

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Monday 11th March 2019 at 7.00 p.m. at Nether Alderley Parish Hall

In the Chair: Cllr. J.Shufflebottom

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

Also present: Cllr. G.Walton (Ward Councillor for Chelford) and the Parish Council Clerk

1. **To receive apologies for absence – None**
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 Nether Alderley Parish Council meeting held on 11th February 2019, are a true and accurate record.**

Proposed: Cllr. N.Howick

Seconded: Cllr. A.Farrell

5. **7.05 p.m. Public presentation –** Marc Asquith and Mr. S.Doyle.
Mr. Doyle gave a brief presentation to the Parish Council regarding his Planning Application(19/0384M) to Cheshire East Council CEC). The Parish Council had considered and discussed this application at its meeting on 11th February 2019 and confirmed a comment had been submitted to CEC on 18th February 2019.
Mr. Doyle purported that the cottage could be increased in size under permitted developments but suggested in his opinion the proposal to rebuild would have less impact on the Greenbelt. Several comments on CEC Planning Portal referred to the proposed material (zinc) and access to the property. A specialist had been consulted and recommendations had been made in his report regarding access/egress to the property. Mr. Doyle concluded that should the application be refused, he intends to address any issues raised.

Mr. Doyle left the meeting.

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

8.1.1 General Update:

- Simon Fenton has prepared an updated cost plan (including the actual costs of recent surveys) which will be considered at the next Extra-ordinary JMC meeting on Friday 15th March 2019.
- The Parish Council are pleased to support Revd. Jon Hale regarding repairs to the pot holes in Lady Lane.
- The cleanliness of the Parish Hall has been a cause for concern for some time and on behalf of the Parish Council, Cllr. Shufflebottom thanked Cllr. Farrell and her husband Keith for the thorough clean which they had recently undertaken. The Parish Council is very grateful and hopes to address this issue with a more permanent solution in the near future. The vast improvement has been noticed by many people hiring the hall and has had a positive effect.

8.1.2 Measured Survey and Report – A measured survey of the Parish Hall was carried out on Monday 18th February 2019 and the report and outcomes will be considered at the next PHRC meeting.

8.1.3 Mechanical and Electrical Survey and Report – A mechanical and electrical survey was carried out on Wednesday 6th February 2019 and the report and recommendations will be considered at the next PHRC meeting.

Marc Asquith left the meeting

8.2 Neighbourhood Plan Update

8.2.1 General Update – The working group are expecting a proposal, including associated costs, from the Consultant which will facilitate the next stage of the process. The Clerk confirmed a page for the Neighbourhood Plan has been added to the website which will keep residents updated.

8.2.2 Paths/Cycle routes – A resident had suggested incorporating all paths/cycle routes in not only Nether Alderley, but also Alderley Edge and Wilmslow which would enhance the local area. Cllr. Walton confirmed that a definitive map of the area had been sent to Nick Hynes (Alderley Park).

8.3 Highways update

- **A34 Bypass** – Following the meeting with CEC Highways Dept. and the recent high winds, Councillors noted there are more damaged fence panels along the A34 bypass and instructed the Clerk to report this issue to CEC as a matter of urgency.
- **Welsh Row** – Cllr. Bentley reported that residents whom the closure would affect had not been informed of the current closure.

8.4 Telephone Kiosk at Monks Heath – The Parish Council has not received a quotation from Northwich Town Council for repairs to the kiosk.

8.5 Planting of the commemorative oak tree in the New Burial Ground – Cllr. Shufflebottom confirmed that invitations have been sent out for this event.

9. New Matters

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

9.1 Parish Council Website – Cllr. Howick reported the Parish Council website is in urgent need of upgrading and suggested Alderley Park may have the resources to produce and support a fully interactive website.

9.2 Invitation to renew the Parish Council Insurance (2019/2020) – Councillors considered and discussed the invitation to renew the Parish Council insurance from 1st April 2019. Three quotations were considered from Came & Company (Specialist insurance brokers) which included the option to renew either on a 1 year basis or a 3 year long term agreement (LTA).

