

NETHER ALDERLEY PARISH COUNCIL

**Minutes of the Parish Council Meeting
held on Monday 13th July 2020 at 5.00 p.m.
The meeting was accessed remotely via ZOOM**

In the Chair: Cllr. N.Howick

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

1. **To receive apologies for absence** – Cllr. S.Joseph
2. **To receive Declarations of Interests**
 - 2.1 **To Declare Disclosable pecuniary interests** – Cllr. Clarke declared a disclosable pecuniary interest re: Planning application 20/2672M.
 - 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 8th June 2020 are a true and accurate record.**

Proposed: Cllr. A.Farrell *Seconded: Cllr. J.Shufflebottom*
5. **5.05 p.m. Public presentation:** None
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:** There was no update due to Cllr. Asquith absence.
 - 8.2 **Parish Hall renovation update:**
 - 8.2.1 A Statement of Need has been prepared and will be submitted with the planning application.
 - 8.2.2 The Parish Hall Refurbishment Committee (PHRC) will meet to prioritise the order of the refurbishment.
 - 8.2.3 Following a meeting with the PHRC, a meeting will be arranged with the quantity surveyor to confirm costs.

9. New Matters

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

- 9.1 130 Bus Service Subsidy** – Cllr. Craig Browne has asked the Parish Council to consider contributing towards the cost of maintaining the 130 bus service. Councillors discussed the request and agreed Cllr. Wilkinson should establish the total cost to run this service and update the Parish Council at the next meeting before making a decision.
- 9.2 Consideration to pay for consumables to produce the Newsletter** – The newsletter is produced every two months and is hand-delivered free to the residents of Nether Alderley.

RESOLVED: The Parish Council resolved to approve payment of associated consumables used to produce the newsletter. (s137 -- Local Government Act 1972. Power of Local Authorities to incur expenditure for certain purposes not otherwise authorised that will benefit the community).

Proposed: Cllr. N.Howick

Seconded: Cllr. J.Shufflebottom

- 9.3 CEC Wilmslow Proposed Walking and Cycling Route** - Noted
- 9.4 Enquiry from SusTrans (Sustainable Transport Charity) re: Proposed cycling route from Alderley Park to Macclesfield** – SusTrans are investigating the potential for surface improvement of a cycling route from Alderley Park to Macclesfield. Councillors recommended they make contact with the Highways department at Cheshire East Council who are responsible for maintaining the highways.
- 9.5 Police Report for June 2020** – Noted.
- 9.5.1** Cllr. Clarke reported there had been an unauthorised encampment of approximately 15 caravans at Alderley Park on 22nd June 2020. The police attended the incident and the caravans were moved on. Additional security was provided in the short-term and Alderley Park Operations propose to meet to consider the future security of the site.
- Cllr. Howick suggested raising this issue with Cllr. Craig Browne to gain any experience he has should this become a recurrent problem.

10. Policies and Procedures

- 10.1 To receive a report from Cllr. Lewis on the quarterly inspection of Highways assets which is due at the end of June 2020 and will be reported at the meeting in July 2020** – Cllr. Lewis reported the following:
- Most of the benches have been sanded and treated with a wood preservative.
 - The bench and bollards in front of the Parish Hall will be treated in-situ.
 - The circular tree bench at Sand Lane/Congleton Road is due to be replaced but is in safe condition. A local tradesman has been asked to provide a quotation to replace the circular bench.
 - The brick bus shelter at the Alderley Park entrance should be reviewed at the next inspection re: brick work.
 - The notice boards in Orchard Crescent and outside the Parish Hall may need to be touched up during the summer.
- 10.2 Risk Assessment – COVID 19 (addendum)** – A Working Group was formed to specifically produce a Risk Assessment for COVID-19 and recommended it should be added to the existing Risk Assessment as an addendum.

RESOLVED: The Parish Council resolved to approve adding an addendum specific to COVID-19 to the existing Risk Assessment.

Proposed: Cllr. N.Howick

Seconded: Cllr. A.Farrell

- 10.3 Review and consider NAPC Standing Orders (Adopted: 02.07.18)**

RESOLVED: The Parish Council resolved to approve the Standing Orders (Adopted: 02.07.18) without amendment.

