

## NETHER ALDERLEY PARISH COUNCIL

### Minutes of the Parish Council Meeting held on Monday 8<sup>th</sup> June 2020 at 5.00 p.m. The meeting was accessed remotely via ZOOM

<b>In the Chair:</b>	Cllr. N.Howick
<b>Parish Councillors present:</b>	Y.Bentley, D.Clarke, A.Farrell, S.Joseph, S.Lewis, J.Shufflebottom and J.Wilkinson
<b>Also present:</b>	The Parish Council Clerk

1. **To receive apologies for absence** – None
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 a non-pecuniary interest re: Planning application 20/2123.
  - 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 11<sup>th</sup> May 2020 are a true and accurate record.***  
***Proposed: Cllr. J.Shufflebottom***                      ***Seconded: Cllr. N.Howick***
5. **5.05 p.m. Public presentation:** Mr. A.Pickersgill and Mr. K.Farrell
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 as Cllr. Asquith was absent.
  - 8.2 **Parish Hall renovation update:** Cllr. Howick reported the following:
    - Revd. Jon Hale confirmed he has submitted his approval to the Diocesan Advisory Committee (DAC) re: Nether Alderley Parish Council's Application to Faculty
    - Mark Pearce of Keppczyk Pearce Sanderson (KPS), will represent the Parish Council at a meeting with the DAC this month re: the formal application to Faculty.

- KPS propose to submit a planning application on behalf of Nether Alderley Parish Council. It is anticipated there will be no planning application fee due as the application includes provision of disabled access/toilet facilities to the Parish Hall.

**RESOLVED: The Parish Council resolved to approve that Keppczyk Pearce Sanderson submit a planning application on behalf of Nether Alderley Parish Council to Cheshire East Council and noted there would be no planning application fee due, subject to the disabled element of the application.**

**Proposed: Cllr. N.Howick**

**Seconded: Cllr. Y.Bentley**

## 9. New Matters

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

- 9.1 Ownership/Management of Ladies Lane** – Cllr. Howick informed Councillors that urgent temporary repairs have been carried out to Ladies Lane and the Parish Council was asked by Revd. Jon Hale (St. Mary's Church) to contribute £100 towards the total cost and ratified (retrospectively) at this meeting.

**RESOLVED: The Parish Council resolved to approve on this occasion, to contribute £100 towards the cost of the temporary repairs to Ladies Lane. However, Councillors suggested they would be reluctant to commit to any future temporary repairs without further investigating an alternative permanent solution which would be more durable in the long-term.**

**Proposed: Cllr. N.Howick**

**Seconded: Cllr. J.Shufflebottom**

- 9.2 Police Report for May 2020** – Councillors noted the increased activity in Nether Alderley during May.
- 9.2.1 Anti-social behaviour in Nether Alderley** – Councillors are very concerned about the on-going anti-social behaviour of sports cars racing in the area and particularly on the A34. In the short term, the Parish Council agreed to contact PCSO Julia Short to report the issue and suggested local residents report individual incidents using the non-emergency contact telephone number (101), so that it is logged and can be referred to in future. In addition, Councillors also agreed to refer this issue to the Parish Cluster group meeting, as it would be more effective to act as a group rather than a single Parish Council.

## 10. Policies and Procedures

- 10.1 To receive a report on the quarterly inspection of Highways assets which is due at the end of June 2020 and reported to the Parish Council at the meeting in July 2020** – On behalf of the Parish Council, Cllr. Howick thanked Cllr. Lewis for his continued treatment work to the benches which in addition to their appearance will also prolong their longevity.

- 10.2 Clerk's Expenses (increase in monthly mobile phone rental)** – The Clerk reported the monthly mobile phone rental had increased by £2.69 with effect from May 2020.

**RESOLVED: The Parish Council resolved to approve payment of the increase (£2.69) in the monthly mobile phone rental with effect from May 2020 as part of the Clerk's expense claim.**

**Proposed: Cllr. D.Clarke**

**Seconded: Cllr. J.Wilkinson**

- 10.3 Clerk's Expenses (Additional monthly cost for 'One Drive' cloud storage from May 2020)** – The Clerk confirmed that 5GB of free 'One Drive' cloud storage was included when the Parish Council purchased the laptop/software over three years ago. The free maximum storage had been reached and the Clerk requested permission to purchase the next level of cloud storage (100GB) at a cost of £1.99 per month.

**RESOLVED: The Parish Council resolved to approve payment of the additional cloud storage with effect from May 2020 as part of the Clerk's expense claim which would cost £1.99 per month.**

**Proposed: Cllr. N.Howick**

**Seconded: Cllr. S.Lewis**

**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***

**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 Vulnerable and Older Persons' Housing Strategy (Consultation) – Noted**

**13. Planning**

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

**Application No: 20/1820M**

Proposal: The demolition of the existing house and its replacement with a new dwelling

Location: THE WARREN, HEAWOOD HALL, CONGLETON ROAD, NETHER ALDERLEY, CHESHIRE, SK10 4TN

National Grid Ref: 383737 375691

***NAPC Comment: No objections***

**Application No: 20/1821M**

Proposal: The erection of a bat house

Location: THE WARREN, HEAWOOD HALL, CONGLETON ROAD, NETHER ALDERLEY, CHESHIRE, SK10 4TN

National Grid Ref: 383737 375691

***NAPC Comment: No objections***

**Application No: 20/1893M**

Proposal: Single storey side and rear extensions and part garage conversion

Location: 3, PAVILION DRIVE, NETHER ALDERLEY, SK10 4YU

National Grid Ref: 384446 374609

***NAPC Comment: Nether Alderley Parish Council appreciate the proposed development will not be seen from the front of the house but are mindful that the application is quite significant in size and on a very small, tight site. The Parish Council also noted the dwelling is semi-detached, causing***

