

## NETHER ALDERLEY PARISH COUNCIL

### Minutes of the Parish Council Meeting held on Monday 13<sup>th</sup> January 2020 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 – Cllr. Farrell declared an interest in 13.1 Planning Application No.: 20/0006M but remained in the room whilst it was discussed.
  - 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 9<sup>th</sup> December 2019 are a true and accurate record.**

*Proposed: Cllr. N.Howick* *Seconded: Cllr. J.Wilkinson*
5. 7.05 p.m. Public presentation – 3 local residents were 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 Cheshire East update by Ward Councillor (Chelford) – Cllr. Marc Asquith did not attend the meeting and the following issues will be carried forward to the next Parish Council meeting in February:
    - 8.1.1 Highways
    - 8.1.2 Planning Application 18/5047W update
    - 8.1.3 Planning Application 19/0752M (Approved 19.09.19) update

**8.1.4 Safety concerns re: A34 Bypass update**

**8.1.5 Other matters**

**8.2 Parish Hall renovation update:**

**8.2.1 Revised Plans** – The revised plans had been distributed to all Councillors for consideration. Cllr. Howick suggested arranging a meeting with the Parish Hall Renovation Committee as soon as possible.

**8.3 Newsletter update:**

- A meeting had recently taken place and Cllr. Shufflebottom confirmed the first newsletter is on target to be distributed in February
- Various articles have been received and will be included in the first newsletter. The editors of the newsletter are hoping that the community will submit future articles and details of how to do this will be given in the newsletter.
- The newsletter will be delivered to all residents in Nether Alderley every other month starting in February 2020 by volunteers from St. Mary's Church and Nether Alderley Parish Council.

**8.4 130 Bus Route update** – Councillors noted that Cheshire East Council has been informed a new operator will run the 130 bus service, after the existing company chose to deregister the route. Arriva North West has withdrawn from running the 130 bus between Macclesfield and East Didsbury, via Wilmslow and Handforth, for commercial reasons but a new operator will step in and the council has been informed their application is now with the Traffic Commissioners. The Arriva North West service was not supported by the council as it was run as a purely commercial operation. The new service, which will continue to stop in Alderley Edge, will also operate on a commercial basis only.

**8.5 Highways update:**

**8.5.1 Fingerpost (Welsh Row/Congleton Road)** – The Parish Council have reported the condition of the fingerpost to the Highways department on several occasions without success and have requested a recent photograph so that it can be reassessed.

**8.5.2 Boundary sign (Soss Moss)** – Following protracted communication, the Highways Department have confirmed the boundary signs are the responsibility of the Parish Council. The Clerk was asked to liaise with Great Warford PC regarding reinstating the posts before a replacement sign is purchased.

**8.5.3 Gully clearing** – The Highways Department informed the Clerk they will chase this up.

**8.5.4 Replacement/repairs to damaged fencing (A34 Bypass)** – The Highways Department will confirm if they have received a quotation for the work.

**9. New Matters**

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

**Item 9.3 is excluded from the public and press in the public interest for consideration of the following items:**

**a. Personal issues**

**b. Legal issues**

**9.1 Increasing Parish Council presence on social media** – Cllr. Howick reported how successful other Parish Councils relate to their local community and asked all Councillors to embrace the Parish Council's social media (Facebook and Twitter) and 'share' with all their contacts in an attempt to increase 'followers'.

**9.2 Alderley Park Network Group** – Cllr. Howick indicated the original essence of the Alderley Park Liaison Committee had evolved over time and suggested forming another group to create a forum for discussion. It was agreed Cllrs. Howick and Bentley would remain on the existing Liaison Committee and the new group will be referred to as the 'Alderley Park Network Group' involving the following councillors: Clarke, Farrell, Howick, Joseph and Shufflebottom.

**9.3 Social Housing (request for a supporting reference)** – Please refer to Part 2 Minutes: 13.01.20 Appendix B

**9.4 Police Report for December 2019** – Noted. The details of the forthcoming Police Surgeries have been uploaded to the website.

**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 December 2019 and will be reported at the Parish Council meeting in January 2020 by Cllr. Simon Lewis – This item will be reported at the next meeting in February as Cllr. Lewis was not present.

**10.2 Review Complaints Policy**

**RESOLVED:** *After due consideration, the Parish Council resolved to approve to continue using the Nether Alderley Parish Council Complaints Policy without amendment.*

**Proposed:** *Cllr. N.Howick*

**Seconded:** *Cllr. A.Farrell*

- 10.3 Review of the Electricity Supplier (update)** – The Clerk reported that following the last Parish Council meeting in December, the unit cost for electricity had been reduced which was comparable to an alternative supplier that had been previously sourced.

