

Nether Alderley Parish Council

Minutes of the Parish Council Meeting held on Tuesday 16th July 2024 1.30pm at The Glass House Alderley Park

In the Chair Cllr. Lesley Gleave.

Parish Councillors present: Sue Joseph, Geoff Linnell, Marcus Raphael, Melanie Connor, Mandy Kirk and Anthony Harrison Cheshire East Council Ward Councillor for the Chelford Ward which includes Nether Alderley.

Also present: David Naylor Parish Council Clerk.

Members of the Public: Keith Farrell in relation to planning application [24/2206M](#)

To receive apologies for absence. Cllrs. Ruth Morgan and Angella Farrell .

1. To receive Declarations of Interests

- To declare disclosable pecuniary interests (Councillors with disclosable pecuniary interest(s) must leave the room for the relevant items). There were None.
- To declare interests conflicting with the Nolan principles/non-pecuniary interests. There were none.
- To allow Councillors to consider amendments required to their Declaration of Pecuniary Interest forms. There were None.

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

3. To resolve to approve that the Minutes of the Nether Alderley Parish Council Meeting held on 11th June 2024 as a true and accurate record. The Minutes were approved. **Proposed** Cllr. Connor **Seconded** Cllr. Gleave.

4. To adjourn the meeting to receive representation from members of the Nether Alderley Parish. Keith Farrell, a resident of Nursery Lane was present and spoke on planning application [24/2206M](#) Conversion of barn into 2 residential dwellings at Corbishley Farm.

He wished to object to this application for the following reasons:

The driveway to this property is a single track road with only one passing place in approximately 1/3 mile of shared driveway. The increase in traffic during the construction phase and ongoing would cause significant harm to amenity as well as reducing safety of the driveway. It should also be noted the current application is in addition to application 22/5055M and 23/1142M which will already increase the traffic down the driveway. There are alternative routes to the development from Bollington Lane and Chelford Road that would have much less impact.

5. The meeting was then resumed.

This planning application [24/2206M](#) was on the Agenda and the Chairman brought this forward for discussion. It was resolved to support the objection of Mr. Farrell and other respondents on Cheshire East's on-line planning system who had made similar points about traffic, loss of privacy and amenity. The Parish Council would respond to Cheshire East Council accordingly- see Minute 17 below.

6. Neighbourhood Plan Progress Including the Production of the AECOM Design Codes. The Clerk advised that the final version of the Design Codes and Neighbourhood Plan were now ready to send off to Cheshire East Council as the prospective inspector versions. He would expedite this.

7. Parish Hall Renovation Progress

The Clerk provided an update reflecting the last Site Progress Meeting (10th July). The Table of meetings is shown below: Site visits (which all councillors can attend) are usually held weekly on Tuesdays at 9.30am except on Site Progress meeting days when they will precede the Site Progress Meetings. **Enclosure 1 in the Agenda Documents Pack.**

The following Site Progress Meeting dates are shown below.

- Site Progress Meeting 03: Tuesday 13th August 2024, 10:00 am
- Site Progress Meeting 04: Tuesday 10th September 2024, 10:00 am
- Site Progress Meeting 05: Wednesday 9th October 2024, 10:00 am
- Site Progress Meeting 06: Tuesday 5th November 2024, 10:00 am

Good progress was being made with the renovation, and the cost projection graph in Enclosure 1 show that at this Valuation 3 stage, costs were on the projected cost path and the final £619k tender estimate. Contingencies and PC sums included in that tender had not been called upon to date which was good news and if this continued this would result in a saving for the Parish Council. A potential call on these sums was the need to carry out a timber survey £1,000 and to treat any timber accordingly. The Parish Council had given the go ahead for this survey. It was noted that a recent funeral at St Mary's had resulted in 3 hours down time by 6 workmen. There was the need to establish dates of future funerals which would allow the contractor to work around them on other work without loss of any productive time. The gas installation was being progressed by Fulcrum Gas and a date would be set and the position of the meter decided, potentially in or adjacent to the Church's existing meter enclosure. An MPRN for the new meter had already been obtained to avoid delay.

In terms of refitting the kitchen. This had now been stripped out and the cupboard carcasses stored in the Mausoleum. It was important to decide where the electrical outlets would need to be positioned. Estimates would be obtained for the kitchen refurbishment when the design and equipment had been finalised. B & E Boys would also be asked for a quote for its purchase and fitting.

