

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Monday 10th June 2019 at 7.00 p.m. at Nether Alderley Parish Hall

In the Chair: Cllr. N.Howick

Parish Councillors present: Y.Bentley, D.Clarke, A.Farrell, S.Joseph, J.Shufflebottom and J.Wilkinson

Also present: The Parish Council Clerk

1. **To receive apologies for absence – Cllr. S.Lewis**
2. **To receive Declarations of Interests**
 - 2.1 **To Declare Disclosable pecuniary interests – No declarations were made.**
 - 2.2 **To Declare interests conflicting with Nolan principles/non-pecuniary interests – No declarations were made.**
 - 2.3 **To allow Councillors to consider amendments required to their Declaration of Pecuniary interest forms - No amendments were made.**
3. **To consider and approve Applications for Dispensations - No applications for dispensation were submitted.**
4. ***RESOLVED: The Parish Council resolved to approve the minutes of the Annual Parish Meeting, the Annual General Meeting (AGM), Nether Alderley Parish Council Meeting held on 13th May 2019 and the Extra-ordinary Parish Council Planning Meeting held on 23rd May 2019, are a true and accurate record.***

Proposed: Cllr. N.Howick

Seconded: Cllr. J.Shufflebottom

5. **7.05 p.m. Public presentation – No public present**
6. **Meeting resumed**
7. **To exclude the public and press in the public interest for consideration of the following items:**
 - a. Personal issues
 - b. Legal Issues
8. **Current Matters**

To consider and agree actions relating to ongoing matters as follows:

 - 8.1 **Parish Hall renovation update:**
 - The Parish Council considered the invoice from Kepczyk Pearce Sanderson (£1,886.25) which included:
 - RIBA Work 3 (Development Design) 75% of the fee for works completed to date

- Additional A2 printing of drawings for community display purposes

RESOLVED: The Parish Council resolved to approve payment of Invoice 1905-01 (£1,886.25) from Kepczyk Pearce Sanderson.

Proposed: Cllr. Y.Bentley

Seconded: Cllr. J.Shufflebottom

- The Parish Hall Refurbishment Committee (PHRC) met on Monday 10th June 2019 to discuss the proposed drawings issued on 30th May 2019:
 - It was suggested that in addition to a disabled toilet, the Parish Hall should have separate male/female toilet facilities. Mark Pearce agreed to amend the drawings before the next meeting.
 - The PHRC recommended the Parish Council should add a pre-application stage to the planning process in order to present outline drawings, before submitting final plans. Cllr. Shufflebottom suggested contacting Simon Fenton before the pre-planning stage, regarding the additional square footage which may be required.

RESOLVED: The Parish Council resolved to approve pre-application costs of approximately £500.

Proposed: Cllr. A.Farrell

Seconded: Cllr. S.Joseph

- Councillors suggested consulting Andrew Ramshall (Listed Buildings and Conservation Planner for Cheshire East Council) and Historic England when the final plans are available.
- The next meeting of the PHRC is on Wednesday 3rd July 2019.
- J.R.Brook (M&E Consultant) – J.R.Brook carried out a comprehensive mechanical and engineering survey earlier in the year. The Parish Council considered and discussed the detailed fee proposal and noted a significant discount has been applied.

RESOLVED: The Parish Council resolved to appoint J.R.Brook (M&E Consultant) and approve the fixed fee proposal of £4,900.

Proposed: Cllr. A.Farrell

Seconded: Cllr. S.Joseph

- WMLConsulting (Civil and Structural Consultants) – WML Consulting carried out a comprehensive civil and structural survey earlier in the year and had submitted a fee proposal and memorandum of agreement for consideration. The Parish Council was deeply concerned that the fee proposal was based on 1.5% of the final certified contract value of the building works and suggested the Chair contact Mark Pearce, (Kepczyk Pearce Sanderson), to negotiate a fixed cost and/or obtain two further quotes based on the report.

8.2 Neighbourhood Plan update:

- A formal request for funding has been submitted to Cheshire East Council (£9,000).
- The Neighbourhood Plan Committee reported there is an additional opportunity to obtain further funding for production of a design guide which the Parish Council may consider.
- The Steering Group is working on individual subjects which are evidence based i.e. history/heritage, green space, highways (historic), local economic policy and infrastructure, sustainability, community cohesion, community safety, Alderley Park (as an employer and as a community).
- Keith Farrell is currently working on the first draft.
- A meeting with Cllrs. Craig Browne and Sarah Greenwood (Alderley Edge PC) had taken place regarding co-operation over the allocation of a green buffer zone and their experience of producing a Neighbourhood Plan which had proved to be very useful.