***significant imbalance to the neighbouring property which could set a precedent if the application was to be approved. The Parish Council has a duty of care to protect neighbouring properties for the future and therefore do not support of this application.***

**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

***The Parish Council has been granted an extension of time to comment on this application as Councillors are awaiting clarification from the Planning Officer regarding the variations in question since there have been several applications and planning permissions granted.***

***However, subject to recent on-site activities, the Parish Council will formally write to the Planning Officer and Enforcement Officer at Cheshire East Council to express their concerns.***

**Application No: 20/2123M**

**Proposal:** Demolition of two existing buildings and erection of single new building to be used as stables, tack room, food store and implement store.

**Location:** NETHERFIELD HOUSE, NURSERY LANE, NETHER ALDERLEY, SK10 4TX

**National Grid Ref:** 382555 376009

***NAPC Comment: Nether Alderley Parish Council have several concerns:***

- 1. The overall size of this Implement Store is significantly large for domestic use. The footprint alone at 3,100 sq ft is inappropriate and out of scale with the location being within the domestic curtilage of Netherfield House. Combine that with mass and volume and the Parish Council suggest that this would have a negative impact on the greenbelt and do not consider that stables, tack rooms and domestic implements require a shed of this size and height.***
- 2. The Parish Council understand that the applicant is wishing to access the shed via a private drive to Soss Moss Hall, a neighbouring property. This track is narrow and inadequate for heavy commercial deliveries and the applicant has yet to prove the right of way over this land. In addition, Councillors noted there is no formal edging to the track and an established hedge is all that hold the track in place. A site visit would be helpful for you to appreciate the reality of this.***
- 3. Whilst the siting of this application does not lie within a flood plain, it is understood that all water drainage is via soak-aways into the fields behind, which are recorded as being on a flood-plain and any more drainage would only exacerbate flooding.***

***Therefore, the Parish Council cannot support this application and would ask that the applicant reduce the size and mass for a more suitable agricultural shed in scale with the domestic curtilage.***

***However, should you be minded to approve this application, the Parish Council would ask the following conditions are put in place:***

- 1. As the applicant has verbally suggested that all materials to be brought into the site would have to be unloaded on Nursery Lane and transported via smaller vehicles, due to the limitation of Soss Moss Hall driveway, the Parish Council suggest this could be done via the applicant's own driveway to his house. Councillors understand the applicant has no financial responsibility for the maintenance and repair of the drive to Soss Moss Hall and therefore any remedial works required as a direct result of the applicant using the track would have to be borne unfairly by the owner of the Hall.***
- 2. The Parish Council ask that the decision be approved for "domestic implement storage, stables and food store" only and not for storage of commercial plant and machinery or anything allied to aviation. However, should this be a requirement in the future, a full planning application should be submitted for a Change of Use.***

**3. The Parish Council recommend that all future permitted development rights be removed for Netherfield House.**

**Application No:** 20/2190M  
**Proposal:** Demolition of existing outbuilding and erection of replacement outbuilding for ancillary use, including garaging  
**Location:** BRADFORD LANE FARM, BRADFORD LANE, NETHER ALDERLEY, SK10 4TR  
**National Grid Ref:** 385046 376497

**NAPC Comment:** *No objections*

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

**NAPC planning comment re: 20/1564M has been mistakenly uploaded to 20/1546M by Cheshire East Council Planning department – Noted**

**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) –** 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 Local Water Authority Information/Advice re: Water Systems in premises which have been forced to close** - Following advice from the local water authority Cllr. Howick has volunteered to undertake the recommendations and procedures made during lock-down.

**15.2.2** Form a working group to consider steps which need to be taken to ensure premises are COVID-19 secure, including a Risk Assessment – Cllr. Howick, Shufflebottom, Farrell and Joseph volunteered to form a working group to formulate a Risk Assessment for the Parish Hall and report back at the Parish Council meeting in July. (Date to be confirmed)

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

**17 Next Parish Council meeting:**

To confirm the next Parish Council meeting on Monday 13<sup>th</sup> July 2020 (via ZOOM)

**Minutes taken by:** The Clerk

**Signed..... Date** 13<sup>th</sup> July 2020

**Chairman of the Meeting**

**APPENDIX A**

**Nether Alderley Parish Council Meeting**

**Monday 8<sup>th</sup> June 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**

None

**A2. Invoices for payment**

1482	Mrs. B.Thorpe	<b>£1,060.48</b>	<b>H</b>
		Salary and expenses, June 2020	
1483	HMRC	<b>£185.89</b>	<b>H</b>
		Tax/NI, June 2020	
1484	Cheshire Assoc. of Local Councils	<b>£200.60</b>	<b>H</b>
		Annual affiliation and Local Council Review Magazine 2020/21	
1485	SLCC	<b>£126.00</b>	<b>H</b>
		SLCC Annual Affiliation 2020/21	
1486	Norman Moore	<b>£599.00</b>	<b>A</b>
		BB Grounds maintenance	

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

Cheshire Pension Fund	<b>£200.00</b>	April 2020 pension contribution Debited on or after 15th May 2020	<b>H</b>
Utility Warehouse	<b>£173.29</b>	Parish Hall Electricity for March 2020 debited on or after 29 <sup>th</sup> May 2020 (£144.41 plus £28.88 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:	<b>£152.14</b>	<b>H</b>
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**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>