

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 12th March 2024 1.30pm at The Glass House Alderley Park

In the Chair Cllr. Angela Farrell

Parish Councillors present: Jackie Wilkinson, Sue Joseph, Geoff Linnell, Marcus Raphael, Melanie Connor and Lesley Gleave.

Also present: David Naylor Parish Council Clerk.

Members of the Public: One member of the public was present who wished to be a parish councillor.

1. **To receive apologies for absence.** Anthony Harrison Cheshire East Council Ward Councillor for the Chelford Ward which includes Nether Alderley.
2. **Resignation of Parish Councillor.** Cllr David Clarke resigned from the Parish Council on 28th February. He was thanked for his significant contribution to the work of the Parish Council and the Parish
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 Meeting held on 13th February 2024.** The Minutes were approved as a correct record.
6. **To adjourn the meeting for Public Presentation.** No members of the public were present, and the meeting was not adjourned.
7. **Neighbourhood Planning Progress**

NAPC's Section 14 Consultation Responses – The Clerk and Cllr. Gleave had completed the amendments to the Draft Neighbourhood Plan to accommodate all the section 14 responses. [Link to Section 14 Responses including Cheshire East's response.](#)
[Link to A Copy of the Amended Neighbourhood Plan](#)

The Council was currently awaiting the final draft version of the design guides from Aecom to attach and complete the inspector version. "Boxes" had had been provided in the NP for additional pictures and was suggested a picture of the new boundary sign and the obelisk in Alderley Park. The Clerk advised that he would also contact Aecom for permission to use one or two of theirs ([Link to the Aecom Sections 1 and 2](#)) and see if they had a better blue and green infrastructure plan.
8. **Parish Hall Renovation Progress. Cost and resources of the renovation works to the end of the next financial year i.e. 31st March 2025.**
 - 8.1 The Contract meeting at the Parish Hall on 5th March, attended by the Architect, the Contractor, the Quantity Surveyor, the Parish Council Chairman and the Clerk confirmed the following:

- The contract price would have to be increased because of increased material costs. The Contractor had been able to mitigate this reduction to circa 5% which amounted to an increase of £30k.
- The Contractor put forward an opportunity to reduce this cost by not using lime mortar in the lowering of the Hall floor. However, the Architect advised that this needed another Faculty approval and whilst starting the renovation work on the whole building before full Faculty approval had been granted may not be a high risk issue given the ample public consultation and extensive approvals in terms of planning etc., changing the specification without permission would elevate that risk.
- Discussions took place about needing tight control of costs because of the Parish Council's budget. In the contract there was a total of £72k of contingency and PC sums and these would need to be watched very carefully and if necessary, saving would have to be made in the scale of the project or in the materials used, for example in terms of the lime pointing - this may not be needed on some external walls.
- A member of the PCC was present before the meeting to discuss toilets and the positioning of site buildings. He had agreed that the paddock could be used for this purpose, and it was confirmed that the Church would have access to the toilets. The first floor of the Parish Hall would become the site office for the Contractor.

8.2 Cost and resources of the renovation works to the end of the next financial year i.e. 31st March 2025. Bank Reconciliation, Reserves Balance, and Resources and Costs table for the Hall Renovation attached. The work will now be in the 2024/2025 financial year and this is advantageous in budget terms and brings in increased resources. The Clerk had provided a full cost and resources budget, and explanatory notes see **Enclosure 1 in the Documents Pack**

It was Resolved that the signing of the contract should be the week commencing 11th March and work would commence on 15th April. Good access would be provided for the Church.

Proposed: Cllr. Angela Farrell and **Seconded:** Cllr. Marcus Raphael. The vote was unanimous.

8.3 VAT Registration. The Clerk has submitted the remaining section 126 VAT Claim from 1st October 2023 to 31st March 2024. This amounted to £1,879.06. The total VAT claim for the financial year was £7460.99. This was just within the HMRC range for Parish Councils to incur within a financial year. This £1,879.06 can be added to the Parish Hall resources for 2024/25 and is in addition to the resources shown in Enclosure 1 above once it is posted in our bank account. The Clerk will apply to HMRC to be VAT Registered when the Hall renovation contract has been signed.

