

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held at 7.00 pm on Monday 9th March 2015 at Nether Alderley Parish Hall.

In the Chair: Mr. Clarke

Also present: Mr. Colgan, Mr. Lewis*, Mrs. McKeown, Mrs. Reynolds Mrs. Shorland, Mrs. Shufflebottom, Mrs. Walker, Councillor George Walton^ and Mrs. Langham, the Clerk

1. **Apologies**

Apologies were received from Mr. Lewis* who was unable to attend the beginning of the meeting.

2. **Declarations of Disclosable Pecuniary Interests**

No declarations were made

3. **Declarations of Interests Conflicting with the Nolan Principles.**

No declarations were made.

Further to an enquiry received from local residents, referred to at the meeting on 24th February 2015, regarding conflicts of interest, Mr. Clarke has contacted the Cheshire Association of Local Councils for advice which he reported and explained to the Parish Council with the confirmation that it is the responsibility of individual Councillors to identify and declare their interests.

4. **Applications for Dispensations**

None made.

5. **Approval of Meeting Minutes**

The Minutes of the Parish Council meetings held on Monday 9th February 2015 and Tuesday 24th February 2015 were confirmed as a true and accurate record and approved **by resolution of the Parish Council.**

6. **Matters Arising**

6.1 Alderley Park Draft Development Framework

The Chairman confirmed that the open meeting, attended by Councillor Michael Jones, Leader of Cheshire East Council, went ahead as planned on Wednesday 4th March 2015. A number of local residents attended and Councillor Jones responded to questions about future plans for Alderley Park.

6.2 'Hotspots' on local lanes.

Mrs Walker reiterated the request for Councillors to forward locations of concern in relation to 'vulnerable' users, in order to feed in to a Local Access Forum consultation.

6.3 Telephone Kiosks.

The Parish Council considered a condition, included in the kiosk 'adoption' contract, relating to legal advice and resolved to approve that it had considered

the option of taking legal advice in relation to 'adoption' of the kiosk and resolved that it would not pursue this option.

6.4 Neighbourhood Plans.

Mrs. Shorland and Mrs. Shufflebottom offered to attend a Neighbourhood Plan briefing event on 31st March, to find out more about the Neighbourhood Planning process.

6.5 It was resolved that the Parish Council response to the Draft Alderley Park Development Framework be moved to a point after other meeting business had been attended to.

***Mr. Lewis arrived at the meeting**

7. Correspondence.

7.1 Road Safety Consultation.

The Parish Council approved a response to be sent to a current consultation for residents of Cheshire East, based upon comments sent on previous occasions regarding speed and safety on local roads.

8. Finance

8.1 Receipts

None

8.2 Payments

1139	Henshaws	Waste collection February 2015	£39.28	(£32.74 plus £6.54 VAT)	E,F,G
1140	Cheshire West and Chester-	Cheshire Pension Fund		Pension	March 2015 £129.87 H
1141	Mr. Fred Tandy	Structural Engineer Parish Hall wall inspection and report	£240.00	(£200.00 plus £40.00 VAT)	E,F,G
1142	Cheshire Community Action	Annual affiliation	£20.00		H
1143	Clerk's March 2015 salary and Expenses	£779.93	(£520.02 March salary; £79.54 Broadband and telephone contribution (14/10/14- 13/2/15). Approved 9.2.15; £97.92 Non-Taxable mileage. (14/10/14 – 9/2/15) Approved 9.2.15; £29.81 Taxable mileage; £52.63 Admin expenses (Approved 9.2.15 and 24.2.15)		H
1144	Nether Alderley Parish Hall Joint Management Committee	£30.00 Hire of Hall for Alderley Park Draft Framework public open meeting			
1145	Broker Network Limited	Parish Council annual insurance		£992.42	H

^ Councillor Walton left the meeting

8.3 Nether Alderley Parish Hall Contribution

The Parish Council considered and agreed that it would make an extra contribution towards the running costs of the Parish Hall based upon the amount agreed as contribution for 2014, the amount contributed through electricity and waste removal and the extra amount contributed in 2013.