Proposed: Cllr. J.Shufflebottom

Seconded: Cllr. A.Farrell

- 10.4 Review and consider NAPC Financial Regulations (Adopted: 14.10.19) bound by the Transparency Code for Smaller Authorities** – The Parish Council does not currently have a purchase order system in place and noted the comment made in the internal audit report which recommended

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section 10 (Orders for Work, Goods and Services) should reflect the current practice. Therefore, the Clerk recommended 10.1 and 10.2 should be removed from the Financial Regulations (Adopted 14.10.19).

RESOLVED: The Parish Council resolved to amend the Financial Regulations (Adopted: 14.10.19) bound by the Transparency Code for Smaller Authorities and approve removing Section 10.1 and 10.2 to reflect the current practice.

Proposed: Cllr. Y.Bentley

Seconded: Cllr. A.Farrell

10.5 Review and consider GDPR/Data Protection annual fee for 2020/21

RESOLVED: The Parish Council resolved to approve the GDPR/Data Protection annual payment of £40 for 2020/21.

Proposed: Cllr. D.Clarke

Seconded: Cllr. J.Wilkinson

10.6 Review and consider CCA: Community Buildings annual fee for 2020/21

RESOLVED: The Parish Council resolved to approve the Community Buildings annual payment of £50 for 2020/21.

Proposed: Cllr. A.Farrell

Seconded: Cllr. N.Howick

10.7 Review and consider CCA: Parish & Town Councils annual fee for 2020/21

RESOLVED: The Parish Council resolved to approve the Parish & Town Council annual payment of £20 for 2020/21

Proposed: Cllr. A.Farrell

Seconded: Cllr. Y.Bentley

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. N.Howick

Seconded: Cllr. J.Shufflebottom

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.Shufflebottom

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. N.Howick

Seconded: Cllr. J.Shufflebottom

11.5 To consider and approve the bank reconciliation to 30th June 2020 – The Clerk presented the bank reconciliation to 30th June 2020 together with analysis of receipts and payments to the current account and the bank statement for current and reserve accounts at 30th June 2020. The Clerk confirmed Cllr. Wilkinson's independent analysis of the bank reconciliation in conjunction with assessment of bank statements and the cash book and her confirmation of the accuracy of the figures recorded.

RESOLVED: The Parish Council considered and resolved to approve the bank reconciliation to 30th June 2020

Proposed: Cllr. N.Howick

Seconded: Cllr. J.Wilkinson

- 11.6 To consider and approve the comparison of budget headings to receipts and expenditure at 30th June 2020** – The Clerk confirmed Cllr. Wilkinson’s independent analysis of receipts/expenditure amounts and accuracy of the figures recorded in comparison with the cash book.

RESOLVED: The Parish Council considered and resolved to approve the comparison of receipts and expenditure to budgeted amounts at 30th June 2020.

Proposed: Cllr. N.Howick

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 Cheshire Constabulary Stakeholder Update (4th June 2020) – Noted
- 12.2 CEC Strategic Planning Update (June 2020) – Noted
- 12.3 CEC Public Space Protection Orders (Consultation) – Noted

13. Planning

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

Application No: 20/1970M

Proposal: Full planning application for residential development (Use Class C3) with associated infrastructure, landscaping and access.
Location: Walled Garden and Kitchen Garden, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY, SK10 4TF
National Grid Ref: 384755.99 375642.17

NAPC Comment: The Parish Council has considered this application with great care and is aware that it has raised many concerns with neighbours already residing in surrounding developments.

Whilst the Parish Council appreciate that 50 dwellings were allocated on this site within the Outline Planning permission (15/5401M), it is a great disappointment to see the massing and density of the application causing overcrowding on the two small historic areas of Alderley Park.

