

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 14th November 2023 1.30pm at The Glass House Alderley Park

In the Chair Cllr. Angela Farrell

Parish Councillors present: Lesley Gleave, Dave Clarke, Jackie Wilkinson, Sue Joseph, Geoff Linnell (via Zoom Conferencing)

Also present: David Naylor Parish Council Clerk

Members of the Public: There were no members of the public present.

1. To receive apologies for absence. Cheshire East Cllr. (Chelford Ward) Anthony Harrison

2. Co-option and welcome to two new Councillors

Interviews had been held with the three applicants at Alderley Park on the 6th November and a Zoom meeting of existing Councillors had been held on Friday 10th November to decide the successful candidates.

The candidates were advised of the co-option decision on Friday following the Zoom meeting and the two successful candidates were Marcus Raphael and Melanie Connor. Both were present at the Council meeting.

Declaration of acceptance of Office for the new members. These were signed and counter signed by the Clerk. They were welcomed to the meeting. They had been supplied with meeting papers on the previous Friday.

3. To receive Declarations of Interests

3.1 To declare disclosable pecuniary interests (Councillors with disclosable pecuniary interest(s) must leave the room for the relevant items). There were none.

3.2 To declare interests conflicting with the Nolan principles/non-pecuniary interests. There were none.

3.3 To allow councillors to consider amendments required to their Declaration of Pecuniary Interest forms. ***There were none.***

4. To consider and approve Applications for Dispensations. There were none.

5. To approve that the Minutes of the Parish Council Meetings held on 14th November as a true and accurate record. The Minutes were approved as a correct record.

6. To adjourn the meeting for Public Presentation. No public were present, and the meeting was not adjourned.

7. Neighbourhood Plan (NP) Progress

7.1 Update from the Clerk on the Production of Design Codes by AECOM and funded by locality. The Clerk had met via a Zoom call with Joddrell Elliot who confirmed that Aecom would provide the Codes and visits to the Parish would commence this week. The Clerk had been asked to register with Ordnance Survey E Mapping to obtain a mapping licence, which is free to local authorities, and which Aecom will use on our behalf. [The Over Alderley's Design Codes](#) are an example of what can be produced by Aecom for Nether Alderley.

7.2 NAPC's Section 14 Consultation Responses – The Clerk had started work on updating the Neighbourhood Plan with the responses, starting with Cheshire East

Council's (CEC's) and will consult CEC's Neighbourhood Planning Team on progress and to clarify any issues. [Section 14 Responses including Cheshire East's response.](#)

The Council was very concerned at the complete lack of response from the NP Co-ordinator which had left the Parish Council having to address the Section 14 issues themselves. This was despite the Co-ordinator being informed before the section 14 submission that the NP contained too many extracts direct from the Local Plan. However, the Parish Council was assured by him that these had been addressed. The Clerk had made numerous attempts to contact him which had only been met with reassurances that he was working on the issues. This did not materialise, and then there was no further response.

The Council asked the Clerk to write to him requesting either the immediate resolution of these issues or the return of the fee paid for this work otherwise the Parish Council would consult a solicitor.

8. Parish Hall Renovation Progress

8.1 The Public Works Loan Board Application

The Clerk had submitted the Application to borrow £250,000 over a 30-year period. The loans charges would be £17,750 at the application date interest rate of 5.9%. Repayments would be every six months starting in the financial year of 2024/25.

The application had been successful, and the Parish Council had 12 months in which to draw down the loan. Their advice was to draw it down when interest rates were favourable. At present interest rates were falling, which would reduce the £17,750 annual loan charges.

8.2 **Commencing the Renovation Work** – the Pointing would start before December with test areas and continue through December depending on the weather. The Contract with B& E Boys had not yet been signed and this work would be via a purchase order issued directly by the Parish Council.

8.3 **Resources and Cost.** The Clerk had updated the spreadsheet showing the Parish Council's resources to fund the Tender costs of the preferred supplier and the professional fees. Projections of income and spending to the year-end were holding up well and the renovation costs and resources continued to show an unallocated £50,000 with a further £20,000 general reserve to service cash flow, VAT Recovery, and unexpected costs.

