

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Monday 5th July 2021 at 7.00 p.m. Nether Alderley Parish Hall

In the Chair: Cllr. N.Howick
Parish Councillors present: Cllrs. Y.Bentley, S.Joseph, J.Shufflebottom and J.Wilkinson
Also present Cllr. M.Asquith and the Parish Council Clerk

1. **To receive apologies for absence** – Cllrs. D.Clarke, A.Farrell and S.Lewis
2. **To receive Declarations of Interests**
 - 2.1 **To Declare Disclosable pecuniary interests** – Prior to the Parish Council meeting, Cllr. D.Clarke declared an interest re: Planning Application 21/3238M
 - 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** – None
4. **RESOLVED: The Parish Council resolved to approve the minutes of the Parish Council Meeting held on 14th June 2021 are a true and accurate record.**

Proposed: Cllr. N.Howick

Seconded: Cllr. J.Shufflebottom

5. **7.05 p.m. Public presentation** – There were no members of the public 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** –

- 8.1.1 **20's Plenty for Cheshire East update** – Cllr. Asquith had received no further update from CEC. However, he informed Councillors that Artists Lane has been removed from the gritting list and intended to take this up with Cheshire East Highways.
- 8.1.2 **Directional Pole (Welsh Row/Macclesfield Road) update** – A request for an update had been sent to Members' Enquiries (CEC).
- 8.1.3 **Engagement session with CEC re: Proposed approach to Service Contribution mechanism update** – Cllr. Asquith had not attended the Engagement session but was

concerned at the lack of communication between CEC and Parish/Town Councils and intends to follow this up.

- 8.1.4 New CEC initiative: Local Highways Funding** – CEC have taken the decision to abolish Area Highways Groups which cost £350,000 p.a. and reallocate the funding so that each Ward Councillor will receive a budget of £4,200 p.a. to spend on highways' issues within the local Ward. The scheme is initially being run as a pilot for the 2021/22 financial year.

Cllr. Asquith informed the Parish Council as part of the Local Government Review there are no boundary changes to Nether Alderley.

8.2 Parish Hall renovation update:

A meeting with the Parochial Church Council (PCC) had taken place to discuss and consider specific requests relating to future use of the parish hall i.e. storage, public meetings etc. The PCC propose to have a legal agreement drawn up by their solicitor which Cllr. Asquith agreed to look over on behalf of the Parish Council.

- 8.3 Neighbourhood Plan update** – David Proudlove of URBME, the Neighbourhood Plan consultant, proposes to have a meeting with CEC to update them on our progress.

8.4 Highways Issues:

8.4.1 Highways Group update – The Clerk will facilitate a meeting (date TBC).

8.4.2 Speeding survey follow up – Following a survey of local councils, Cllr. Steve Jones (ChALC Executive Board) confirmed dialogue has opened with John Dwyer, the new Police and Crime Commissioner for Cheshire, who is keen to engage with ChALC to understand the issues of concern across Cheshire and how he can best support communities.

- 8.5 130 Bus service update** – Cllr. Howick has had some difficulty in contacting Cllr. Craig Brown (Deputy Leader of CEC) to express the Parish Councils disappointment and lack of transparency prior to the decision being made to subsidise the 130 bus service.

RESOLVED: The Parish Council resolved to retain Nether Alderley Parish Council's contribution to subsidise the 130 bus service until the matter has been resolved.

Proposed: Cllr. J.Shufflebottom

Seconded: Cllr. Y.Bentley

9. New Matters

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

- 9.1 To consider an inscription for a plaque to celebrate the Mothers' Union, Alderley** – In addition to a request to approve the inscription on the proposed plaque, an invitation had been received to attend the event on 21st July 2021. It was agreed that Cllrs. Howick and Shufflebottom would represent the Parish Council.

RESOLVED: The Parish Council resolved to approve the inscription on the plaque which would be placed in front of a sapling tree in the New Burial Ground.