8.4 Contribution towards Parish Plan Survey

The Parish Council resolved to approve a payment of £53.93 to the Nether Alderley Looking Forward Parish Plan Steering Group (NALF) for printing costs for the production of recent Parish Plan supplementary survey results for distribution to local residents who attended the Alderley Park Development Framework Open meeting. The Chairman asked that the Clerk confirm with NALF that the payment is still required, in view of the Steering Group having some extra monies from the original Parish Plan grant still available.

Payments were proposed by Mr. Clarke, seconded by Mrs. McKeown and approved by resolution of the Parish Council.

9. Policies and Procedures.

9.1 Pensions Discretion Policy

The Chairman is considering updates required to the Policy, as advised by the Cheshire Pension Fund.

9.2 Parish Hall Joint Management Committee Terms of Reference

The Parish Council reviewed and approved for continued use the current Terms of reference for running the Parish Hall.

9.3 Annual Inspection of Assets.

The Clerk reported that Mr. Colgan has inspected and reported no problems with the Parish Council owned bins on the A34 and A537.

Mr. Lewis has reported that the roof of the Congleton Road/Artists Lane bus shelter continues to require repair, that no problems are noted with other bus shelters and that bus shelters require clearing of leaves.

The Parish Council resolved that the Clerk approaches Mr. Beeby for repair of the bus shelter roof, should the quoted cost remains at £285.00 plus VAT (as quoted last year) or at an acceptable level of increase, as decided by the Clerk.

9.4 Annual renewal of Insurance.

The Clerk presented details received of the proposed insurance cover and premium offered by the Parish Council's current insurance provider, Aviva through Came and Company. The Clerk confirmed that the renewal would signify the final year of a 3 year agreement.

After consideration of renewal information including coverage, Public liability, Employer's liability, Fidelity guarantee and level of asset cover, terms and conditions and premium required and the 3 year agreement approved in 2013, the Parish Council resolved to approve that Aviva through Came and Company continue

to provide insurance cover for Nether Alderley Parish Council during the financial year 2015/16.

9.5 Annual Review of Clerk's employment terms and remunerations.

The Parish Council considered and resolved to approve the following terms for the Clerk's employment in the financial year 2015/16:

Pay banding range of LC1 SCP 23-25, with a current banding level of SCP 25 (as approved at the Nether Alderley Parish Council meeting 13th June 2013) at the National Joint Council for Local Services, 2014-16, agreed pay level of £11.545 per hour (as approved at the Nether Alderley Parish Council meeting on 2nd December 2014).

The Clerk will work an average of 11 hours per week.

25 days annual leave together with official Bank holidays.

Business travel expenses at the rate agreed by the National Joint Council for Local Government Services, as from 1.4.08 of 58.7p per mile

A contribution towards telephone line rental, landline telephone calls, mobile telephone calls and broadband/e-mail of 2/5 of each bill received by the Clerk; reflective of hours worked and set against each monthly bill.

A pension contribution, as calculated by the Cheshire Pension fund triennial valuation, to the Cheshire Pension Fund and Hymans Robertson (Legal and General), an aggregate amount of:

Payable from 1 April 2014	Payable from 1 April 2015	Payable from 1 April 2016
19.3%	19.8%	20.3%

The Parish Council resolved to approve that the Clerk could 'carry over' annual leave from 2014/15 to 2015/16.

The Parish Council resolved that that extra hours worked by the Clerk through 2014/15, particularly in relation to Alderley Park, should be assessed and discussed.

9.6 Annual Review of Payroll Provider

The Parish Council considered and resolved to approve the continued arrangement with CVS Cheshire East to undertake Payroll Services for the Parish Council in respect of the Clerk. The Parish Council approved the charges of £8 per month for the service, payable at the beginning of the financial year.

The Clerk confirmed that no tax or national insurance payments had been required for the financial year 2014/15.

9.7 Internal Audit

The Parish Council considered and resolved to approve to request that JDH Business Services undertakes the Parish Council's Internal audit for 2014/15 and approved the payment for audit services of 2013/14 fees incremented for inflation.

9.8 Storage of Documents at NatWest Bank – annual review.

The Parish Council resolved to approve continued storage of documents at NatWest Bank and approved the direct debit payment of £25.00 for this facility.

All Policy reviews were proposed by Mrs. Shufflebottom, seconded by Mr. Lewis and approved by resolution of the Parish Council.

10 Burial Board.

10.1 Grave Deed

The deed to grave NBG CP8 was approved and signed.