[\(Enclosure 1 in the Agenda Documents Pack\).](#)

8.4 **Update on progress with the Heads of Terms and Faculty Application.** The PCC had submitted the Main Faculty Application known as List A. The agreed contract and covenant had been sent to the PCC's own Solicitor for a final check. It was important that this was submitted to the Faculty before the 10th November so they could discuss it before their meeting on the 24th November.

The Clerk had called Katie Purviss at the Faculty. She felt that the timescale was very tight but could be achieved before January. She also felt that the application would be viewed positively.

The interim Faculty known as List B had been approved for the external pointing and this work could begin in very early December to preserve the planning permission.

This was a positive sign for approval of the main Faculty List A.

The issue for the Parish Council was when to sign the Renovation Contract and the Faculty application was a key issue.

8.5 **Section 106 claiming procedure** from CEC's S106 Officer. A recent Letter to the Officer is in the Enclosure Pack. The Clerk will now try to register our contractors as suppliers to Cheshire East Council.

[\(Enclosure 2 in the Agenda Documents Pack\).](#)

Link to CEC's Audit Committee Report on significant issues in the S106 Service.

<https://e.pcloud.link/publink/show?code=XZGoKsZ4CexsnKy5u5ohUFEctEztbbC0RA7>

The Clerk was asked to request a response by the next meeting to add to the long audit trail of these requests.

8.6 Gas Connection to be paid directly to the Contractor instead of being paid out of the Contract contingency.

The Parish Hall appeared to have a meter in the external cupboard to the left of the external steps to the first floor. However, it is now known that this only serves the Church, and a new connection and meter will be needed for the Hall's new Combi boiler.

The Contract has £72,000 of PC Sum's and contingencies to fund such items and £2,500 Plus VAT is the sum included for this gas connection.

However, the Fulcrum Gas Quote is £2,900 plus VAT

The Parish Council has been asked to accept this Fulcrum quote and make payment direct. This will save the main contractor adding overheads & profits additions for the extra £400! The PC Sum would then be deleted for this item.

The Parish Council was paying very close attention to the use of any of this £72,000 and whilst it was inevitable that some of it would be used, it was hoping to secure a significant refund of the unspent money at the end of the contract.

It was **RESOLVED** to agree to pay Fulcrum directly from Council funds and not to take it from Contingencies and PC Sums.

Proposed Cllr. Angela Farrell

Seconded Cllr. Lesley Gleave

8.7 Other Items needed in the completed renovation. chairs and tables, Broadband (this should be in the Contract), large screen monitor - wall mounted or on a movable stand, sound system.

9. Fund Raising Matters

Chell Perkins - Update on progress. Letters had been sent to local developers considered to be stakeholders in the Parish who may be willing to help fund the Hall's renovation. No responses to date.

10. Local Government Pay Award 2023/24

The National Association of Local Council (NALC) has notified the Parish Council of the agreed 2023/24 cost of living pay agreement, backdated eight months April to November 2023. This will be a flat rate increase of £1,925 for 37 hours pro-rata for part-time workers. It will be paid in December in the Clerk's December salary cheque. In effect it is a pay increase of £1 per hour.

In detail, this will amount to back pay of £520 (Gross) made up of £1 per hour for the 8 months x 65 hours worked in the period plus £35.50 (Gross) for overtime made up of £1 per hour for the 35.5 hours worked in the period.

From then on it will mean a monthly basic salary increase of £65 per month (Gross). This has been factored into the budget.

11. Finance Schedule (Appendix A)

11.1 Resolved to note receipt of income, as listed in schedule (A1)

Proposed: Cllr. Jackie Wilkinson

Seconded: Cllr. Angela Farrell

11.2 Resolved to approve items for payments as listed in schedule (A2)

Proposed: Cllr. Lesley Gleave Wilkinson **Seconded:** Cllr. Sue Joseph

11.3 Resolved to approve direct debit/standing order as listed in schedule (A3)

There were none listed.

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

Proposed: Cllr. Angela Farrell **Seconded:** Cllr. Jackie Wilkinson

12. Approval of VAT Claims

VAT Claim 2022/23 whole year **£5,096.06**

VAT Claim 2023 April to October inclusive **£5,581.93**

The first claim was paid within 3 weeks, which was a very positive sign of the Parish Council's being able to recover VAT promptly and usually monthly during the renovation. The second application was submitted a little later and the Clerk will advise on the actual payment date.