Proposed: Cllr. J.Wilkinson

Seconded: Cllr. S.Joseph

- 9.2 Police Report for June 2021 and mobile police surgeries** – Councillors noted the June Incident Report and the dates of the mobile police surgeries.

- 9.3 The Queen's Platinum Jubilee Central Weekend 2022** – Councillors noted the information which had been forward to the Parish Council and suggested Cheshire East Council would make representations.

10. Policies and Procedures

- 10.1 To receive a report on the quarterly inspection of Highways assets which is due at the end of March 2021** – Cllr. Lewis inspected the Highways' assets at the end of March 2021 and reported the following:

- i) **Circular tree bench, Sand Lane/Congleton Road** – The new bench was constructed in green oak which needs to dry out before being treated during the Summer.
- ii) **Telephone kiosk, Bradford Lane** – There is a missing pane of glass which needs replacing.
- iii) **Bench and bollards in front of the Parish Hall** – The bench requires a treatment during the Summer.

10.2 To receive a report on the quarterly inspection of Highways assets which is due at the end of June 2021 – Cllr. Shufflebottom inspected the Highways' assets at the end of June 2021 and reported the following:

- i) **Bench and bollards in front of the Parish Hall** – The bench requires a treatment during the Summer but it is not considered urgent.

10.3 CEC Town & Parish Council Connected Communities Forum: Crowd funding (30th June 2021) – Cllr. A.Farrell volunteered to attend.

10.4 Breakthrough Communications: Using Facebook to enhance your Council's Communications Strategy, tools and techniques to get the most from your Council's social media presence (2nd July 2021) – Noted

10.5 Cheshire Archives: A story shared – An introduction to The Archive Service – The Clerk had reserved a place but due to unforeseen circumstances was unable to attend. ChALC confirmed they would forward the presentation slides following the event.

10.6 Formation of a Risk Assessment Working Group to review the current Risk Assessment subject to the recommendation made in the Internal Audit Report (2020/21) – The Clerk and Cllrs. Y.Bentley, J.Shufflebottom and J.Wilkinson volunteered to form a working group (date TBC).

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. Y.Bentley

Seconded: Cllr. J.Wilkinson

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. Y.Bentley

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. 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 The Plunkett Programme – Noted

12.2 Bullying Sanctions Petition – Noted

12.3 Community Governance Review of Town & Parish Council Governance - Noted

12.4 Consultation under clause 60 of the High Speed Rail (West Midlands – Crewe) Act 2021 – Noted

12.5 Cheshire Constabulary Stakeholder Update (June 2021) – 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

NAPC Comment: Once more the Parish Council has considered this application with great care and is aware that it has raised many concerns with neighbours, and indeed many professional consultees. We are also aware that not much has changed from the last application so our concerns remain the same.

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.

We appreciate that the applicant has addressed the number of 3 storey houses, however we still have serious objections to the inclusion of circa any 3 storey houses that we feel will dominate the Grade II Listed wall and impair the light to adjacent dwellings. We still consider them to be grand in design rather than 'cottage style' which we believe 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 and we would urge CEC to ask for them to be removed from the application. There are now a significant amount of dwellings occupied on The Ride, The Oval and more recently the Water Garden complex. Whilst existing residents expected dwellings to be built in this area, house owners deserve respect in what is built surrounding their investments.

There remains little or no visitor parking available within the plan. We appreciate the latest layout has tried to address this but the Parish Council still feel the provision is lacking. We feel like an old record but 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. The ingress and egress via the stone gates immediately off the traffic lights is extremely narrow. The road is not wide enough to cope with both 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 small areas of the site is overcrowding, and not in any way adequate. We have consistently complained about the lack of parking for both home owners and visitors generally across all developments and as time goes by we are being proved right. This application is just another example of overdeveloping with not enough provision for cars.