Councillors have serious objections to the introduction of 3 storey houses on this site which dominate the Grade II Listed wall and impairs the light to adjacent dwellings. It is considered they are grand in design rather than ‘cottage style’ and would be more appropriate within the Walled Garden area. There is no precedent to follow other styles that have been built on other developments on the site as this area is of particular historic importance and special within its own right. The massing of the 3 storey, 5 bedroom houses will have a negative impact, not only on the site, but to surrounding dwellings which have been built. Present owners of adjacent properties, and indeed the Water Garden residents, will have expected dwellings to be built in this area but NOT large 3 storey houses that will impact on their own properties and this has to be respected. By reducing the mass, size and overcrowding of the proposed layout will have a ripple effect to other matters that the Parish Council have concerns about:

There is little or no visitor parking available within the layout. This has been a familiar pattern with all previously developed areas in the park and our continued concerns are now becoming a reality. Cars being parked along roadsides, on verges and outside houses are common practice. No one uses garages for cars and this has to be factored in. Fifty more dwellings with 4/5 bedroom houses will generate at least 150 more cars before any visitors and the density and layout of this application does not address this issue satisfactorily. The Parish Council are deeply concerned that the reality of previous applications failing to address visitor parking will impact this densely populated area of the park which will only compound an already difficult situation.

The increased amount of cars entering via Eagle Way in order to access the site will cause issues, as the road is not wide enough to cope with two lanes and parking that occurs on the verges and pavements. As a direct result, emergency vehicles will have impaired access which would be unacceptable. The combination of all the developments in such a small area of the site is overcrowding and not suitable for the area.

In summary, Nether Alderley Parish Council would strongly urge CEC to refuse the inclusion of 3 storey housing within this application and take existing residents' concerns into account when determining this application. More attention is required to parking space generally as this special area needs more sensitive development. By definition of the words 'Kitchen Garden', the grand style of the proposed houses seem inappropriate.

Application No: 20/1971M

Proposal: Listed building consent for residential development (Use Class C3) with associated infrastructure, landscaping and access.

Location: Walled Garden and Kitchen Garden, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY, SK10 4TF

National Grid Ref: 384755.99 375642.17

NAPC Comment: The Parish Council would defer to the Listed Building Officer's judgment on this matter of vehicle access through this historic Grade II Listed wall.

Application No: 20/2000M

Proposal: Variation of conditions 2 & 11 on approved application 19/4864M - 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: Nether Alderley Parish Council have no objection to the variation of conditions in respect of material changes to the houses but Councillors remain concerned about the landscape issues that have recently presented within this site and respectfully request they be investigated further.

Application No: 20/2658M

Proposal: Replacement dwelling

Location: SANDLEHEATH FARM, BOLLINGTON LANE, NETHER ALDERLEY, CHESHIRE

National Grid Ref: 382598.2 375089.8

NAPC Comment: The Parish Council have no objections.

As Cllr. D.Clarke had declared a disclosable pecuniary interest in this planning application (20/2672M), he was excluded from the meeting and placed in the waiting room whilst the application was discussed and the Parish Council comment recorded.

Application No: 20/2672M

Proposal: Proposed single storey rear extension to existing residential property

Location: 1 WATERLOO BARN, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY, SK10 4JW

National Grid Ref: 384475 374950

NAPC Comment: The Parish Council have no objections.

Cllr. D.Clarke returned to the meeting.

Application No: 20/2717M
Proposal: Residential development with landscaping and access on land previously granted Outline Approval under 15/5401M. (Resubmission of 19/2200M)
Location: Alderley House, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY, SK10 4TF
National Grid Ref: 384650 374977

NAPC Comment: Whilst the Parish Council have no objection to the proposed 12 dwellings and note the various comments the Planning Officer gave when refusing the original application. We concur that any development should not detract from the adjacent historic buildings i.e. Tenants Hall, Dove Cote, The Old Courtyard etc. There is no special requirement for this development to be a "Statement Development" but simply a continuation of the existing buildings nearby. Therefore, we would suggest the 12 dwellings be constructed in soft coloured brick to complement surrounding materials and not the Stucco rusticated render proposed. This would continue the ribbon development along the road and the style of material used in this area of the park.

The Parish Council note and appreciate that the garaging and some visitor parking has been readdressed within this resubmission.