13. Planning Applications

Application No:	23/3554M
Proposal:	Erection of haybarn adjacent to stables for the storage of Haylage
Location:	Street Record, Sand Lane, Nether Alderley, Macclesfield, Cheshire. Note: this is Welsh Row opposite the end of Sand Lane. See original Stables Application 19/0752M Note: the decision Notice on this application: the newly erected advertising boards on site proposing commercial rental is conflict with the permitted personal use.
Response Deadline	22 nd November 2023
NAPC Response	The Parish Council is concerned about this application as are local neighbours. It amounts to the provision of a haybarn for stables which have not been built following a 2019 Planning Approval. Also advertising signs have now appeared advertising the rental of these stables, in spite of a 2019 decision notice condition that they only be used for personal and non-business use. It also seems that the 2019 application should have expired because the gate and concrete base only appeared this year. The land is also too small for grazing 3 horses, however, it was pointed out by the applicant in the 2019 application that show horses do not require as much grazing! The Parish Council feels that there is no justification for this application and can only suggest that this is a process to secure future residential use of the Haybarn and stables. As such the Parish Council recommends refusal.

Application No:	23/3744M
Proposal:	Certificate Of Lawful Proposed Use/ Dev Construction of single storey side and rear extension to existing dwelling.
Location:	Whitebarn, Whitebarn Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AN
Response Deadline	Decision Date 27 th November
NAPC Response	The Parish Council has no comment to make at this time

Application No:	23/3810M
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Proposal:	Single storey rear extension incorporating balcony
Location:	5, Maisterson Drive, Nether Alderley, SK10 4HN
Response Deadline	8th November – BUT decision Date is 4 th December
Napc Response	No Objection from the Parish Council

Application Number	<u>23/3868M</u>
Proposal:	Retrospective application for full planning permission to convert 2 x tennis courts into 3 x padel tennis courts, erection of customer kiosk, creation of new pedestrian access and associated boundary treatments
Location:	Everybody at, Alderley Park, Congleton Road, Nether Alderley
Decision Target Date	15 th November 2023
NAPC Response	<p>Padel Courts may be the future, however, the 2015 Overarching Vision for Alderley Park stated that it would retain the sports facilities left by Astra Zeneca and this was approved by Sport England who have also objected to this application. Two of the three tennis courts are now paddle courts which leaves little for those who prefer to play tennis.</p> <p>This is also a retrospective application which is very disrespectful to the planning process and the provider apparently had to be pushed into making this planning application. It should be noted that Lawn Tennis Association guidance on providing such facilities clearly advises the need for planning consent.</p> <p>It must be admitted that these facilities are popular but users and those waiting to use them are often parked on the road and not in the Glass House Car Park.</p> <p>Highly coloured banners have also been positioned on the fencing which are essentially backlit when the floodlighting is on and are quite visually intrusive.</p> <p>Light pollution is an issue for Alderley Park and the Parish Council is asking for an assessment of the contribution this application may be making to this matter before it is determined. The floodlighting is not only on in the evening but also in a morning or other period when ambient light levels are low and until 10pm in the evening. Also measures to prevent parking on the road.</p>

Application No:	<u>23/3956M</u>
Proposal:	Certificate Of Lawful Proposed Use/ Dev Construction Of New Incidental Building Comprising a Gym and Workshop
Location:	Meadowside, Welsh Row, Nether Alderley, Cheshire, SK10 4TY
Response Deadline	13th November – Decision Date 14 th December
Napc Response	<u>Need to wait and see</u>

Application No:	<u>23/3973M</u>
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Proposal:	Variation of conditions 2, 5 and 10 on application 21/2628M - Replacement dwelling
Location:	Sandle Heath Farm, Bollington Lane, Nether Alderley, Macclesfield, Cheshire, Sk10 4TB
Response Deadline	22 nd November 2023
NAPC response	Condition 5 and 10 were intended to protect wildlife. There seems to be no explanation of why these two conditions need to be varied except that the design and access statement advises that they have been varied previously. We can find no record of that. If they have not already been legitimately varied can Cheshire East Council please pursue their delivery.

14. To Consider Decisions on Planning Application

[23/3709M](#) Prior Approval Not Required

Decision Date 30th October

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

Prior approval of a single storey side and single storey side/rear extension extending 6.00 metres beyond the rear wall, maximum height of 4.00 metres and eaves height of 2.65 metres.