The Parish Council would concur with the opinion of Cheshire Garden Trust, in that this is a very special historic area of the park which requires care and sensitivity with the planning and redevelopment and we still do not feel this has been appreciated or reached within this latest application. We would ask that the developer once more readdress their application and take into account all the issues raised by professional consultees, residents and truly consider the historic feel of this parcel of land. We would ask that there be **no** 3 storey dwellings within the scheme at all. By definition of the words 'Kitchen Garden', the grand style of the proposed houses are inappropriate. We understand that for developers it is important to financially maximise their investment but in a special parcel of land like this with such historic value, we feel they need to appreciate the long term architecture and not just financial gain!

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

NAPC Comment: The Parish Council would defer to the Listed Buildings Officer judgement in this instance. However, councillor's hope the Listed Buildings Officer refuses 3 storey dwellings in this special historic area.

Application No: 21/2494M
Proposal: Retrospective full planning application for the erection of a cenotaph
Location: ROYAL LONDON HOUSE, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY, SK10 4EL
National Grid Ref: 384805.4059 375195.9391

NAPC Comment: No objections

Application No: 21/2622M
Proposal: Full application for amendments to the external elevations of and entrance to Block 24 and landscaping and public realm works
Location: BLOCK 24, Alderley Park, Congleton Road, NETHER ALDERLEY, NETHER ALDERLEY
National Grid Ref: 384617.38 375591.95

NAPC Comment: No objections

Application No: 21/2628M
Proposal: Removal of condition 4 (permitted development rights) to planning application 20/2658M - Replacement dwelling
Location: SANDLEHEATH FARM, BOLLINGTON LANE, NETHER ALDERLEY, CHESHIRE
National Grid Ref: 382757.9166 375025.2457

NAPC Comment: Whilst the Parish Council were in full support of the recent planning application for a replacement dwelling, associated works and landscaping, there has been a significant increase in the development from the original property. Therefore, we would ask that Condition 4 (permitted development rights) remains in place to protect neighbouring properties and the surrounding environment in the future. The area is Greenbelt and all future development on this property should be subject to a planning application to allow neighbouring properties to be informed, comment if required and be assessed on its own merit.

Application No: 21/3238M
Proposal: Proposed single storey outbuilding to existing residential property
Location: 1 WATERLOO BARN, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY, SK10 4JW
National Grid Ref: 384475.7869 374948.8531

NAPC Comment: No objections

Application No: 21/3276M
Proposal: Permission in Principle application for construction of two dwellings.
Location: Land adjacent to Caudebec, Congleton Road, Nether Alderley
National Grid Ref: 384430.24 376923.3

NAPC Comment: The Parish Council cannot support this application.

This is a pure greenfield site within the Greenbelt with absolutely no brownfield element to support a planning application. The land lies on a corner and is not enclosed by houses. Caudebec is the end house along Congleton Road and the junction of Artists Lane which would be a continuation and cannot be classed as infill.

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Nether Alderley is a rural parish that stands alone from neighbouring villages - not a continuation or part of neighbouring Alderley Edge and therefore planning rules that would be taken into account for Alderley Edge do not apply here.

Along Artists Lane are historic houses of character that have enjoyed the rural aspect and the building of 2 dwellings (that we can only assume would be of considerable size) would be inappropriate.

The access proposed for the 2 dwellings is extremely close to the staggered junction of Congleton Road, Artists Lane and Welsh Row which is not ideal for the ingress and egress of 2 large dwellings and all the vehicle movements that they would create. There is also a National Cycle route crossing the main road.

*The Parish Council have a duty to protect the Greenbelt at all times and the granting of permission for 2 dwellings would be **inappropriate development** and councillors would urge that the application, be it in principle, be refused.*

Application No: 21/3280M
Proposal: Demolition of existing dwelling and construction of a replacement dwelling with garden terrace
Location: ALDERLEY MILL COTTAGE, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, SK10 4TW
National Grid Ref: 384348.5824 376415.7917

NAPC Comment: *The Parish Council would defer to Historic England's judgement and requests that any neighbouring comments are taken into consideration.*

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 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: 21/3305M
Proposal: Extensions and alterations to existing dwelling
Location: ALDERLEY MILL COTTAGE, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TW
National Grid Ref: 384348.5824 376415.7917

