

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting held at 7.00 pm on Tuesday 21st October at Nether Alderley Parish Hall.

In the Chair: Mr. Clarke

Also present: Mr. Colgan, Mr. Lewis, Mrs. Reynolds, Mrs. Shorland, Mrs. Shufflebottom, Mrs. Walker, Councillor Michael Jones*, Cllr George Walton* and Mrs. Langham (the Clerk)

25 members of the public attended to observe the meeting*

1. Mr. Clarke, Chairman of the Parish Council, welcomed members of the public to the meeting, explained the meeting agenda and meeting procedures.
2. **Apologies**
Apologies were received from Mrs. McKeown
3. **Declarations of Disclosable Pecuniary Interests**
No declarations were made.
4. **Declarations of Interests Conflicting with the Nolan Principles.**
Declaration by Mrs. Shufflebottom regarding Planning application 14/4719M; property situated on road of Councillor's house.
5. **Applications for Dispensations**
None made.
6. **Matters Arising**

6.1 Sale of land, Congleton Road

Mr. Clarke welcomed Councillor Michael Jones, Leader of Cheshire East Council, to the meeting and thanked him for offering to meet with the Parish Council to discuss Cheshire East Council's purchase of land off Congleton Road, opposite Alderley Park.

The Parish Council put questions to Councillor Jones regarding the rationale for, and details of, the land purchase and other questions relating to Nether Alderley.

In relation to purchase of land, and in response to questions asked, Councillor Jones confirmed:

- Purchase is still being finalised
- Cheshire East Council understood that all other interested purchasers were developers.
- Rationale for purchase is to prevent and control development within the Green Belt
- There are no plans for development on the land. Councillor Jones confirmed his intention to preserve the land.
- It is not possible to confirm that this land (or any land) will never be developed in the future.

- Councillor Jones will ensure that the Parish Council is kept informed over all decisions relating to Nether Alderley
- Cheshire East is not looking to build any houses in Green Belt around Nether Alderley or Alderley Edge
- Cheshire East Council has a large portfolio of land. It is not unusual for the Council to purchase farmland
- Cheshire East will always sell brown field sites for development, if possible, rather than purchase and develop Green Belt
- The 'strategic' nature of the purchased land is protection of development within Green Belt. Preventing development in Green Belt, at any cost is key
- The purchased land will not be part of any plans for Alderley Park
- 'No immediate plans for re-development' means that the land is not included in the Local Plan.
- An agricultural covenant will not be placed on the land. Green Belt status is sufficient protection – covenants will not afford any greater protection, as covenants can be removed.
- An unlimited covenant could be challenged by developers
- Housing will be on disturbed land only

In relation to other aspects of Nether Alderley, Councillor Jones confirmed:

- Looking for a Masterplan to be produced for the Alderley Park site as soon as possible
- Intention is to keep facilities eg the cricket pitch
- 'Enabling' housing is needed on the Alderley Park site. Cheshire East has refused a plan for large scale development - 3000 homes
- A copy of the Nether Alderley Parish Plan should be sent to Councillor Jones which could be a 'dominant part of the Alderley Park Masterplan
- (*Attention was drawn by Parish Councillors to the Parish Plan survey where 80% of residents who responded were opposed to any new housing in the Parish*)
- Enabling Housing will allow refurbishing of the labs to permit development of the business side of the site
- Figures for housing will be below 200. 200 is maximum figure
- Local infrastructure will cope with the proposed housing development
- The target on the Alderley Park site is 5000 jobs
- (*Parish Councillor concern expressed that an area allocated for housing will not leave space for the business to develop as it will potentially use crucial brown field space*) Councillor Jones' response, Astra Zeneca ratio was very low for desk space, so 5000 employees in new businesses could take less space
- Enabling housing development is required to allow Alderley Park to be retained as a bioscience centre
- Councillor Jones offered to attend a further meeting with residents, to hear local views and talk further about Alderley Park.
- The type and design of housing for Alderley Park has not yet been discussed

Mr. Clarke summarised the discussion and information exchanged

Further points made by Parish Councillors:

- There are concerns that there is a lack of real guarantee that development will never be permitted on the land purchased.

- Concern over contradiction between Cheshire East sale of land off Sand Lane (Bypass compulsory purchased land) and acquisition of Congleton Road land – both agricultural Green Belt
- Request made that Sand Lane/Welsh Row land is kept as Green Belt
- Concern that Parish Council only heard of the Congleton Road land sale through a local resident and the Parish Council was not directly informed by Cheshire East.
- At the Bypass enquiry a commitment was made that there would be no development/ribbon development along the course of the Bypass in Green Belt
- Concern about local services, should there be 200 or more houses on the Alderley Park site

Response by Councillor Jones:

- It is not possible to promise that no building will ever (into the long term future) occur on a particular piece of land.
- The enabler housing is the most housing required within Nether Alderley and, as such, the local area should not have any more new housing
- No knowledge of the land sale off Sand Lane/Welsh Row but will make further enquiries and come back to the Parish Council
- Opposed to development of 800 homes in Alderley Edge. Support for no development along the course of the Alderley Edge/Nether Alderley Bypass
- No decision whether affordable housing will be included in Alderley Park development
- S106 agreements – the Parish Council must ask very early in the process for local benefit
- The Parish Council will be communicated with, prior to any planning applications being submitted
- The proposals for Alderley Park had to move very quickly, further to Astra Zeneca announcing their departure, to ensure that the site didn't fold
- Sustainability and services would be considered if housing is built
- The Parish Council will be contacted as soon as there is an update about plans for Alderley Park

Mr. Clarke confirmed that the Parish Council would like an open public meeting, for Nether Alderley residents, to be arranged as soon as the Alderley Park Masterplan is produced. Councillor Jones confirmed his offer to attend to discuss the plans.

