

NETHER ALDERLEY PARISH COUNCIL

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

In the Chair: Cllr. N.Howick
Parish Councillors present: A.Farrell, S.Joseph, S.Lewis, J.Shufflebottom and J.Wilkinson
Also present: The Parish Council Clerk

1. **To receive apologies for absence** – Cllrs. M.Asquith, Y.Bentley and D.Clarke
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** – None
 - 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 14th October 2019 are a true and accurate record.**

Proposed: Cllr. N.Howick

Seconded: Cllr. J.Shufflebottom

5. **7.05 p.m. Public presentation – Mr. R.John**
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 **Cheshire East update by Ward Councillor** – No update available as Cllr. Marc Asquith was not present.
 - 8.2 **Parish Hall renovation update:**
 - 8.2.1 **General Update** – A meeting with Mark Pearce (KPS) had taken place earlier in the day. The definitive plans, planning statement etc. should be available by the end of January 2020 and it was envisaged that a detailed planning application would be submitted to Faculty and Cheshire East Planning Department by Easter 2020. A meeting with the Quantity Surveyor will be scheduled asap.

8.2.2 Revised Fee Proposal for Architectural Services (RIBA work: Stage 2-6) – Councillors were asked to consider a revised fee proposal from KPS confirming works which have been completed and those requiring formal instruction to proceed.

RESOLVED: The Parish Council resolved to approve the revised fee schedule:

RIBA Work Stage 3 Development Design – Phase 2 (£2,415 plus VAT)

RIBA Work Stage 4 Technical Design – Phase 3 and 4 (£4,830 plus VAT)

Proposed: Cllr. N.Howick

Seconded: Cllr. J.Wilkinson

It was noted that these costs are exclusive of external fees and charges including the Planning Application and Faculty Application.

8.3 Proposed free newsletter and distribution – Representatives from the Parish Council and St. Mary's Church met on Friday 8th November 2019 to discuss producing a free newsletter to the local community. The following was agreed:

- A simple A4 double sided community newsletter would be produced every other month.
- The newsletter would be free and hand delivered to the 'Friends of Nether Alderley' by volunteers. (Additional volunteers still required)
- Local residents would be encouraged to submit articles via a dedicated email address.
- Initial costs would be low as Cllr. Sue Joseph kindly volunteered to do the photocopying and the paper would be supplied by St. Mary's.
- The newsletter would not include advertising from external sources.
- The first newsletter would go out in February 2020.

The next meeting is scheduled on Tuesday 7th January 2020.

8.4 Relocation of Defibrillator at Bradford Lane – The Headmaster of Nether Alderley Primary School confirmed the defibrillator was purchased from NHS Supply Chain and it was guaranteed until 2020. Councillors discussed the feasibility of relocating the existing defibrillator to the telephone kiosk on Bradford Lane and discussed whether it could be done when the new defibrillator is installed at Monks Heath. The Clerk was asked to make further enquiries.

8.5 Parish Cluster Group – A meeting had taken place on Wednesday 6th November 2019 to discuss the following:

- An update on the Police Meeting re: Alderley Edge Library
- Producing a centralised Newsletter covering key issues
- Parish Council applications for a grant to the Alderley Edge Institute Trust
- As part of the Alderley Edge Neighbourhood Development Plan, the creation of a safe cycle path from Alderley Edge into Wilmslow High School and on to Wilmslow Leisure Centre and railway station. Linking this new initiative to surrounding Parish Councils.

The next meeting is scheduled on Wednesday 15th January 2020.

8.6 Surface maintenance of Ladies Lane update – Councillors noted that the surface maintenance of Ladies Lane has temporarily been resolved.

8.7 Highways:

8.7.1 Concerns of speeding motorists on Welsh Row – The Highways department have referred this issue to the Traffic team and will report back. Cllr. Howick suggested raising this issue at the next Parish Cluster Group meeting to achieve a common objective which can be addressed as a group.

8.7.2 Concerns of rainwater drainage on Welsh Row – The Clerk reported CEC Highways department are 'attempting to carry out gully emptying at the earliest convenience' which the Parish Council will continue to monitor.

8.7.3 Concerns of speeding motorists on Congleton Road – Please refer to 8.7.1

9. New Matters

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

9.1 Art Tickets from Manchester Airport – The Parish Council had been issued with two tickets for a concert at the Bridgewater Hall which could be awarded to a Councillor, as a prize or to a member of the community who had gone the extra mile. The Parish Council had no hesitation in unanimously awarding the tickets to Keith Farrell in recognition of the voluntary work he does regarding the Parish Hall and his continued support.

9.2 Police Report for October 2019 – Noted.

9.3 Update of the Honours Board – Due to his previous experience and workmanship, the Clerk had obtained a quotation from Damian Whyatt's to update the Honours Board in the Parish Hall.