RESOLVED: The Parish Council resolved to approve to accept the quotation from Inspire on a 3 year long term agreement to meet its current demands and needs.

Proposed: Cllr. S.Lewis

Seconded: Cllr. J.Wilkinson

- 9.3 Alderley in Bloom** – Councillors discussed the proposed event of litter picking on the A34 Bypass which will take place Saturday 13th April 2019. Further details will be posted on the Parish Website and emailed to residents once they have been confirmed.
- 9.4 Alderley News** – The monthly free newsletter is currently produced and distributed by Revd. Hale to residents on Alderley Park. The Parish Council considered and discussed the request to contribute Parish Council related articles and help deliver the newsletter to the wider community. Councillors agreed to provide articles and some Councillors offered to help distribute the newsletter in their own time.
- 9.5 May Elections for 2019** – Cheshire East Council and Town/Parish Elections take place on Thursday 2nd May 2019. The Clerk distributed the Nomination Packs to all Councillors and confirmed an Election Notice will be posted in both notice boards and the website on Thursday 14th March 2019.
- 9.6 Chelford Cluster Meeting (Tuesday 16th April)** – Cllr. Shufflebottom agreed to represent Nether Alderley Parish Council at the Cluster Meeting in Toft Church Hall on Tuesday 16th April 2019.
- 9.7 Police Surgery and February 2019 Report** – Councillors noted the forth coming dates of the police surgeries and the February Incident Report. The Clerk confirmed the police surgery dates will be added to the Parish Council website.
- 9.8 Town/Parish Council Conference Update** – The Clerk recently attended the conference at Sandbach Town Hall and reported the following:
- Cheshire East Council (CEC) have restructured their services
 - CEC 2019/20 Budget was approved on 21st February 2019
 - Brian Reed (Head of Democratic Services and Governance) informed conference there will be a Community Governance Review which usually takes place every 10-15 years. The process has started and the views of Town/Parish Councils and other Stakeholders will be considered. He concluded that although they are not expecting ‘sweeping’ changes, some changes may be necessary.
 - Procedure and protocol for the 2019 Elections was discussed
 - CEC have requested a Corporate Peer Challenge which usually takes place every 4-5 years and is due to take place between 4-7th June 2019.
 - New Homes Bonus (NHB) Community Fund – Conference delegates made it clear they were very unhappy with the process and requested that it be reviewed before the next round commences in April.

10. Policies and Procedures

- 10.1 To receive a report on the quarterly inspection of Highways Assets which is due to be carried out in March 2019 and reported at the Parish Council meeting in April 2019** – Cllr. Lewis has volunteered to do the next inspection to ensure consistency.
- 10.2 ChALC Course: Health and Safety Update** – Councillors were asked to contact the Clerk should they wish to attend this course.
- 10.3 ChALC Course: 2019 Training Programme for Clerks and Councillors** – Councillors were asked to contact the Clerk should they wish to attend any of the proposed courses.
- 10.4 Review and consider the JMC Terms of Reference for the Parish Hall** – The Parish Council noted that the JMC Terms of Reference for the Parish Hall had not been reviewed since 2017. The Clerk informed Councillors this is due to the development of a Business Plan which incorporates a review of the current Terms of Reference. The Parish Council noted that in the original Terms of Reference, costs were allocated on a 50/50 basis and not square footage of ownership.
- 10.5 Review and consider the JMC Accounts (2018)** – Alan Clark, Treasurer of the JMC, presented the accounts at the Annual General Meeting in January 2019. He expressed his concern and commented that whilst revenue was down, costs had increased and suggested that the Parish Council and St. Mary’s contribution to subsidise the Parish Hall will be £3,100. Councillors are mindful that the Parish Hall is not meeting its current commitments but recognise the loss of income is being addressed as part of the Business Plan/Marketing Strategy which should help to resolve the problem.

RESOLVED: The Parish Council considered and resolved to approve the Joint Management Committee Accounts for 2018.