8. Quarterly Account Balance Plus an update on the Parish Hall Renovation Costs and Resources

The Clerk provided an overview of the Council's quarterly account balance, bank reconciliations and the Parish Hall's Renovation Costs and Resources account. The finances were on track to fund the Parish Council's general needs and the Hall Renovation with a buffer to spare. However, there was the need to begin drawing down from the £163,727 section 106 allocation provided by CEC for this project from Alderley Park's developer contributions. Cllr Harrison was helping the Clerk to secure access to this funding, which had been delayed by CEC due to a review of their s106 processes.

- 9. VAT Registration Approval.** Now that the Clerk has secured HMRC VAT Registration from 1st June there was the potential to restrict this to just the Parish Hall (i.e. opting to tax on just this building). The Council felt there was merit in opting to tax on just the building and **RESOLVED** to ask the Clerk to progress such a registration. **Proposed** Cllr. Joseph **Seconded** Cllr Connor. He would now make this application. **Enclosure 3 in the Agenda Documents Pack.**

- 10. The Parish Council's Bank Holdings.** Proposed distribution of funds to ensure continued protection under the Financial Services Compensation Scheme (£85,000 protection limit) and the ability for ready access to the funds. **Enclosure 4 in the Agenda Documents Pack.** In view of the impending contractor and professional fee payments in August (Valuation 4), which were likely to take place without Cheshire East Council's (CEC) Section 106 funding being available until September, it was **RESOLVED** to maintain current levels in all four accounts and harmonise them following the August Council meeting and August Valuation 4 payments. The alternative was to draw down funding from the approved £250k Public Works Loans Board (PWL) Loan. However, interest rates were likely to fall in the coming month and it was felt prudent to wait and gain the benefit as PWLB Interest rates would also fall.

Proposed Cllr. Linnell **Seconded** Cllr. Raphael

11. Finance Schedule (Appendix A)

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

Proposed Cllr. Joseph **Seconded** Cllr. Gleave

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

Further to the discussion in Minute 10 above, the Cheque 1776 for £12,867.68 (transfer from Current Account to Unity Trust Bank) was cancelled.

Proposed Cllr. Connor **Seconded** Cllr. Kirk

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. Raphael

12. **Adopting a “.gov.uk” address for emails and the website.** This has now become an audit recommendation. The Clerk had attended an on-line training session with the Cabinet Office's "Parishes On Line" and provided an update on appropriate steps to achieve this. The merits of progressing this were fully accepted by members in terms of giving confidence to email recipients and website users that the material received was from the Parish Council. None Government organisations could not use the .gov.uk email or the .gov.uk website suffix. The Parish Council's emails would be prefixed by "Clerk" or individual councillor names e.g. Clerk@netheralderley-pc.gov.uk and the website URL would be www.netheralderley-pc.gov.uk. Existing emails could either be archived from a certain date and recent ones could be transferred into a member's inbox and sent items. Website customers would be automatically routed to the new website address. The Clerk would have to liaise with the Council's existing website provider about the process and because the website does not fully comply with accessibility standards there would be a cost of upgrading it or replacing it with a new website such as [Aubergine](#). Here is a link to [Aubergine Pricing](#). [Bollington Town Council](#) use Aubergine. It was **RESOLVED** that the Clerk with the support of the Cllr. Linnell would progress this to the point of confirming the cost, process and timescale and report back. This would include having a corporate Office 365 account with cloud storage.
13. **Terms of Reference for the Parish Hall Marketing Group.** These were circulated at the meeting and are attached to these minutes. The roles and responsibilities of each member is shown and David Fairbotham has supplied a list of previous regular users of the Hall or anyone who has enquired about using the Hall. They fall into various categories: Birthday parties, therapy sessions, exhibitions, weddings, christenings etc. Increasing usage is also about encouraging people to use the Hall, and contact has been made with the PTA and St Mary's Church. Also, notices with internal photos will be placed on our noticeboards, website, facebook and in our newsletters emphasising the virtues of using this facility and the technology it will contain for hosting functions. Still to be decided is the Hall's furniture such as the type of chairs (stacking) and tables (folding) and the audio visual equipment required. Cllr Linnell will contact Alderley Park when that is known to see if they can help.
14. **Items for the Newsletter.** The next version will be reserved for details of the Parish Hall renovation and what changes have been made to make it a warm, accessible and welcoming space, with pictures promoting it as a venue for a wide range of events and functions. The newsletter will also include a call for volunteers to help to run it and join the committee. The back page could be dedicated to contact details via multiple means by phone, email, facebook etc., for booking it or enquiring about its suitability for any required usage. A distinctive logo would be designed and used on all publications and promotions.
15. **NAPC's Standing Orders.** Link to [Website Copy](#), **NAPC's current Financial Regulations Link to [Website Copy and New Model Model Financial Regulations Enclosure 5 in the Agenda Documents Pack](#)** The Clerk will provide a presentation to all members about Standing Orders and Financial Regulations. The date and time, potentially at Alderley Park will be set, either in late

August of early September.