8.3 Parish freesheet newsletter – Cllr. Shufflebottom and Cllr. Farrell attended a meeting with Rev. Jon Hale and other stakeholders on Wednesday 22nd May 2019:

- The newsletter is not connected to the existing Church Magazine.
- Great Warford Parish Council declined the invitation to be involved in the new Parish freesheet newsletter at this time as the distribution will be restricted to Nether Alderley only.
- It was agreed the newsletter would be distributed by volunteers from St. Mary's Church and the Parish Council to residents of Nether Alderley.
- It is anticipated the first newsletter will be published in September/October and distributed every two month initially.
- Revd. Hale confirmed the cost to print 900 newsletters would be approximately £120.

- The newsletter would be funded by advertisements based on either a 12 or 15 month commitment.
- 16-18 advertisements would be required to fund the newsletter.
- The next meeting is on Friday 5th July 2019.

8.4 Refurbishment of BT Telephone Kiosk (Monks Heath) – The Parish Council has a duty of care to maintain the BT telephone kiosk as Monks Heath. The Clerk had strived to obtain 3 estimates to refurbish the BT telephone kiosk to a safe standard.

Northwich Town Council had been very eager to provide a competitive quotation but suggested the kiosk was in very poor condition and submitted a quotation of £4,000 and recommended it may be more cost effective to sell the existing kiosk and buy a fully refurbished one.

Details of a contactor who was experienced in refurbishing telephone kiosks in other Parishes were obtained via ChALC. However, he was unable to provide a quotation due to the distance he would have to travel to carry out the work.

The remedial work became more urgent due to the opening/closing mechanism on the door not working correctly. The Chair and Clerk met with a local handyman, Mr. Geoff Beeby, who had previously carried out various building/repair works to a high standard for the Parish Council. Mr. Beeby provided a verbal quotation of no more than £1,000 to complete the proposed remedial work, subject to the Parish Council providing any replacement parts.

RESOLVED: The Parish Council resolved to approve to appoint Mr. Beeby to carry out the necessary repairs to the telephone kiosk at Monks Heath for a fee of no more than £1,000. In addition, the Parish Council also approved to purchase and provide any replacement parts required from a specialist supplier recommended by British Telecom.

Proposed: Cllr. J.Shufflebottom

Seconded: Cllr. A.Farrell

8.5 Introduction of Parish Cluster Meetings update – The Clerk confirmed there had been a positive response from two Parish Councils which had been contacted and was still waiting to hear from three others. Alderley Edge PC had kindly offered to host the meeting at the Festival Hall (date to be confirmed).

8.6 Nether Alderley Boundary Sign (Soss Moss) – The Clerk from Great Warford Parish Council confirmed they are currently pursuing the damaged sign and have agreement from CEC to undertake the repairs.

8.7 June Afternoon Teas – In addition to the National Trust opening the Mill and tours of St. Mary's Church, 'Afternoon Teas' were available each Sunday between 2-4 p.m. in the Parish Hall.

On behalf of the Parish Council, Cllr. Howick thanked all the volunteers who had helped and in particular, Cllr. Farrell and her husband Keith, for their enthusiasm and organisational skills which has resulted in a resounding success.

8.8 Community/Events Working Group – Following the success of the June 'Afternoon Teas', the Chair suggested forming a Community/Events Working Group which could promote future events in the Parish Hall. It was agreed the Working Group should consist of both Councillors and residents from the local community. Cllrs. Wilkinson, Bentley and Joseph volunteered to establish the group initially and will endeavour to promote local interest.

9. New Matters

To consider and agree actions relating to new matters as follows:

9.1 Police Surgeries for Gawsforth and Chelford Wards and May 2019 Report – Councillors noted the May report and dates of forthcoming police surgeries will be uploaded to the Parish Council website.

9.2 St. Mary's Signage on Congleton Road – Councillors considered and discussed the communication from Ken Wilkinson (Benefice Administrator of St. Mary's Church) regarding the missing church sign at the junction of Congleton Road/Church Lane. Councillors suggested Mr. Wilkinson contact Cheshire East Highways Department directly as it would be inappropriate for the Parish Council to pursue the matter.