Proposed: Cllr. A.Farrell

Seconded: Cllr. N.Howick

- 10.6 Review and consider the proposed price increase for electricity from 1st March 2019 (Utility Warehouse)** – Councillors noted the day rate had increased by 4.84p (per kWh).

RESOLVED: The Parish Council considered and resolved to approve the increase for electricity as from 1st March 2019.

Proposed: Cllr. J.Shufflebottom

Seconded: Cllr. S.Joseph

10.7 Approval to inform and update the Parish Council's email address with Nat West Bank

RESOLVED: The Parish Council resolved to approve to inform and update Nat West Bank with the Parish Council's email address.

Proposed: Cllr. J.Shufflebottom

Seconded: Cllr. N.Howick

10.8 To consider and approve the final standing order payment to the Cheshire Pension Fund for 2018/19 and review the standing order payments for 2019/20.

RESOLVED: The Parish Council resolved to approve the final payment of £362.90 to Cheshire Pension Fund and resolved to approve the monthly standing order of £185.00 with effect from 15th April 2019 until 15th February 2020 inclusive.

Proposed: Cllr. Y.Bentley

Seconded: Cllr. A.Farrell

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. Y.Bentley

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. J.Shufflebottom

Seconded: Cllr. J.Wilkinson

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. J.Shufflebottom

Seconded: Cllr. J.Wilkinson

12. Correspondence

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

12.1 Join the Great British Spring Clean – Noted (see 9.3)

12.2 Relaunch and Consultation of the Cheshire Pension Fund Administration Strategy – Noted

12.3 Spatial Planning Update (February 2019) – Noted

12.4 Official Notice of Adoption of the Cheshire East Community Infrastructure Levy (CIL) Charging Schedule – Councillors noted this scheme runs alongside s106 funding.

13. Planning

13.1 To consider and approve responses to new planning applications:

Application No: 18/5047W

Proposal: It is proposed to import clean inert soil to infill several historical depressions within two linked fields for agricultural improvement. The works will be carried out under an exemption due to the above and under a separate Standard Environmental Permit to be issued by the Environment Agency, which allows for a maximum of 75,000 tonnes to be imported. Site access roads will be constructed of imported crushed demolition materials and highway planings - which will be excavated and removed off site on completion of the proposed works. A supporting document, including an ecological report will be submitted as part of this application - Ref: OE/1702/914/R1, dated September 2018

Location: YARWOODS FARM, BOLLINGTON LANE, NETHER ALDERLEY, CHESHIRE, SK10 4TB

National Grid Ref: 383593 375021

This application has been referred to CEC Strategic Committee. The Parish Council has been given an extension of time for comments, subject to a site meeting (date to be confirmed). An extra-ordinary Planning Meeting will be tabled to consider and discuss this application following a site meeting with Cllr. Shufflebottom, the Planning Officer, Highways Officer, Environmental Officer, residents (and their representatives).

Application No: 19/0752M

Proposal: Change of use of land from agriculture to grazing for horses, the erection of a timber stables block (with 3 no. stables) and the improvement of the existing access to the land and hardstanding area.

Location: Field /Pasture land, Land at Welsh Row, Nether Alderley, SK10 4TT

National Grid Ref: 383583 376547

NAPC Comment:

Nether Alderley Parish Council considered and discussed this application at the Parish Council meeting on Monday 11th March 2019 and recommends refusal of the proposed plans for the following reasons:

- 1. The Parish Council is very concerned that Highways refers to 'improving' the existing field access to Welsh Row and believes that this has been created recently without planning permission.***
- 2. The existing access via Welsh Row is in a poor location on the inside of a bend, with virtually no visibility and is considered to be unsafe.***
- 3. The Design, access & supporting statement from Eden refers to "The proposals are small scale and for domestic, recreation purposes" but the inclusion of parking for three vehicles suggests a broader use.***
- 4. The Application form Section 25 (Ownership Certificates and Agricultural Land Declaration) states 'Stirling Properties' as the owner, which could suggest Property Development intent. Whilst the Parish Council recognise this is not a planning issue, we cannot help being suspicious that this application has future uses in mind.***
- 5. The Parish Council requests that neighbour's comments are taken into consideration.***

The Parish Council respectfully requests that should this application get approval, all permitted development rights are removed for future protection in the Greenbelt.