8.4 Update on progress with the Faculty Application. We understand from our solicitor that the deed and deed of covenant documents are now complete except for the PCC's solicitor asking the PCC for clarification on one issue. Rev. Jarvis has responded to them and urged them to produce the copy for both parties to sign urgently. The deed to be signed by both parties is expected within the next 7-14 days and a copy will be sent to Church Faculty to start the 28 day consultation period.

9. **Further Letter to EDF Energy concerning a catalogue of errors and delays in rectifying the Parish Hall's electricity meterage and accurate billing.** This was still ongoing. **Enclosure 2 in the Documents Pack.** The Clerk was refusing to pay the estimated bills which were grossly more than the usage. £1200 including VAT had been paid on account until the actual bill less this amount had been issued.

10. **BHIB Parish Hall Insurance Quotation 2024/25 (Note)** BHIB had been taken over by Clear Council's Insurance - brokered at Lloyds)

Policy Number: LCO02446

Current Premium 2023/24 £2,513.06.

This new premium has been requested from Clear Council's Insurance including the potential for the Hall's closure for 24 weeks for the renovation. The Clerk has asked for quotes for one-year and three-year renewal periods. The latter of course will be cheaper. Both will be reported to members when available.

Delegated authority had been given to the Clerk to secure the quote, consult members and then secure a cheque signed by two members before 31st March. The quotes had been delayed by the Insurance company because of the Hall refurbishment, which will necessitate the Parish Council having an additional policy for during the construction work to protect against any consequential liabilities. This quote will be reported to members when available.

11. Finance Schedule (Appendix A)

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

Proposed Cllr. Gleave Seconded Cllr. Connor

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

Proposed Cllr. Wilkinson Seconded Cllr. Joserph

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. Farrell Seconded Cllr Gleave

12. Planning Applications

Application No:	24/0567T
Proposal:	Cherry (T1) - Fell, The tree in question I believe was meant to be felled or had permission to be felled during the development phase of the new houses. It has been crown lifted very high and displays a top heavy canopy that would now not suit a reduction. Client is keen to see the mature woodland behind and achieve more sunlight in the rear garden.
Location:	2, Asquith Grove, Nether Alderley, SK10 4ZJ
Response Deadline	No Response Date Provided for Tree Applications
Response from NAPC	Note: This application had already been approved

Application No:	24/0589M
Proposal:	Determination (Agricultural/Forestry)
Location:	Land at Monks Heath, SK10 4WD
Response Deadline	Decision Date 12/03/24
NAPC Response Canvassed from Members and sent to CEC	The Parish Council agrees with CEC's Heritage Consultation response: "the building is very close to the road frontage and of considerable size, this is likely to have an adverse impact on Grade II Listed gate piers and Lodge from Alderley Park. Have any other more discrete locations been considered for this building which would remove it from proximity of listed buildings/structures". Parish Council feels that the building will be very prominent and should be hidden. There must be a more suitable location. Screening in the short to medium term will not help due to the length of time it will take to establish an effective screen.
	Note: this application has been refused

The above were the only planning application published up to and including CEC's Planning List 2409 (4th March) There were no others to consider on Planning List 2410 published on Monday 11th March.

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

[23/1142M](#) Approved with Conditions

12th February 2024

First floor extension and alterations

Brydge Cottage, Nursery Lane, Nether Alderley, SK10 4TX

[23/3973M](#) Approved with Conditions

9th February 2024

Variation of Condition 2 (plans) of planning permission granted under 21/5719M – 'Variation of conditions 2, 5 and 10 on application 21/2628M - Replacement dwelling'

Sandle Heath Farm, Bollington Lane, Nether Alderley, Macclesfield, Cheshire, SK10 4TB

14 Beacon Lodge Diversion of Footpath

Application from the resident of Beacon Lodge on Macclesfield Rd in Nether Alderley.

They met with a PROW officer to discuss the diversion of a public footpath (FP12) which passes through their garden and part of the National Trust (NT) land which is almost impassable. The proposed redirected footpath already has a part gravel walkway and has always been used by the public. It runs adjacent to the back of their house. Attached was a map of the local area to show both footpaths.