- 16. Our Social Media Platforms – how to make best use of them.** This item was suggested by Cllr. Gleave, the Chairman, and she would like a member of the Council to take a lead. The aim would be to have a strong voice on this media. Currently this was negligible. Cllr. Melanie Connor put her name forward as a practiced user of both Facebook and twitter and was appointed to this role. She would review our current use of social media and make recommendations for the next meeting. The Website also needed to be included in this because the Website, Facebook and twitter etc., could be integrated. Also the “.Gov.uk” URL changes mentioned in Minute 12 above needed to be included in the final offering.

17. Planning Applications

Application No:	24/2362T
Proposal	Works To Trees In Conservation Area Silver birch has shed large limb We are looking to re shape the tree and reduce overall weight as tree is in decline. Bringing longer limbs back by 3m
Location	Fox Chase, Whitebarn Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AN
Response Deadline	No response deadline provided for tree applications
NAPC Response	No objection from the Parish Council

Application No:	24/2206M
Proposal:	Extension and conversion of barn to create 2 no. residential dwelling
Location:	Corbishley Farm, Nursery Lane, Nether Alderley, SK10 4TX
Response Deadline	17 th July 2024 decision date 8 th August
NAPC Response	<p>The Parish Council would like to add its own objection to this application and support the objections of local respondents in terms of the access and traffic. The driveway is a single track road with only one passing place in approximately 1/3 mile of driveway. The increase in traffic during the construction phase and ongoing would cause significant harm to amenity as well as reducing safety of the driveway. It should also be noted the current application is in addition to application 22/5055M and 23/1142M which will already increase the traffic down the driveway. There are alternative routes to the development from Bollington Lane and Chelford Road that would have much less impact.</p> <p>In conclusion It is considered that unacceptable harm will be caused to the amenities of adjoining and nearby occupiers due to the loss of privacy, traffic generation, access and parking and the application should be refused.</p>

Application No:	24/2163M
Proposal:	Replacement boundary treatment to the same height as existing, new garage with ancillary accommodation over.

Location:	Hillcrest, Congleton Road, Alderley Edge, SK9 7AD
Response Deadline	18 th July 2024
NAPC Response	No Objection from the Parish Council

Application No:	24/2214M
Proposal	Variation of condition 2 (approved plans) on application 20/3208M - Extension to ground and lower ground floor, provision of two outbuildings and associated landscaping
Location	Bewdley, Congleton Road, Alderley Edge, Cheshire, SK9 7AL
Response Deadline	14 th August 2024
NAPC Response	The Parish Council had no objection to this application

Application No:	24/2547M
Proposal:	Prior Approval for installation of a 20m lattice mast with 1 no. electricity transmission tower, 7 no. cabinets, 6 no. antennas on 1 no. headframe, 2.4m high palisade fencing and ancillary development
Location:	Land off Welsh Row, Walton Farm, Welsh Row, Nether Alderley, SK10 4TY
Response Deadline	14th August 2024
NAPC Response	This is a resubmission and is now closer to Melrose Way which is an improvement. It is now of attic-work construction but can it be disguised in some way for example as a tree? It is tucked behind trees and is smaller than the original but is still prominent from local dwellings and why has it to be situated in this location.

18. To Note any other Planning matters including decisions on Planning Applications:

[24/1485M](#) – Refused

3rd July 2024

Bradford House Cottage, Bradford Lane, Nether Alderley, SK10 4TR

Demolition of existing dwelling, stables & feed store and replacement with a new dwelling.

Parish Council's comments: "No objection" May Council meeting Minutes.

19. Report from Cllr. Anthony Harrison Cheshire East Chelford Ward Councillor which includes Nether Alderley.

- He was chasing the cleaning of the overgrown, mossy footways and would devote his 24/25 Budget to aid this work. He appreciated the safety issues associated with this matter.
- He had received costings for a pedestrian crossing on Congleton Road and this would be £90k and unlikely to happen in the current CEC financial climate. It may be possible to adjust the lights at Monks Heath to provide a period to cross but this would not be safe without pedestrian signaling to show when to cross. This should be cheaper than a £90k crossing.
- He was concerned about the results of the LGA Peer CEC Review which revealed 18 serious issues.
- He was concerned about the potential for the new UK Government to reorganise local government by devolution or combining authorities and introduce elected Mayors. In his view historically this had not made savings or improved services.