10. Policies and Procedures

10.1 To receive a report on the quarterly inspection of Highways assets – The next inspection is due at the end of June and will be reported at the Parish Council meeting in July.

10.2 ChALC Course: Introduction to Local Council (12.05.19): Cllrs. Clarke, Farrell and Joseph will be attending the course – Noted

11. Finance: Finance Schedule (Appendix A)

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

11.2 To consider and approve items for payment as listed in schedule (A2)

RESOLVED: The Parish Council resolved to approve payments as listed in Appendix (A2)

Proposed: Cllr. Shufflebottom

Seconded: Cllr. A.Farrell

11.3 To consider and approve direct debits/standing orders as listed in schedule (A3)

RESOLVED: The Parish Council resolved to approve direct debit/standing order as listed in Appendix (A3)

Proposed: Cllr. N.Howick

Seconded: Cllr. J.Shufflebottom

11.4 To consider and approve administration and expenses costs as listed in schedule (A4)

RESOLVED: The Parish Council approved the Clerk's administration and expense amounts to send to the Payroll Provider for inclusion in the Clerk's payroll report.

Proposed: Cllr. N.Howick

Seconded: Cllr. J.Shufflebottom

12. Correspondence

To receive and consider new correspondence sent to the Parish Council and agree actions to take in response to the following communication:

08.05.19: Police Community Awareness – Noted

14.05.19: CEC Site Allocations and Development Policies Document – Noted

03.06.19: Civic Voice Survey – Noted

04.06.19: Invitation to join Cllr. Dudley-Jones at his Civic Service on Sunday 7th July at 10.30 a.m. – Cllr. Wilkinson will attend the Civic Service on behalf of Nether Alderley Parish Council.

13. Planning

13.1 To consider and approve responses to new planning applications:

Application No: 19/2381M

Proposal: The erection of a garage and the replacement of the domestic outbuilding
Location: CROSSGATES, SAND LANE, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TS

National Grid Ref: 384116 376417

NAPC Comment: Councillors noted that the proposed building at the rear of the property is significantly larger than the building it will replace. However, since it is at the rear of the property the Parish Council has no objections and appreciated that the percentage increase can be accommodated in this instance.

That said, the Parish Council cannot support the additional proposed garage at the front of the property, as this would exceed the building line/curtilage which would set a precedent. Councillors noted that the house appreciates the facility of an integral double garage and would urge the planners to support our concerns by refusing this element of the application.

Application No: 19/2513M

Proposal: Delivery of Watersports and Outdoor Activity Centre on the North Lake of the former Mere Farm Quarry, including new vehicular access, car parking, and multi-use building

Location: FORMER MERE FARM QUARRY, CHELFORD ROAD/ALDERLEY ROAD, NETHER ALDERLEY, CHESHIRE, SK10 4SZ

National Grid Ref: 382237 374880

NAPC Comment: Further to the Parish Council meeting on Monday 10th June 2019, the Parish Council's stance remains the same as the comment submitted re: 17/0510M and note that further to the previous application in 2017, the wildlife will be more established two years later.

Although this application lies within the Chelford Parish, should it be approved, it will have a significant impact on several residential dwellings within Nether Alderley and therefore we wish to make the following comments for your consideration:

- 1. The Parish Council feel very strongly that this is an inappropriate development within the greenbelt. At present there is no element of previously developed land which would give rise to special circumstances and allow a commercial development on this site. We suggest this would be a detrimental impact upon the openness of the greenbelt which the Parish Council fiercely protects at all times. It would set a huge precedent for development in the green belt that does not benefit from any brownfield element at all. To date this land is agricultural land only.**
- 2. The previous 14/1944W application which determined the final restoration plan once all quarrying had been completed, clearly states that the land should be returned to greenfield greenbelt status and the associated landscaping approved provided for protection of nature and wildlife. There is clear evidence of the maturity of this on the site today.**
- 3. A previous application by the same applicant (17/0510M) which was upheld at appeal, paid significant attention to the Ecology in the area. There was clear evidence of the maturity of this on the site at that time. This can only be more established 2 years later and would be greatly disturbed with such a development as the one proposed. Indeed, in recent months more fencing has been erected by the land owner in an attempt to keep local dog walkers to a permitted path rather than free roaming to help protect the established wildlife from harm. We can only imagine that a Waterpark development would be considerably more damaging to wildlife than local dog walkers.**
- 4. The green belt policy provides protection for residential amenity which at the moment many houses close by to the application site enjoy and this would be greatly reduced should such a development take place. There will undoubtedly be noise generated which we believe could be 7 days a week.**