RESOLVED: The Parish Council resolved to approve the quotation from Damian Whyatt Signwriting to update the Honours Board in-situ (£160.00)

Proposed: Cllr. J.Shufflebottom

Seconded: Cllr. J.Wilkinson

10. Policies and Procedures

10.1 To receive a report on the quarterly inspection of Highways assets – Further to Cllr. Lewis's recent inspection, he informed the Parish Council of the following issues:

- Circular tree bench, Sand Lane/Congleton Road - The bench has been repaired and is safe to use but will need replacing in the future. Branches are growing through the seat which Cllr. Lewis has volunteered to cut back before any further damage is done.
- Brick bus shelter, Alderley Park entrance, east side Congleton Road - Moss building up on the roof.
- All benches are in need of a wood treatment which will be carried out in Spring 2020.

10.2 Parish Precept and Taxbase arrangements for 2020/21 – Cheshire East Council is due to fix its Taxbase for the financial year 2020/21 by Resolution of the Council on the 12th December 2019. The Taxbase for Nether Alderley Parish Council is likely to be 592.49 compared to a current amount of 510.66.

As the Precept Request for 2020/21 is not due to be returned to CEC until Friday 17th January 2020, the Clerk requested the Parish Council meeting is deferred from Monday 6th January 2020 to Monday 13th January 2020 which will allow additional time to calculate the Forecast Budget/Precept.

RESOLVED: The Parish Council resolved to approve to defer the meeting scheduled on Monday 6th January 2020 to Monday 13th January 2020. All notices on the website and in the notice boards will be amended to reflect the change of date.

Proposed: Cllr N.Howick

Seconded: Cllr. J.Wilkinson

11. Finance: Finance Schedule (Appendix A)

11.1 The Parish Council noted receipts of income as listed in schedule (A1)

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

RESOLVED: The Parish Council considered and resolved to approve payments as listed in Appendix A2

Proposed: Cllr. A.Farrell

Seconded: Cllr. S.Lewis

11.3 To approve direct debit/standing order 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. N.Howick

11.4 To consider and approve Clerk's expenses 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. Shufflebottom

Seconded: Cllr. N.Howick

12 Correspondence

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

- 19.10.19 National Community Energy Campaign – Councillors considered and discussed the request to approve a motion in support of the Local Electricity Bill and agreed not to take this further.
- 22.10.19 Community Governance Review – Noted
- 01.11.19 General Election: Purdah – Noted
- 04.11.19 Cheshire East Council Pre-Budget Consultation 2020-24 – Noted

13. Planning

13.1 To consider and approve responses to new planning applications:

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

NAPC Comment: The Parish Council note that local residents remain concerned about the impact that this application could potentially have should it be granted an approval. It will set a huge precedent for development not only in the greenbelt but for the other lake which neighbours many houses along Bollington Lane.

Therefore, once again the Parish Council strongly urge this application is refused for Greenbelt and Environmental protection and all comments made in our previous response remain. (Original comment sent 24th June 2019)

Application No: 19/4380M
Proposal: Place a storage unit on site to safely and securely hold tools used to maintain the land.
Location: Land on the side of Welsh Row, Nether Alderley, Macclesfield
National Grid Ref: 383817 376858

NAPC Comment: The Parish Council noted this application has been made retrospectively as the storage unit has been in-situ for some considerable time.

The storage unit is presently situated on the curtilage of Welsh row and is an eyesore for neighbouring properties and disproportionate to the area of land it is sited on.

Councillors noted the storage unit is 'to safely and securely hold tools used to maintain the land'. However, it is evident there has been no maintenance of the site for several years, with the exception of chopping down a mature historic oak tree, without permission, to accommodate the storage unit.

The Parish Council strongly recommend this application be refused as it is inappropriate use of the greenbelt and suggest the storage unit is removed.

Application No: 19/4864M
Proposal: Variation of condition 3 (approved plans) to planning application 16/1378M - Proposed demolition of existing industrial unit and construction of 2 detached dwellings with detached garages with associated parking and landscaping
Location: Locoshed, BOLLINGTON LANE, NETHER ALDERLEY, SK10 4TB
National Grid Ref: 383290 375181

NAPC Comment: No objection

Application No: 19/4908M
Proposal: Glazing to be replaced with zinc appearance cladding.
Location: MEADOWSIDE, WELSH ROW, NETHER ALDERLEY, SK10 4TY
National Grid Ref: 383829 376807

NAPC Comment: No objection

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

Application No: 19/0752M (Update)
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
Decision: APPROVED 19.09.19

The Parish Council were disappointed that this application had been approved and noted that whilst there is an appeal process for the applicant there is no appeal process from neighbours who had submitted objections. The Clerk had been instructed to write to the planning officer expressing the following concerns:

- The application had been determined by delegated authority despite have had 10+ objections which should have automatically triggered it being called into committee.
- A total disregard for regulations regarding development in the green belt.
- Astounded that Highways had no objections to the creation of a new entrance which exits dangerously onto the junction with Sand Lane.
- Condition 4 states that 'the development hereby permitted shall be of personal recreation use only', However, the applicant is a commercial enterprise and cannot therefore adhere to this condition.