- He would take up the delay in CEC paying the allocated s106 funding to the Parish Council for the Hall Refurbishment. He would raise this at the Council meeting the day after this Parish Council meeting and also with the Chief Executive

20. Councillor items for the August Agenda

Properly aligning and sequencing all that is required to improve our social media presence, a new accessible website, a .GOV.UK URL, the Newsletter and the new Parish Hall Logo ready for the Hall's launch including timescales and costings.

21. To confirm the next Council meeting is:

Tuesday 13th August 2024
1.30pm at the Glass House Alderley Park

APPENDIX A

Nether Alderley Parish Council Meeting Tuesday 16th July 2024

Schedule of Receipts and Payments

A1. Receipt of Income - Month of June

Current Account: £2543.16 VAT Reclaim

£23,887.50 Alderley Edge Institute Trust Grant Half of Payment

£200.00 DYAS Transaction Payment – Clerk to identify what this is --seems to be wrongly credited

Reserve Account £28.30 Interest Payment

Unity Trust Bank £136.60 quarterly interest

A2. Invoices for payment

Ch.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1767	David Naylor	£670.68	£670.68	Salary & Expenses	£0.00	H
1768	Information Commission	£40.00	£40.00	GDPR Registration	£0.00	H
1769	B&E Boys	£57,124.58	£47,603.82	P Hall Contract Valuation 3	£9,520.76	E
1770	Currie & Brown	£707.15	£589.29	Site Progress Meeting & carry out Valuation	£117.86	E
1771	KPS Architects	£4,845.60	£4038.00	RIBA Work Stages 5 & 6. (First of six installments of £4025.40 plus travel costs plus VAT)	£807.60	E
1772	Donn Management	£500.00	£500.00	Principal Designer Cost. Not VAT Registered	£0.00	E
1773	ChALC Training	£30.00	£30.00	Training for Cllr. Kirk	£.00	H
1774	Parish On Line Mapping	£57.60	£48.00	Mapping for NP and Design Codes	£9.60	H
1775	HMRC	£418.30	£418.30	Tax and NI Payments	£0.00	H

1776	Unity Trust Bank	£12,867.68	£12,867.68	Transfer from Current Account to allow the Nat West Accounts to stay within the FS Compensation scheme's £85k limit	£0.00	H
This Item CANCELLED See Minute 10 Above						
1777	RN & CW DYAS	£200.00	£200	Refund of online transaction wrongly credited to the Parsh Council's Current Account.	£0.00	E
1778	ChALC	£25.00	£25.00	Training for Cllr. Gleave (Chairmanship)	£0.00	H

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
Nil					H

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

Travel 90 Miles @ 45 pence per mile = £40.50

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

Rymans Printing £6,88 plus £1.37 VAT = £8.25

Ryman Printing Paper £6.66 plus £1.33 VAT = £7.99

Cartridge Discount £16.66 plus £3,33 VAT= £19.99

Total £79.87 plus £7.86 VAT = £87.73

Plus, Salary - Contracted 65 hours @ 13.95 per hour = £971.75 (Gross)

Total Gross including expenses = £1,059.48

Total Less Tax of £388.80 = £670.68 (£662.82 plus 7.86 VAT)

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

Marketing Group TOR

- **The marketing group has been established to** ensure we effectively market the Village Hall over the 25 week construction programme of work and beyond.
- **Our purpose** is to ensure maximum awareness of the potential of the newly refurbished hall prior to its reopening among both new and existing users.

To explore as many means as possible to increase the halls usage so that we can maintain the building for the future and cover its running costs

- Members of the group are councillors LG,AF,MR,SJ,MK and KF,DF
- **Our Vision** is to deliver a vibrant,welcoming community hub which facilitates the delivery of a wide range of activities. , Where the income generated from paid for activities will not only enable us to maintain and run the buiding but will ultimately allow us to provide a range of free to the user community events.
- **Our objectives** are to ensure that NA Village Hall is a well known/well used community asset which is well positioned against other local venues.
- Without an identified **marketing budget** early marketing actions will have to be no cost/low cost , so we will have to be creative.
An estimated budget will be looked at and could come in the first instance from an underspend in the contingency budget.
- **The group will meet monthly** before the full PC meeting and will report to the PC at each subsequent monthly meeting. The frequency of these meetings may be reviewed once the hall reopens for business at the end of `24.
- **Success** of the group will be measured by levels of increased awareness of the hall. Increased usage, media coverage and income
- **Suggested roles and responsibilites**
LG - Group Chair/written comms/ schedule of activity (what we do when)
AF - Budget /constitutional review / insurance restrictions
MR/SJ - suggested range of pricing points
KF- operating plan review/update
DF- photography of project /facebook updates/SM updates/ existing user data base
SJ- Blinds estimates /costs