Mr. Clarke thanked Councillor Jones for attending tonight's meeting and Councillor George Walton for facilitating the Parish Council's meeting with Councillor Jones.

***Councillor Jones, Councillor Walton and members of the public left the meeting.**

6.2 Bulb Planting, Parish Plan Group.

The Clerk explained communication from Andrea Bickerton and Charlie Griffies, Cheshire East Council, regarding instructions, advice and confirmations for the Parish Plan Group to undertake bulb planting. ***The Parish Council resolved that, on the basis of the correspondence received, the Clerk could place the order for 10,000 bulbs from Fentongollan Farm.***

7. Finance

7.1 Direct Debits.

Utility Warehouse £141.57 (£117.98 plus £23.59 VAT) Electricity September 2014

To be debited on or after 31st October 2014. **E,F,G**

Payments were approved by resolution of the Parish Council.

8. Planning

Application 14/4719M

Redevelopment of the site to deliver 4no. detached residential properties with associated access and amenity areas.

Unit 3, Bollington Lane, Nether Alderley, Cheshire.

Parish Council approved response:

The Parish Council objects to the proposed development for the following reasons:

1. The proposed development constitutes a new build development within Green Belt, as much of the proposed building work is on undeveloped, Green Belt land and is outside the footprint of the original building. The Parish Council does not support new development within the Nether Alderley Green Belt.
2. Houses are proposed outside the curtilage of the brown field boundary. The Parish Council does not support new development within the Nether Alderley Green Belt.
3. The proposed development is not a like for like change of use, as four separate buildings are planned to replace the current single building, creating a development with much greater impact and scale than is currently in place.
4. The design and structure of the proposed houses are very unusual and out of keeping with other properties in the Bollington Lane area.
5. Permitting this development could set a precedent for similar development of the other sheds on Bollington Lane.
The Parish Council understands that there are 6 sheds on Bollington Lane and 14 dwellings.
The prospect of creating a precedent, particularly in view of the number of dwellings proposed to replace the single current building in this planning application, has significant potential to impact upon the dynamic and nature of Bollington Lane; in relation to traffic movements, highway capacity, impact upon neighbouring properties, vehicle noise, infrastructure.
6. Highways issues - access is along a private road and narrow track. The Parish Council questions whether this route is suitable for the large increase in vehicle movements that would be created by four dwellings; and is a particular concern should permission for this development create a precedent for large scale development of the area.
7. The Parish Council understands that a significant area of woodland has already been cleared for the development and requests confirmation that there has been no conflict with tree preservation and that the plans proposed would not conflict with tree preservation.

Response to the planning application was proposed by Mrs. Reynolds, seconded by Mr. Colgan and approved by resolution of the Parish Council.

Minutes taken by the Clerk.

Minutes confirmed and approved at the Nether Alderley Parish Council meeting on Wednesday 12th November 2014.

Signed..... Date.....

Parish Council Powers:

Burial Grounds, Cemeteries and Crematoria

Power to acquire, provide and maintain **A**
Open Spaces Act 1906, ss9 and 10

Power to agree to maintain monuments and memorials **B**
Parish Councils and Burial Authorities (Miscellaneous Provisions) Act 1970, s.1

Power to provide and Power to contribute towards expenses of cemeteries **C**
Local Government Act 1972, s.214

Bus Shelters

Power to provide and maintain shelters **D**
Local Government (Miscellaneous Provisions) Act 1953, s.4
Parish Councils Act 1957, s.1

Community Centres

Power to provide and equip community buildings **E**
Local Government Act 1972, s.133

Power to provide buildings for clubs having athletic, social or educational objectives **F**
Local Government (Miscellaneous Provisions) Act 1976 s.19

Power to provide a range of recreational facilities **G**
Local Government (Misc Provisions) Act 1975 s19

General Administration/Running Costs

LGA 1972 s111 **H**

Audit

Audit Regulations 1996 **I**

Parish Plans S141 LGA 1972 J

Benches

Power to provide roadside seats and shelters Parish Councils Act 1957, s.1 **K**

Litter bins

Provision of litter bins **L**
Litter Act 1983, ss 5, 6

Section 137

Local Government Act 1972. Power to do something that will benefit the community where there is no other specific power covering the action; it cannot be used retrospectively. Can spend up to £6.44 per elector in 2011 and 2012. Expenditure must be commensurate with the benefit