public: No members of the public were present.

1. **To receive apologies for absence.** Cllr Lesley Gleave; Anthony Harrison Cheshire East Council Ward Councillor for the Chelford Ward which includes Nether Alderley.
2. **To receive Declarations of Interests**
 - 2.1 To declare disclosable pecuniary interests (Councillors with disclosable pecuniary interest(s) must leave the room for the relevant items). There were none.
 - 2.2 To declare interests conflicting with the Nolan principles/non-pecuniary interests. There were none.
 - 2.3 To allow councillors to consider amendments required to their Declaration of Pecuniary Interest forms. There were none.
3. **To consider and approve Applications for Dispensations.** There were none.
4. **To approve that the Minutes of the Parish Council Meetings held on 9th January 2024.** The Minutes were approved as a correct record.
5. **To adjourn the meeting for Public Presentation.** No members of the public were present, and the meeting was not adjourned.
6. **Neighbourhood Plan (NP) Progress**
 - 6.1 First two Draft Section of the Design Codes by AECOM and funded by locality were available
[Link to the Aecom Sections 1 and 2](#)
The Council felt that they were very good and asked the Clerk to convey this to Aecom.
 - 6.2 NAPC's Section 14 Consultation Responses – The Clerk and Cllr. Gleave had been working on the amendments to the Draft Neighbourhood Plan (NP) to accommodate all the section 14 responses. A copy of the amended NP was circulated (link below) and would be sent to Cheshire East's (CEC)'s Neighbourhood Planning Team to confirm that it met their recommendations.
[Link to: Draft Inspector Version of the Neighbourhood Plan](#)
[Link to Section 14 Responses including Cheshire East's response.](#)
7. **Parish Hall Renovation Progress**
 - 7.1 **Bank reconciliation, Reserves Balance, and Resources and Costs table for the Hall Renovation.** Projections of income and spending include those expected in March. Renovation costs and resources now show a buffer of just under *£47,989.12 to service cash flow, VAT Recovery, and unexpected costs, with a further £20,000 general reserve. *The Clerk added a caveat regarding the VAT recovery for this financial year

which would be double counting if included because the accounts are net of VAT. He would check on last year's reclaim which occurred in this year and may not be double counting. Therefore in the worst case this would reduce the buffer by £10,677.99. However the Capital in the JMC Account was £3,000 higher than the estimate of £18,000. There may also be some saving when the Clerk provides the 2023/24 budget outturn figures in the March Council meeting Agenda. **Enclosure 1 in the Agenda Documents Pack**

With all this in mind it should also be remembered that the Tender Price could be increased on the 23rd February as advised by the Contractor because of rising material costs See 7.3 below.

7.2 **Fund Raising Progress** update. Update from Cllr. Raphael on his application to the Improved, Greener, Community Facilities UK England Rural Prosperity Fund. This had been submitted and the Clerk had received a phone call from the funding body. This was not about the funding application for the kitchen upgrade but about the potential for help with other work which would contribute to making the building more energy efficient. The Clerk had sent them copies of the plans for the work on the Hall. It should, however, be remembered that although a further grant was worth considering it would involve a degree of match funding which could be difficult with the current tight renovation budget.

7.3 **Update on progress with the Heads of Terms and Faculty Application.** The agreement between the PC and PCC has been sent to the Chester Dioceses Faculty well before Christmas with the request that they initiate the 28 day local consultation. Approval has been recommended to the Faculty Registrar and Chancellor by the Faculty meeting subject to the results of this local consultation. At the time of this Council summons the consultation has not yet been initiated and the Faculty Secretary has now asked for a copy of the signed agreement by both the PC and PCC.

A Zoom call was held with the Council's preferred supplier for the Hall's renovation works (B&E Boys) who has been requesting that we sign the Contract. However, the Faculty approval has not yet been granted. The Contractor will contact the Clerk and Chairman on 26th February to discuss two things – the uplift in cost of the contract and the date when signing will take place. They have a 5-week lead-in period for their contractors to start work and the uplift will be based on costs on that date.

It is tempting to think that the Contract could be signed on or about the 26th February even though the Faculty consultation has not yet started and will not end before the 26th February but should be completed within the contractor's 5 week lead-in period.

The Faculty could conceivably refuse or postpone a decision, albeit this was unlikely, because the Council had consulted widely on the renovation and had not received a single objection. Still, it was a risk but there was also the very real risk of losing the current contractor and having to retender the work. That would add re-tendering and extra professional cost and it was inevitable that the tenders would come in much higher.

This whole situation is potentially quite costly for the Parish Council and has resulted from long and unnecessary second party delays in approving the agreement. This has been compounded by that second party then referring it to their legal representative who has taken months in approving it in spite of it being agreed by both parties in November and having been properly prepared the Parish Council's solicitor. It is still not ready for signing.