[23/2703T](#) Permission Granted

Decision Date 4th October

3 Vale Crescent Nether Alderley SK10 4LU

Application to reduce two dominant trees with TPOs

[23//2643D](#) Approved

Decision Date 11th October

Bewdley, Congleton Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AL

Discharge of condition 8b of existing permission 20/3208M; Extension to ground and lower ground floor, provision of two outbuildings and associated landscaping.

[23/3100D](#) Approved

Decision Date 11th October

Fern Hill Farm, Chelford Road, Nether Alderley, Cheshire, SK10 4RT

Discharge of conditions 3 and 4 on application 23/0254M - Listed building consent for alterations and extensions

[23/3143D](#) Approved

Decision Date 11th October

Fern Hill Farm, Chelford Road, Nether Alderley, Cheshire, SK10 4RT

Discharge of condition 3 on application [23/0253M](#): Alterations and Extensions

[23/3516D](#) Approved

Decision Date 11th October

Soss Moss House, Nursery Lane, Nether Alderley, SK10 4TX

Discharge of condition 6 on approved application [22/3537M](#) - Replacement of existing dwelling and associated landscaping works

[22/2208M](#) Refused

Decision Date 11th October

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

Discharge of conditions 2, 4, 7, 8, 9 & 13 on approved application 19/1895M - New residential dwelling

[23/2246T](#) Permission Granted

Decision Date 17th October

Rear of 2, Asquith Grove, Nether Alderley, SK10 4ZJ

Wild cherry tree - specification of works: we would like to trim the branches of this wild cherry tree, which is overhanging our garden and trespassing our property Reason for work: the tree branches are trespassing onto our property, and the branches are very close to the roof, risking damage to our property after thunderstorms and where there is gusty wind.

23/2530T Part consent/part refusal

Decision Date 19th October

1, Maisterson Drive, Nether Alderley, SK10 4HN

3 Beech crown lift to 4 metres T4 Beech reduce the two main lowest laterals on the property side by 2 - 2.5 metres. T5 Beech reduce the 4 lowest limbs by 2 - 2.5 metres. T10 Oak lime reduce the limb by 2.5 metre. T13 Silver Birch reduce the two main sections of the tree in height by 4 metres. T24 Sycamore poorly attached limb on the property side with cavity at base, remove limb.

23/3333M Approved with Conditions

Decision Date 19th October

Cross Farm Barns, Congleton Road, Nether Alderley, SK10 4TP

Variation of condition 7 - drainage scheme on approval [23/0069M](#)

23/3709M Prior Approval Not Required Stage 1

Decision Date 30th October

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

Prior approval of a single storey side and single storey side/rear extension extending 6.00 metres beyond the rear wall, maximum height of 4.00 metres and eaves height of 2.65 metres.

23/2690T Consent for works in TPO with conditions

Decision Date 3rd November

Alderley Park, Congleton Road, Nether Alderley, Macclesfield, Cheshire, Sk10 4TG

The tree is a large Copper Beech within the woodland to the rear of number 3 Asquith Grove at Alderley Park. a whole crown reduction by height by 3 metres horizontally and 4 metres laterally.

23/1012M Approved with Conditions

Decision Date 3rd November

Land adjoining the Bollington Lodge (sou, Alderley Park, Congleton Road, Nether Alderley, Macclesfield, SK10 4TG)

Consent to display an advertisement.

15. Nether Alderley Facebook Postings

The Nether Alderley Facebook Chat thread "*Monthly Parish Council Meeting*" has been receiving inappropriate postings. Cllr. Clarke was an "admin" on the site but had handed it over to the Clerk who would delete them and bar the people who were posting them. He would also monitor the chat in future and post relevant information about the Council meetings.

16. Cheshire East Parking Review.

Following the consultation which ended 1st November, the proposals, comments, and recommendations will be considered by Cheshire East's Highways & Transport Committee in January.

Proposals:

Off-Street Car Parks:

<https://www.cheshireeast.gov.uk/pdf/consultation/parking2023/off-street-statutory-notice-of-proposal-off-street-car-parks.pdf>

On-Street Car Parking:

[Proposals for changes to on-street parking places \(cheshireeast.gov.uk\)](#)

Supporting Documents

According to Cheshire East, the aim is to help support other transport services across Cheshire East. This would benefit residents by:

- improving highways
- subsidising local buses not subsidised
- supporting active travel schemes

Blue Badge Holders will still be able to park for free in all council-managed car parking for an unlimited time.