**RESOLVED:** *The Parish Council resolved to approve remaining with the existing supplier (Utility Warehouse) for a further 12 months or until the heating system was replaced as part of the Parish Hall renovation when it would be reviewed (whichever is the sooner).*

**Proposed:** *Cllr. A.Farrell*

**Seconded:** *Cllr. J.Wilkinson*

- 10.4 CEC Approval of the Tax Base for Nether Alderley Parish Council 2020/21** – CEC advised Councillors that on the 19<sup>th</sup> December 2019, Cheshire East Council approved the 2020/21 Tax Base for Nether Alderley Parish Council as 592.83 which was marginally higher than the estimated figure given in November 2019 of 592.49.

**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. S.Joseph*

**Seconded:** *Cllr. D.Clarke*

- 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. N.Howick*

**Seconded:** *Cllr. J.Wilkinson*

- 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*

- 11.5 To consider and approve the bank reconciliation to 31<sup>st</sup> December 2019** – Councillors considered and discussed the bank reconciliation at 31<sup>st</sup> December 2019.

**RESOLVED:** *The Parish Council resolved to approve the bank reconciliation to 31<sup>st</sup> December 2019 together with analysis of receipts and payments to the current account and the bank statement for current and reserve accounts at 31<sup>st</sup> December 2019. The Clerk confirmed Cllr. Wilkinson's independent analysis of the bank reconciliation in conjunction with assessment of bank statements/cash book and her confirmation of the accuracy of the figures recorded.*

**Proposed: Cllr. N.Howick**

**Seconded: Cllr. J.Wilkinson**

- 11.6 To consider and approve the comparison of budget headings to receipts and payments at 31<sup>st</sup> December 2019** – Councillors considered and discussed the comparison of budget headings to receipts and payments at 31<sup>st</sup> December 2019.

**RESOLVED: The Parish Council resolved to approve Cllr. Wilkinson's independent analysis of receipt/payment amounts and accuracy of the figures recorded in comparison with the cash book.**

**Proposed: Cllr. N.Howick**

**Seconded: Cllr. J.Wilkinson**

- 11.7 To consider and approve the proposed Budget for 2020/21**

- The majority of income is derived from CEC Funding for the Parish Council to produce a Neighbourhood Plan and Burial Income which is difficult to predict and is based on previous income received.
- Existing Budget headings were increased in line with forecast costs to 31.03.20 and the previous year's actual costs
- A provisional sum of £125 was maintained for Other Admin Costs to pay for signage/printing of the Neighbourhood Plan.
- A provisional sum of £3,000 was added to Highways to cover the costs of the following items: replacement circular bench (Sand Lane/Congleton Road) and replacement/repairs to the Parish boundary sign at Soss Moss.
- A provisional sum of £32,039 was added to Hall Redevelopment in line with last year's recommendations that the deficit should be spread over two financial years.
- A provisional sum of £800 was added to the Community Fund to install a new notice board for the residents of Alderley Park.
- A provisional sum of £9,000 was maintained for the Neighbourhood Plan as it is still in its infancy and there was no income/expenditure in 2019/20.

**RESOLVED: The Parish Council resolved to approve the Budget for 2020/21**

**Proposed: Cllr. N.Howick**

**Seconded: Cllr. J.Shufflebottom**

- 11.8 To consider and approve the proposed Precept for 2020/21** - Councillors carefully considered and discussed maintaining the Precept in line with last year's recommendation to spread the cost of renovating the Parish Hall over a two year period.

**RESOLVED: The Parish Council resolved to approve the Precept of £53,400 for 2020/21.**

**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:**

- 12.1 Hope House Children's Hospice** – Councillors noted this request was from another region and considered a donation would be inappropriate.
- 12.2 Church Caregiving Resources** – The Clerk forward this information to St. Mary's Church
- 12.3 Cheshire Pension Fund – Funding Strategy Statement (Consultation)** – Noted
- 12.4 ACRE National Village and Community Hall Network News (January 2020)** – Noted

## **13. Planning**

- 13.1 To consider and approve responses to new planning applications:**

Nether Alderley Parish Council, Meeting Monday 13<sup>th</sup> January 2020

**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:** *Nether Alderley Parish Council confirm the comments which were submitted below remain.*

**Further comment on amended plans/details sent on 5<sup>th</sup> November 2019:**

*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 24<sup>th</sup> June 2019:**

*Further to the Parish Council meeting on Monday 10<sup>th</sup> 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:** 19/5690M

**Proposal:** Full planning application for the installation of external plant.

**Location:** Alderley Park Energy Centre, Block 63, Mereside Campus, Alderley Park, Nether Alderley, Congleton Road

**National Grid Ref:** 384756 375642.2

**NAPC Comment: Nether Alderley Parish Council have no objections.**

**Application No:** 20/0006M  
**Proposal:** Erection of agricultural implement store.  
**Location:** NETHERFIELD HOUSE, NURSERY LANE, NETHER ALDERLEY,  
MACCLESFIELD, CHESHIRE, SK10 4TX  
**National Grid Ref:** 382690 375999

Several residents who would be affected by the proposed development made representations at the Parish Council meeting on Monday 13<sup>th</sup> January 2020. Councillors agreed their concerns were justified and the Chairman of the Planning Committee suggested this application should be decided by a Planning Committee at Cheshire East Council, at the request of the Ward Councillor, Marc Asquith, rather than delegated powers.