The Agreement sent to the Faculty is Enclosure 2 in the Agenda Documents Pack

8. **Further Letter to EDF Energy** concerning a catalogue of errors and delays in rectifying the Parish Hall's electricity meterage and provide accurate billing. This is self-explanatory see Letter. [Link Click HERE to letter to EDF.](#)
9. **BHIB Parish Hall Insurance Quotation 2024/25** (**Note** BHIB have been taken over by Clear Councils Insurance - brokered at Lloyds)
Policy Number: LCO02446

Current Premium 2023/24 £2,513.06.

This new premium has been requested from BHIB including the potential for the Hall's closure for 24 weeks for the renovation. A copy of the draft renovation contract has been sent to them and the request for costs for a one year and three year contract.

10. Alderley Park (AP) Based Parish Council meetings. AP have been asked to continue to allow the Parish Council to meet at the Glass House until October/November

11. Finance Schedule (Appendix A)

11.1 **To note receipt of income, as listed in schedule (A1)**

Proposed Cllr. Connor **Seconded** Cllr. Joseph

11.2 **To approve items for payments as listed in schedule (A2)**

Proposed Cllr. Wilkinson **Seconded** Cllr. Clarke

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

There were none.

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

Proposed Cllr. Joseph **Seconded** Cllr. Clarke.

12. Planning Applications

Application No:	24/04374M (and Listed Building Consent 24/0438M)
Proposal:	Demolition of existing dwelling, stables & feed store and replacement with a new dwelling
Location:	Bradford House Cottage, Bradford Lane, Nether Alderley, SK10 4TR
Response Deadline	14th February 2024
NAPC Response	No objection from the Parish Council

Application No:	24/0384T
Proposal:	Works To Trees In Conservation Area
Location:	Whitecroft, Whitebarn Road, Alderley Edge, SK9 7AN
Response Deadline	Not provided with Tree Application
NAPC Response	No objection from the Parish Council

Application No:	24/0300M
Proposal:	Construction of new car port / storage building and solar panels
Location:	Meadowside, Welsh Row, Nether Alderley, Cheshire, SK10 4TY
Response Deadline	28 th February 2024
NAPC Response	The parish Council feels that the garage/store shed would be forward of the building line of the house and would be out of character with keeping with other houses nearby (large house set back /big garden). Approval of this could lead to an extension of the house to this line forming a courtyard type property.

Application No:	24/0428M
Proposal:	Construction of subterranean garages/outbuilding, associated engineering operations and landscaping
Location:	April House, Congleton Road, Alderley Edge, Cheshire, SK9 7AL
Response Deadline	6 th March 2024
NAPC Response	No objection from the Parish Council

Application No:	24/0437M
Proposal:	Rake out and grout all mortar joints - external pointing - mortar and carefully replace with a homogenous non hydraulic lime mortar mix carefully matched to the original mortar in composition and appearance. Installation of stainless steel retro-fit wall ties. Replacement plasterboard and
Location:	1 & 2 Waterloo Barn, Alderley Park, Congleton Road, Nether Alderley, SK10 4JW
Response Deadline	7 th March 2024
NAPC Response	No objection from the Parish Council

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

[23/4474M](#) Positive Decision

16th January 2024

Certificate of Lawful Proposed Use/ Dev

Fern Cottage, Chelford Road, Nether Alderley, SK10 4RT

[23/3744M](#) Positive Decision

19-Jan-2024

Construction of single storey side and rear extension to existing dwelling.

Whitebarn, Whitebarn Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AN

[21/0596M](#) Refused

16-Jan-2024

Variation of conditions 2, 4, 7, 8, 9 and 13 on application [19/1895M](#).

Land Adjacent to, The Pantiles, 40, Congleton Road, Alderley Edge

[23/2160T](#) Trees-part Refusal

23-Jan-2024

Works to Tpo Trees

19, Vale Crescent, Nether Alderley, SK10 4LU

14. Symphony Park - preparation for the Application being considered by CEC's Strategic Planning Board. Potentially 28th February 2024

Application [23/3619M](#) Resubmission of Application [22/2819M](#)

See Minute 14 of the January Council Meeting.

There was significant debate about the content of the PC's objection statement.

Cllr Gleave would represent the Parish Council and had prepared a draft of her statement to the Strategic Planning Board. [Click HERE to link to the draft statement](#)

The statement was judged to be very good and members were asked to get back to Cllr Gleave with any other issues. A meeting would be called the week following this Council meeting to confirm the final statement. The Chairman would invite members to it and it would be held in

the Glass House Alderley Park. The overall aim was to ensure that it was as tight, powerful and as impactful as possible.