In conclusion, the Parish Council would urge you as a Planning Committee to refuse this application, as your responsibility is to uphold the policy which protects the greenbelt within Cheshire East authority and help us to protect the wildlife established on the site over the last 5 years.

Application No:	19/2675M
Proposal:	Certificate of Proposed Lawful Development for the erection of a detached garage, workshop/store and gymnasium
Location:	BRADFORD LANE FARM, BRADFORD LANE, NETHER ALDERLEY, SK10 4TR
National Grid Ref:	385012 376413

NAPC Comment: No comment

13.2 To consider any other Planning matters including decisions to Planning Applications:

- Temporary Bellway signs advertising an 'Open Weekend' at Alderley Park had been posted on lampposts along Congleton Road without permission. Councillors suggested Cllr. Howick should raise this issue with Adrian Crowther (CEC Planning Officer) at the next Alderley Park Liaison Meeting.

14. Burial Board

To consider communication and issues relating to the Burial Ground:

- 14.1** To consider and approve a request to add an additional inscription to an existing memorial (OBG) – See Appendix B (10.06.19)
- 14.2** To consider communication regarding removal of bins from the burial grounds and consideration of the style of memorial headstones in the New Burial Ground – Councillors noted the comments which had been made regarding the burial ground.

15 Parish Hall

15.1 To receive reports from members of the Parish Hall Joint Management Committee (JMC):

Cllr. Farrell reported there had been an increase in hire of the Parish Hall during May and June.

15.2 To consider any other matters relating to the Parish Hall: None

16 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) - None

17 Next Parish Council meeting:

To confirm the next Parish Council meeting on Monday 1st July 2019

Minutes taken by: The Clerk

Signed..... Date.....
Chairman of the Meeting

APPENDIX A

**Nether Alderley Parish Council Meeting
Monday 10th June 2019 at 7.00 p.m.
Nether Alderley Parish Hall**

Schedule of Receipts and Payments

A1. Receipt of Income

01.05.19	100527	£24.99	Refund: Hi-viz jackets purchased in 2018/19
29.05.19	BACS	£125.00	Cheshire East Council - Town & Parish Council Clean Up Grant 2019

A2. Invoices for payment

1431	Shires Pay Services Ltd.	£39.00		H
			<i>Payroll (1st Quarter)</i>	
1432	ChALC	£70.00		H
			<i>Training course 12.06.19 x 2 Cllrs.</i>	
1433	X2Connect Ltd.	£82.20	(£68.50 plus £13.70 VAT)	Section 137 N
			<i>Telephone Kiosk parts – Monks Heath</i>	
1434	Society of Local Council Clerks	£122.00		H
			<i>SLCC Annual Affiliation 2019/20</i>	
1435	Mrs. B.Thorpe	£822.38		H
			<i>Salary and expenses, June 2019</i>	
1436	HMRC	£34.13		H
			<i>Tax/NI, June 2019</i>	
1437	X2Connect Ltd.	£144.36	(£120.30 plus £24.06 VAT)	Section 137 N
			<i>Telephone Kiosk parts – Monks Heath</i>	
1438	Kepczyk Pearce Sanderson Ltd.	£1,886.25		E
			<i>RIBA Work 3 Development Design (75% Fee due) Plus A2 printing</i>	

A3. Direct Debits/Standing Orders for approval

Cheshire Pension Fund	£185.00	April 2019 pension contribution Debited on or after 15 th May 2019	H
Utility Warehouse	£206.40	Parish Hall Electricity for April 2019 debited on or after 31 st May 2019 (£172.00 plus £34.40 VAT)	E,F,G

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

Additional Hours, Travel and Administration/Stationery Costs:	£216.46	H
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Signed.....

Chairman of Meeting

Signed.....

Clerk and Responsible Financial Officer

Parish Council Powers for Expenditure and Activity

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