NAPC Comment: *The Parish Council would defer to Historic England's judgement and requests that any neighbouring comments are taken into consideration.*

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 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: 21/3420M
Proposal: Erection of single storey rear extension and add window to the garage
Location: 19, VALE CRESCENT, NETHER ALDERLEY, SK10 4LU
National Grid Ref: 384761.7466 374780.699

NAPC Comment: *No objections*

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

13.2.1 Loco-shed, Bollington Lane update (20/5638M) – The Environment Management team confirmed that no work has been carried out at present as all work is being undertaken on a risk

basis due to limited resources. The Clerk will request an update before the next Parish Council meeting in August.

13.2.2 Land North-West of Mereside update (21/0630M) update – This planning application will be considered and discussed at CEC Northern Planning Committee (date TBC). A representative from the Parish Council will attend the meeting when it is listed.

13.2.3 Land adjacent to Hill House, Nursery Lane, Nether Alderley (21/00475E) – The Enforcement Team at CEC have visited the site and will keep the Parish Council updated.

14. Burial Board

To consider communication and issues relating to the Burial Ground:

14.1 To consider an additional inscription to an existing memorial headstone (NBG: 267B) – See Part 2 Minutes: 05.07.21 (Appendix B)

14.2 To consider a request to clean a memorial tablet (OBG: CP13) – See Part 2 Minutes: 05.07.21 (Appendix C)

14.3 To consider a request to clean a memorial tablet (OBG: CP23) – See Part 2 Minutes: 05.07.21 (Appendix D)

15 Parish Hall

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

15.1.1 Parish Hall Insurance update – Due to Cllr. Farrell's absence this item will be reported at the next Parish Council meeting in August.

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

15.2.1 Government guidelines (COVID-19) update – The Parish Council continues to adhere to Government guidelines which are updated on a regular basis.

15.2.2 Parish Hall bookings – Due to unforeseen circumstances, Keith Farrell is unable to take bookings for the parish hall for the immediate future. Therefore, Councillors agreed to share the responsibility on an ad-hoc basis.

15.2.3 Future events:

- Afternoon teas each Sunday during August (2.00 – 4.00 p.m.)
- Quiz Night, including fish and chip supper (date TBC)
- Curry Night at Tiger Lily (Wednesday 13th October 2021 at 7.00 p.m.)

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

17 Next Parish Council meeting:

To confirm the next Parish Council Meeting on Monday 9th August 2021 at 7.00 p.m. in Nether Alderley Parish Hall.

Minutes taken by: The Clerk

Signed.....
Chairman of the Meeting

Date: 9th August 2021

APPENDIX A

**Nether Alderley Parish Council Meeting
Monday 5th July 2021 at 7.00 p.m.
Nether Alderley Parish Hall**

Schedule of Receipts and Payments

A1. Receipt of Income

None

A2. Invoices for payment

1554	Mrs. B.Thorpe	£1,005.38 Salary and expenses, July 2021	H
1555	HMRC	£91.80 Tax/NI, July 2021	H
1556	Shires Pay Services Ltd.	£46.80 Payroll services (2 nd Quarter) (£39.00 plus £7.80 VAT)	H
1557	Information Commissioner	£40.00 GDPR/Data Protection Registration – Renewal 2021/22	H
1558	Cheshire Community Action	£50.00 Community Buildings Network Annual subscription 2021/22	H
1559	Cheshire Community Action	£10.00 Parish & Town Councils Annual subscription 2021/22 (incl. £10 discount)	H

A3. Direct Debits/Standing Orders for approval

Cheshire Pension Fund	£285.00	May 2021 pension contribution Debited on or after 15th June 2021	H
Utility Warehouse	£51.85	Parish Hall Electricity for April 2021 debited on or after 30 th June 2021 (£49.09 plus £2.76 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:	£364.16	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

Life-saving appliances – Power to provide life-saving appliances (e.g. life belts, defibrillators)
[Public Health Act 1936, s234]

S