In addition to Cllr. Gleave there would be 6-7 speakers from the local community at the Strategic Planning Board plus Cllr. Harrison the CEC Ward Councillor for Nether Alderley.

15. Report from Cheshire East Ward Cllr Anthony Harrison

Cllr. Harrison was not present at the meeting due to other commitments

16. Councillor's reports and items Raised in January for the February Council Meeting.

16.1 Marketing Strategy for the Renovated Parish Hall – Cllr. Gleave and Keith Farrell are prepared to help to develop this and David Fairbottom would also be asked.

16.2 Fund Raising for the Hall and other issues. Cllr Raphael raised the issue of sponsorship on our boundary signs – there would be 5 in total (an extra 3 on the two already provided) It would be possible to add a rectangular sign beneath advertise a prominent local business with their logo. Cllr Raphael also called into the Churchill Tree, and they would be willing to have a regular advert out in our parish newsletter. The Clerk would research the cost of attaching an advertising bar below the signs.

16.3 Cllr. Farrel raised the issue that on 25th January at 6 – 7 pm a King's Award for Voluntary Service talk will be given to recognise individuals in local communities who should receive such an award or be invited to a Royal Garden Party. She will listen to the talk. She felt that we did not do enough to recognise such individuals.

16.4 The Clerk raised the issue of the need to develop a local emergency response plan. This would sit below CEC Emergency Plan and would assist in communication and secure the contacts of local people in the Community who could assist with help especially if CEC was overwhelmed by a large-scale incident which could delay local help from them. Cllr. Linnell would check with Alderley Park what they had in place and the Parish Council would schedule work on this local plan. The Clerk had supplied a draft of what such a plan needed to contain.

Enclosure 4 in the Agenda Documents Pack

16.5 CEC's Green Waste Charging Scheme. The Clerk had provided details on the NAPC Website.

17 To confirm the next Council meeting is:

**Tuesday 12th March 2024 1.30pm
at The Glass House Alderley Park**

Nether Alderley Parish Council Meeting Tuesday 13th February

2 Schedule of Receipts and Payments

A1. Receipt of Income - Month of January

Current Account Nil Interest

Reserve Account £29.10

Unity Trust Savings Account Interest is quarterly – 31st December was £139.20

A2. Invoices for payment

Ch. No.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1724	David Naylor Parish Clerk	£693.58	£693.58	Clerk's Salary and Expenses January for February Payment	£0.00	H
1725	HMRC	£418.30	£418.30	Tax/NI for January for February Payment	£0.00	H
1726	Parkinson Partnership	£840.00	700.00	VAT Consultancy Parish Hall	£140.00	F
1727	Surrey Hills Solicitors	£3,000.00	£2,500.00	Parish Hall Legal Services	£500.00	F
1728	PCC St Mary's	£228.00	£190.00	Maintenance of Parish Hall Exit Road (Ladies Lane) 1/3 of cost of £570 plus VAT	£38.00	F
1729	Print it	£191.80	£191.80	Winter Newsletter 2023 Inv 26174	£0.00	
	↓ Duplicate invoice paid in October 2023 Ch 1709					
1729	Print it	£285.25	£285.25	Autumn Newsletter 2023 Inv 25412	£0.00	
1730	Geoff Beeby	£202.00	£202.00	Geoff Beeby Fitting of two Boundary Signs	£0.00	H
1731	Greensplash Designs Ltd	£85.00	£85.00	Renewal of SSL Website Certificate	£0.00	

Ch. No.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1732	EDF Energy	£1200	£1000	EDF Energy 23 August 2023 7 th February 2024 See Letter in Minute 8 above	£200	H

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
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No Direct Debits this month but see cheque 1732 above in A2 and see letter to EDF in Minute 8 above.

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

Travel 60 miles @ 45 pence per mile = £27.00

Phone Sim monthly £9.17 plus £1.83 VAT = £11.00

Rymans Lever Arch File and Dividers £7.07 plus £1.41 VAT = £8.48

Rymans Lever Arch File x 2 and Carry Folders £14.14 plus £2.83 VAT = £16.97

Cartridge Discount Ink Cartridges £16.81 plus £3.37 VAT = £20.18

Kitchen Works Alderley Park. Coffee at December Council Meeting £22.50 plus £4.50 VAT = £27.00

Total Expenses £96.69 plus £13.94 VAT = £110.63

Salary: Contracted 65 hours @ 14.95 per hour = £971.75 (Gross)

Total Salary Gross = £971.75

Total Gross including expenses = £1082.38

Total Less Tax of £388.80 = £693.58 (including VAT of £13.94)

Signed.....

Chairman of Meeting

Signed.....

Clerk and Responsible Financial Officer

Parish Council Powers for Expenditure and Activity

Note that the Parish Council has adopted the Power of Competence

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