Link to [MAP](#)

The applicants say the current path has never been used and they have paperwork from previous owners back to the 1920`s for this. There has never been an access point onto their property or an exit point back onto NT land. They would also like to secure their garden from the public as they have family and dogs' safety to now consider.

They are acquiring a letter of agreement for the redirection of the path from the NT and support in the matter would be greatly appreciated once they had become notified.

We are more than welcome to come and visit their home and garden if needed.

The Parish Council had no objection subject to the National Trust agreeing.

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 - CEC's Strategic Planning Board 28th February 2024

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

In spite of a robust objection from the Parish Council and from the local community Cheshire

East's Strategic Planning Committee, followed their Officer recommendation, approved the application. It has been noted that a judicial review could take place. However, this would have to be based on CEC not following due process. It was understood that local residents were considering funding such a review and had 6 weeks to apply for one.

15. Report from Cheshire East Ward Cllr Anthony Harrison

Cllr. Harrison was not present at the meeting but supplied an email for the meeting which reported:

"Please accept my apologies for this afternoon's meeting, unfortunately I'm in work today and struggled last month to escape my Cheshire East Corporate Policy meeting.

I am sure you all share my disappointment with the outcome of the Symphony Park development but feel we put up a strong opposition. Unfortunately, I believe money pushed the vote in favour, whipped by the Labour group leader.

On other issues of update: the strategic leisure review consultation went in favour of keeping all four leisure centres open and now I have begun to fight for extra funding to both Knutsford and Poynton Leisure Centres who need the investment to survive going forwards.

Bradford Lane: I have found substantial evidence to have this lane or part thereof brought under CE maintenance, I need to continue to lobby Bradford Lane residents though for their views on if this is what they want or partial adoption or no change before taking the motion to the highways committee to be costed.

Congleton Road: I keep reporting all potholes, but this is scheduled for a full resurface soon.

Once again, sorry for my absence today and look forward to seeing you all next month. Please don't hesitate to contact me if you have any issues to raise.

Kind regards,

Anthony

16. Councillor's reports and items Raised in February for an update at the March Council Meeting.

- 16.1 Marketing Strategy for the Renovated Parish Hall – Cllr. Gleave and Keith Farrell were working on the Marketing Strategy and David Fairbottom would help.
- 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 will provide costings for 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.
- 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 9th April 2024 1.30pm
at The Glass House Alderley Park**

Nether Alderley Parish Council Meeting Tuesday 13th February

Schedule of Receipts and Payments

A1. Receipt of Income - Month of March

Current Account Nil Interest

Reserve Account £29.17

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
1734	David Naylor Parish Clerk	£707.07	£695.71	Clerk's Salary and Expenses February for March Payment	£11.36	H
1735	HMRC	£418.30	£418.30	Tax/NI for February for March Payment	£0.00	H
1736	Greensplash Design Ltd	£225.00	No VAT	Web Hosting	£0.00	H
1737	Clear Councils Insurance	£2,648.44	No VAT	Insurance	£0.000	H
	Note: delegated authority had been given to the Clerk to secure the quote, consult members and then secure a check signed by two members before 31 st March. The quote had been delayed by the Insurance company because of the Hall refurbishment which will necessitate the Parish Council having an additional policy for during the construction work to protect against any consequential liabilities.					
1738	Print It	£201.80	No VAT	Spring Newsletter	£0.00	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 letter in Minute 9 above.

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

Travel 102 miles @ 45 pence per mile = £45.90

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

Rymans Paper and Postage Stamps (no VAT on stamps) £15.83 plus £1.16 VAT = £16.99

Cartridge Discount Ink Cartridges £9.15 plus £1.83 VAT = £10.98

Amazon Business Algae Removal Liquid for Hall External Environs £24.99 plus £5.00 VAT = £29.99

Amazon Business Algae Spray Equipment £7.72 plus £1.54 VAT = £9.26

Total Expenses £112.76 plus £11.36 VAT = £124.12

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

Total Salary Gross = £971.75

Total Gross including expenses = £1095.87

Total Less Tax of £388.80 = £707.07 (including VAT of £11.36)

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