17. Burial Board Matters.

Exclusion of the Public - Standing Orders Paragraph 3d

Meetings shall be open to the public unless their presence is prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons. The public's exclusion from part of the meeting shall be by a RESOLUTION which shall give reasons for the public's exclusion.

No members of the Public were present.

17.1 Minutes of the Burial Board 9th October 2023. The minutes were received, and their contents were noted.

17.2 Minute 10.3 of the Burial Board Minutes: Proposed increase in the remuneration for the person carrying out the Burial Gound's Maintenance from 1st October 2023. His invoice for works since the last payment is included in Appendix A payments in this Agenda.

It was **RESOLVED** to approve this increase.

Proposed: Cllr. Wilkinson and **Seconded:** Cllr. Clarke

17.3 Burial Board Inspection 9th October 2023

The inspection report was received, and its contents were noted.

Item 6: In terms of the recommendation to undertake a professional survey of the Mausoleum this was accepted but would have to wait until the Parish Hall Renovation had been completed.

Item 6: The steps leading to the Mausoleum undercroft need handrails and these would be installed.

17.4 Burial Board Revised Fees

It was **RESOLVED** to approve the proposed fees.

Proposed: Cllr. Wilkinson and **Seconded:** Cllr. Clarke

Enclosure 4 in the Councillors Only Agenda Documents Pack

18. 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 at this meeting).

- The Symphony Park Hearing at Cheshire East Council 20th December the need to discuss the Parish Council's verbal response. Also, the four reasons for refusal last time being addressed and any condition we would like to add if it is approved. Hopefully Cllr Anthony Harrison will be present.
- Is anything happening in turns of a retail food outlet at Alderley Park.
- Progress in future AP Liaison Meetings
- The blocked walkway past Heawood Hall.
- Newsletter to be sent – Sue will be in the Cllrs Profile.
- The Billboards at Alderley Park.

20. To confirm the next Council meeting is:

Tuesday 12th December 1.30 pm

The Glass House Alderley Park

Nether Alderley Parish Council Meeting Tuesday 14th November 2023

Schedule of Receipts and Payments

A1. Receipt of Income - Month of October

Current Account Nil

Reserve Account £32.03

Unity Trust Savings Account Interest is Paid in mid-November (circa £83)

A2. Invoices for payment

Ch. No.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1712	Surrey Hills Solicitors	£1,416.00	£1180.00	Legal Services	£236.00	H
1713	Burial Board Grounds Keeper	£1617.50	£1617 50	Grounds Maintenance	£Nil	A
1716	David Naylor Parish Clerk	£719.91	£715.26	Clerk's Salary and Expenses October for November Payment	£4.65	H
1715	HMRC	£439.37	£439.37	Tax/NI for October for November Payment	£0.00	H

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
No Direct Debit		Smart Meter not sending to EDF	EDF is visiting to resolve. (Meter is recording Day, Night, and Weekends <u>but only as total KWH and total Cost.</u> Reading on 7 th November were 447Kwh & £186.23 See below photos of the meter on 7 th November 2023.		



Energy Used 16th August – 7th November 2023.



Cost of Energy Used 16th August – 7th November 2023.

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

Travel 131 miles @ 45 pence per mile = £58.95
 Phone Sim monthly £9.17 plus £1.83 VAT = £11.00
 Rymans Paper £5.83 plus £1.16 VAT = £6.99
 Rymans Postage Stamps for Burial Board No VAT = £6.00
 Post Office Stamps No VAT = £20.00
 Argos Laminating Pouches £8,33 plus £1.66 VAT = £9.99
Total Expenses £108.28 plus £4,65 VAT = £112.93
 Plus, Salary - Contracted 65 hours @ 13.95 per hour = £906.75 (Gross)
 Plus, Overtime – 7.5 hours @ 13.95 per hour = £104.63 (Gross)
Total Gross including expenses = £1,124.31
Total Less Tax of £404.40 = £719.91 (£715.26 plus £4.65 VAT)

Signed.....

Signed.....

Chairman of Meeting

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

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