**NAPC Comment:**

**Nether Alderley Parish Council considered and discussed this application at the Parish Council meeting on Monday 13<sup>th</sup> January 2020 and recommends refusal of the proposed development for the following reasons:**

- 1. The proposed building is in Greenbelt and is approximately 570 sq. metres (gross) which is disproportionate to the purpose (agricultural implement store) and site.**
- 2. The building's massing would be clearly visible from the road which would be detrimental to the existing landscape.**
- 3. The size of the two doors of the proposed building are 4.5 x 4.5 metres each which would imply sizeable vehicular access and not apparent in the application.**
- 4. Allegedly, the field in which the proposed building will be erected is not currently in use for agricultural or farming activities and has not been used for agricultural purposes for more than 20 years.**
- 5. The Parish Council note the proposed colour of the cladding (walls/roof) in an attempt to disguise the building which would be negated due to its massing.**
- 6. The Parish Council understands that access to this field and shed is via a private road which is separate to the applicants dwelling and would be unsuitable for large vehicle movements being only a narrow single-track lane. A plan for access/egress has not been included in this application to give full understanding of the impact it would have on local residents reliant on this track for their own dwellings.**
- 7. There are concerns that this development is in a flood risk area.**

**In addition to the above Parish Council's comments, Councillors request that neighbour's comments are taken into consideration when determining this planning application.**

**The Parish Council respectfully requests that should this application be approved, further permitted development rights would not be granted.**

**After careful consideration, Nether Alderley Parish Council cannot give its support to this application and would urge CEC to refuse this proposed development.**

**However, 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, rights of way or verges, to prevent the inconveniencing of neighbouring properties and damage to highways, rights of way and verges.**

**Application No:** 20/0043M  
**Proposal:** Single storey rear extension and remodelling of existing elevations  
**Location:** NETHERFIELD HOUSE, NURSERY LANE, NETHER ALDERLEY,  
MACCLESFIELD, CHESHIRE, SK10 4TX  
**National Grid Ref:** 382523 376026

**NAPC Comment: Nether Alderley Parish Council have no objections.**

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

**Application No:17/0213D Discharge of Condition 43 (Update)**

ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD,  
CHESHIRE, SK10 4TJ

*Condition 43 reads:*

*Any reserved matters application for residential development shall be supported by proposals for the incorporation of features into the scheme suitable for use by breeding birds including house sparrow and swift and roosting bats. For the avoidance of doubt additional bat boxes are to be provided that are supplemental to any required as mitigation under condition 39. The approved features shall be permanently installed prior to the first occupation of the development hereby permitted and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.*

*Proposals for the incorporation of features into the scheme suitable for use by breeding birds and roosting bats are detailed within the submitted Ecological Assessment (ref: 10501\_R01\_JM\_HM).*

Cllr. Clarke informed the Parish Council that none of the bird/bat boxes had as yet been installed in any of the three residential zones in Alderley Park and had contacted Mr. Bagguley from Cheshire East Council who will notify the enforcement officer. Although the boxes should have been installed before any of the houses were occupied, the condition remains enforceable and may require the developer to submit a revised location plan indicating any boxes requiring a new position. The Parish Council will continue to monitor the situation.

**14. Burial Board**

**To consider communication and issues relating to the Burial Ground:**

Item 14.2 are excluded from the public and press in the public interest for consideration of the following items:

- a. Personal issues
- b. Legal issues

**14.1 Consideration and approval of the annual inspection of the fire equipment in the Stanley Mausoleum** – The annual inspection of the fire equipment in the Stanley Mausoleum took place in November and the following parts were replaced:

- 2 x Tamper proof seals
- 2 x Gauge patch
- 2 x Discharge hose rings

**RESOLVED:** *The Parish Council resolved to approve the annual inspection and replacement parts of the fire equipment in the Stanley Mausoleum (£42.19 plus £8.43 VAT).*

**Proposed:** *Cllr. A.Farrell*

**Seconded:** *Cllr. Y.Bentley*

**14.2 Consideration and approval to re-open an existing grave for interment (OBG 101) – Part 2 Minutes:**  
Appendix C 13.01.20

**15 Parish Hall**

**15.1 To receive reports from members of the Parish Hall Joint Management Committee (JMC) – Cllr. Farrell** reported the following:

- The National Trust (NT) have booked the Parish Hall for a training day in March 2020.
- The NT have asked to be included in any future events at the Parish Hall.