The Senior Planning Officer from CEC confirmed:

- They do not have a policy where applications with 10+ objections automatically get called into committee. The neighbour comments were taken into consideration but it was considered that the application complied with the Local Plan policy. However, if the applicant is using the stables commercially, they would probably need to vary the condition. The main aim of the condition is to prevent a commercial livery so it is limited to a single owner.
- The existing access has been in position for over 10 years so has now become lawful.

A local resident attended the Parish Council meeting and informed Councillors that Stirling Properties allegedly purchased the land speculatively and have two other sites in the immediate vicinity. Cllr. Jenny Shufflebottom, Chairman of the Planning Committee, confirmed that should a planning application for housing be submitted in the future, the Parish Council would ask that the application be called into committee rather than delegated authority.

Application No: 19/5037M
Proposal: Removal of condition 3 on approved application 58612P - Kitchen dining room playroom bedroom and bathroom extension with conservatory and garage
Location: MEADOWSIDE, WELSH ROW, NETHER ALDERLEY, CHESHIRE, SK10 4TY
National Grid Ref: 383829 376807

NAPC Comment: No comment

Application No: 19/4690M
Proposal: Application for a **Lawful Development Certificate** in respect of proposed two storey rear extensions, single storey side/rear extensions and detached ancillary outbuildings (swimming pool/gym and garage)
Location: PARK END, BRADFORD LANE, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TR
National Grid Ref: 384456 376532

Councillors noted the original planning application (19/3026M) had been withdrawn on 4th October 2019. However, as this application is for a 'Lawful Development Certificate', the Parish Council had not been asked to comment.

Application No: 19/3286M (Public participation at the Strategic Planning Board or Planning Committee on 6th November 2019)
Proposal: Outline application with all matters reserved except for access for a residential development of up to 25 dwellings with associated landscaping and infrastructure.
Location: Heatherley Woods, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY

As part of the Planning Protocol, Councillors had been informed of a site visit on 1st November 2019 and were invited to observe the proceedings. The Parish Council had also been invited to attend the public participation at the Northern Planning Committee on 6th November 2019 (Agenda and Minutes can be viewed online at: <https://moderngov.cheshireeast.gov.uk/ecminutes/ielistmeetings.aspx?Act=earlier&CId=285&D=202002121000&MD=ielistmeetings>)

14. Burial Board

To consider communication and issues relating to the Burial Ground: None

15 Parish Hall

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

Farrell reported the following:

- The halogen bulbs in the Parish Hall have been replaced with LED bulbs.
- Enquiries are being made with alternative utility suppliers in an effort to reduce electricity costs.
- Additional income needs to be generated.
- Regular bookings are required to maintain the regular upkeep of the Parish Hall.
- Several enquiries have been made to book the Parish Hall for single events i.e. Election for the Police and Crime Commissioner (PCC) in May 2020, Children's chess tournament
- Forthcoming events will be listed in the notice boards, on the website and social media.
- Cllr. Farrell confirmed the recording of income/expenditure will be done in a more formal manner.

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

15.2.1 Events Committee Update:

- i) **Table Top Sale** – Saturday 23rd November 2019 from 11.00 a.m. until 2.00 p.m.
- ii) **Carols by Candlelight** – Sunday 15th December 2019 from 7.30 p.m. The date and time have been confirmed. Numbers will be limited and will be by invitation only due to insurance liability. Further details should be available at the next Parish Council meeting.

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 9th December 2019

Minutes taken by: The Clerk

Signed..... Date 9th December 2019

Chairman of the Meeting

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

Schedule of Receipts and Payments

A1. Receipt of Income – None

A2. Invoices for payment

1457	Mrs. B.Thorpe	£800.81 <i>Salary and expenses, November 2019</i>	H
1458	HMRC	£6.17 Tax and NI, November 2019	H
1459	Shires Pay Services Ltd.	£39.00 Payroll (3 rd Quarter)	H

A3. Direct Debits/Standing Orders for approval

Cheshire Pension Fund	£185.00	September 2019 pension contribution Debited on or after 15 th October 2019	H
Utility Warehouse	£51.73	Parish Hall Electricity for September 2019 debited on or After 31 st October 2019 (£48.98 plus £2.75 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: **£301.65****

H

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