Should Cheshire East Council Development Management/Planning Department be minded to approve this planning application, the Parish Council requests that a condition is imposed that all contractors and visitors to the site, during the time of construction, park within the confines of the development and not on surrounding highways or verges, to prevent the inconveniencing of neighbouring properties and the damage to highways and verges. Should any damage be caused either directly or indirectly as a result of the building works, the developer or landowner should repair the damage before works are completed.

Application No: 19/0874M
Proposal: Variation of Condition 2 on approved application 18/3895M.
Location: Irons Cottage, Welsh Row, Nether Alderley, SK10 4TY
National Grid Ref: 384055 376986

NAPC Comment: *No Comment*

Application No: 19/0918M
Proposal: Proposed erection of 3 car detached garage
Location: BOLLINGTON GRANGE, CONGLETON ROAD, NETHER ALDERLEY, SK10 4TD
National Grid Ref: 384128 374982

NAPC Comment: *No Comment*

Cllr. G.Walton left the meeting

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

- **SDA Presentation** – The date has been confirmed: The Old Hall on Monday 18th March 2019 at 11.00 a.m.

14. Burial Board

To consider communication and issues relating to the Burial Ground:

- 14.1** To consider and approve an additional inscription to an existing memorial headstone (NBG 248) – See Appendix B (11.03.19)

15 Parish Hall

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

- Extra-ordinary JMC meeting: Friday 15th March 2019
- Cllr. Farrell reported that bookings are low and there is an urgent need to market the Parish Hall in an attempt to increase revenue.
- Councillors were asked to contact Cllr. Farrell with any other suggestions to increase bookings.
- The caretaker's current remit is to be reviewed

15.2 To consider any other matters relating to the Parish Hall:

- Cllr. Howick and Cllr. Farrell intend to send out prospective letters to try and increase bookings.
- Mr. Keith Farrell has taken over the current booking system for the Parish Hall and all related material has been amended to reflect the change.

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)

17 Next Parish Council meeting:

To confirm the next Parish Council meeting on Monday 8th April 2019

Minutes taken by: the Clerk

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

APPENDIX A

**Nether Alderley Parish Council Meeting
Monday 11th March 2019 at 7.00 p.m.
Nether Alderley Parish Hall**

Schedule of Receipts and Payments

A1. Receipt of Income - None

A2. Invoices for payment

1408	Mrs. B.Thorpe	£892.87 <i>Salary and expenses, March 2019</i>	H
1409	ChALC	£70.00 <i>Training Course x 2 Councillors</i>	H
1410	Greensplash Ltd.	£144.00 (£120.00 plus £24.00 VAT) <i>Annual Website hosting 2019/20</i>	P
1411	Shires Pay Services Ltd.	£30.00 <i>Payroll – 4th quarter 2018/19</i>	H
1412	Chris Partington Land Surveyors Ltd.	£2,772.00 (£2310.00 plus £462.00 VAT) <i>Measured Survey and Report</i>	E
1413	Lloyd Evans Prichard Ltd.	£300.00 (£250.00 plus £50.00 VAT) <i>Professional Services – RIBA Stage 2 complete</i>	E
1414	J.R.Book	£700.00 <i>M&E Survey and Report</i>	E
1415	Henshaws Envirocare Ltd.	£42.58 (£35.48 plus £7.10 VAT) <i>2 x waste collections –February 2019</i>	E,F,G

A3. Direct Debits/Standing Orders for approval

Cheshire Pension Fund	£170.00	December 2018 pension contribution Debited on or after 15 th February 2019	H
Utility Warehouse	£441.86	Parish Hall Electricity for November 2018 debited on or after 28 th February 2019 (£368.22 plus £73.64 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:	£347.62	H
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Signed.....
Chairman of the 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

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 £7.57 per elector in 2017/18. Expenditure must be commensurate with the benefit

Websites Local Government Act 1972 s142

P