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

**15.2.1** The Events Committee will meet on Wednesday 15<sup>th</sup> January 2020 to discuss future events for 2020.

**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 10<sup>th</sup> February 2020

**Minutes taken by: The Clerk**

**Signed**..... **Date** 10<sup>th</sup> February 2020

**Chairman of the Meeting**



**Nether Alderley Parish Council Meeting  
Monday 13<sup>th</sup> January 2020 at 7.00 p.m.  
Nether Alderley Parish Hall**

**Schedule of Receipts and Payments**

**A1. Receipt of Income**

10.12.19	BACS	<b>£600.00</b>	BB: Reopen existing grave (NBG 217)	
20.12.19	100535	<b>£330.00</b>	BB: Purchase new ashes plot and additional inscription (CP 9)	

**A2. Invoices for payment**

1463	Mrs. B.Thorpe	<b>£843.70</b>	<i>Salary and expenses, January 2020</i>	<b>H</b>
1464	Shires Pay Services Ltd.	<b>£39.00</b>	Payroll services 4 <sup>th</sup> quarter	<b>H</b>
1465	D.Whyatt	<b>£160.00</b>	Honours Board updated	<b>s137 N</b>
1466	Fire Queen Ltd.	<b>£50.62</b> (£42.19 plus £8.43 VAT)	Annual inspection of fire equipment (Mausoleum)	<b>C</b>

**A3. Direct Debits/Standing Orders for approval**

Cheshire Pension Fund	<b>£185.00</b>	November 2019 pension contribution Debited on or after 15 <sup>th</sup> December 2019	<b>H</b>
Utility Warehouse	<b>£138.88</b>	Parish Hall Electricity for November 2019 debited on or after 31 <sup>st</sup> December 2019 (£131.98 plus £6.90 VAT)	<b>E,F,G</b>

**A4. Approval to forward to Payroll provider for inclusion in Payroll Report for Clerk's expenses/salary:**  
Additional Hours, Travel and Administration/Stationery Costs: **£165.85** **H**

**Signed.....**  
**Chairman of Meeting**

**Signed.....**  
**Clerk and Responsible Financial Officer**

**Parish Council Powers for Expenditure and Activity**

<b>Audit</b> [Audit Regulations 1996]	<b>I</b>
<b>Benches</b> Power to provide and maintain roadside seats and shelters [Parish Councils Act 1957, s.1]	<b>K</b>
<b>Burial Grounds, Cemeteries and Crematoria</b> Power to acquire, provide and maintain [Open Spaces Act 1906, ss9 and 10]	<b>A</b>
<b>Power to agree to maintain monuments and memorials</b> Parish Councils and Burial Authorities (Miscellaneous Provisions) Act 1970, s.1	<b>B</b>
<b>Power to provide and maintain and Power to contribute towards expenses of cemeteries</b> Local Government Act 1972, s.214 Local Authorities Cemeteries Order 1977 (no 204) C1 Memorials (16 (1) (a) and 16 2 (b))	<b>C</b>
<b>Bus Shelters</b> Power to provide and maintain shelters Local Government (Miscellaneous Provisions) Act 1953, s.4 Parish Councils Act 1957, s.1	<b>D</b>
<b>Crime prevention</b> Local Government and Rating Act 1997 s31, Crime and Disorder Act 2000	<b>Q</b>
<b>Community Centres</b> Power to provide and equip community buildings [Local Government Act 1972, s.133]	<b>E</b>
Power to provide buildings for clubs having athletic, social or educational objectives Local Government (Miscellaneous Provisions) Act 1976 s.19	<b>F</b>
Power to provide a range of recreational facilities [Local Government (Misc Provisions) Act 1975 s19]	<b>G</b>
<b>General Administration/Running Costs</b> Subsidiary powers of local authorities – to facilitate, or conducive or incidental to, the discharge of functions LGA 1972 s111	<b>H</b>
<b>Parish Hall – public meetings</b>	<b>K</b>
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	
<b>Litter bins</b> Provision of litter bins [Litter Act 1983, ss 5, 6]	<b>L</b>
<b>Neighbourhood Plans</b> [Localism Act 2011 Sch 9]	<b>R</b>
<b>Research and collection of information</b> Power to carry out research [LGA 1972 S 141]	<b>M</b>
<b>Parish Plans</b> [LGA 1972 S 141]	<b>J</b>
<b>Section 137</b> 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	<b>N</b>
<b>Websites</b> Local Government Act 1972 s142	<b>P</b>