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

13.2.1 Residents' concern regarding the number of dwellings which were granted permission in the original and subsequent Alderley Park planning applications – Cllr. Shufflebottom confirmed the original outline planning application (15/5401M) granted up to 275 residential dwellings and a further application granted an additional 25 dwellings (19/3286M) which is in line with the Local Plan (300 residential dwellings).

14. Burial Board

To consider communication and issues relating to the Burial Ground:

14.1 Consideration to add an inscription to an existing memorial (OBG 85) - Part 2 Minutes (Appendix B 13.07.20)

15 Parish Hall

15.1 To receive reports from members of the Parish Hall Joint Management Committee (JMC) – There has not been a meeting of the JMC due to social distancing.

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

15.2.1 A Working Group met on Wednesday 24th June 2020 to discuss re-opening the parish hall and ensure the premises are COVID-19 secure. The following findings and recommendations were proposed:

15.2.1.1 Consideration to repair the fire exit doors in the Parish Hall – Cllr. Farrell informed the group the fire exit doors from the Parish Hall were difficult to open and suggested repairs to the doors should be considered urgent.

RESOLVED: The Parish Council resolved to approve the urgent repair to the fire exit doors and instructed Cllr. Farrell to contact a local tradesman. As the Parish Council has a duty of care to maintain the Parish Hall in line with Health and Safety standards, the Parish Council also resolved to approve to pay for the repairs.

Proposed: Cllr. N.Howick

Seconded: Cllr. A.Farrell

15.2.1.2 Consideration for the Parish Council to pay for all cleaning and any additional equipment required re: COVID-19 Government Guidelines.

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RESOLVED: The Parish Council resolved to pay for all cleaning consumables and any additional equipment required to comply with COVID-19 Government Guidelines.

Proposed: Cllr. A.Farrell

Seconded: Cllr. Y.Bentley

15.2.1.3 **Appoint a team of volunteers to clean the Parish Hall on a rota basis** – Cllr. Shufflebottom suggested including an article in the next newsletter to hopefully recruit a team of volunteers.

15.2.1.4 **Consideration to re-open the Parish Hall** – The Working Group recommended the Parish Hall remained closed due to the age profile of users and the additional controls required to ensure the hall is COVID-19 safe.

RESOLVED: The Parish Council resolved to approve the Parish Hall remained closed and confirmed the situation will be reviewed in September 2020.

Proposed: Cllr. J.Wilkinson

Seconded: Cllr. Y.Bentley

16 Councillor's reports and items for future agenda: None

17 Next Parish Council meeting:

To confirm the next Parish Council meeting on Monday 8th August 2020 (via ZOOM)

Minutes taken by: The Clerk

Signed..... Date 10th August 2020

Chairman of the Meeting

APPENDIX A

Nether Alderley Parish Council Meeting

Monday 13th July 2020 at 5.00 p.m.

(This meeting will be accessed remotely via ZOOM – Please contact the Clerk to obtain details)

Schedule of Receipts and Payments

A1. Receipt of Income

30.06.20	BACS	£1,293.86	HMRC – VAT Reclaim 2019/20
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A2. Invoices for payment

1487	Mrs. B.Thorpe	£673.29	Salary and expenses, July 2020	H
1488	Information Commissioner	£40.00	GDPR/Data Protection Registration – Renewal 2020/21	H
1489	Cheshire Community Action	£50.00	Community Buildings Network Annual subscription 2020/21	H
1490	Cheshire Community Action	£20.00	Parish & Town Councils Annual subscription 2020/21	H
1491	PCC St. Mary Alderley	£100.00	NAPC Contribution for repairs to Ladies Lane	N
1492	S.Joseph	£262.09	Consumables to produce the newsletter	s137 H

A3. Direct Debits/Standing Orders for approval

Cheshire Pension Fund	£200.00	June 2020 pension contribution Debited on or after 15th June 2020	H
Utility Warehouse	£23.15	Parish Hall Electricity for May 2020 debited on or after 30 th June 2020 (£21.76 plus £1.39 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:	£384.14		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