10.2 Burial Ground Inspection.

It was confirmed that an inspection of the Burial Ground by the Burial Board will take place on Wednesday 15th April 2015 at 6 pm

10.3 Burial Ground access and tree maintenance.

The Parish Council's insurance company has confirmed that the Parish Council has public liability cover in relation to maintaining an oak tree in the field adjacent to the Burial Ground, providing an appropriate inspection process is put in place and that an agreement with the landowner is, preferably, obtained in writing.

The Parish Council resolved that Mr. Clarke should contact the landowner with a proposal that the Parish Council maintains the tree in return for ongoing access through the field to access the Burial Ground, for a set period of time. A written proposal will be devised.

10.4 Oak Tree Works, Burial Ground

The Parish Council approved that the Clerk should make an application for tree works to Cheshire East Council, for work required to the oak tree in the Old Burial Ground, in view of the tree being situated in a conservation area.

11 Code of Conduct and Declaration of Interest.

The Clerk provided a reminder and review regarding Parish Councillor responsibilities in relation to the Code of Conduct, declaration of interests, purpose and procedure for dispensations (including the requests that dispensations are applied for prior to the meeting wherever possible), Register of Interest forms and advice received from Cheshire Association of Local Councils in relation to discussing issues connected with the future of Alderley Park. Cheshire Association of Local Councils has advised that, in relation to the Clerk information given by the Clerk about Alderley Park, a general dispensation for all Councillors is not required.

The Clerk distributed copies of the Parish Council's Code of Conduct, advice taken from the NALC Local Councils Explained 2013 publication and other information relating to Code of Conduct expectations.

All Parish Councillors confirmed that they held no pecuniary or other interest in Alderley Park.

12 Alderley Park Draft Development Framework Consultation

Parish Councillors considered all communication received from local residents, through direct e-mails, letters, through feedback at the Cheshire East open event, comments made at the Parish open meeting and comments recorded on NALF survey questionnaires.

The Parish Council considered and discussed in detail all aspects of the Draft Alderley Park Development Framework and resolved to approve that the following response should be sent to Cheshire East Council:

Nether Alderley Parish Council has taken an overview approach to the proposals, with mind to future consultation opportunities at the outline planning and full planning stages, should development proposals for the site progress.

Future Use as Life Science Park

1. Nether Alderley Parish Council is in full support of the Primary Objective for the Alderley Park site to be transformed into a Life Science Park.
2. The Parish Council is full in support of the opportunity to increase skilled employment at the site and skilled employment within the local area.
3. The Parish Council is in full support of development of the Life Science Park in order to retain and create job opportunities.
4. The Parish Council is in full support of expansion and development of the Life Science Park as the Primary objective for use of the Alderley Park site.

Use of Land for Development

5. The Parish Council strongly supports the protection of Green Belt and is opposed to development on Green Belt within Nether Alderley.
6. The Parish Council is opposed to any new development outside Previously Developed Land on the Alderley Park site.
7. The Parish Council strongly affirms that car parks, with previous planning conditions to return land used to Green Belt, and sports fields should not fall within the parameters of 'Previously Developed Land' and that future development should not, therefore, be permitted on these sites.
8. The Parish Council understands that there is evidence that the Radnor Mere car park was originally permitted only on the planning condition that it would be returned to Green Belt. The Parish Council asserts, therefore, that future development should not be permitted on this site.
9. The Parish Council asserts that there are **no** special circumstances (and that no special circumstance should be awarded) to allow for the exchange of Previously Developed Land sites for Green Belt areas. The Parish Council requests that Green Belt areas are **not** used for development.

Business Plan.

10. The Parish Council requests sight of the business case for residential development at Alderley Park. The Parish Council is mindful that positive comments have been made regarding the ongoing success of expansion of Life Science Park businesses at the site. The Parish Council would value confirmation, therefore, whether the positive development of the Life Science Park will result in the requirement for more limited housing development proposals.
11. The Parish Council supports the use of land at Alderley Park primarily for Life Science Business Activities and asserts that evidence should be clearly available to support the requirement for housing, to unequivocally ensure that residential development will not limit business expansion into the future.

Housing

12. The Parish Council is minded that a key issue of local concern is the potential extent and number of houses that may be incorporated in to the site.

13. Should residential development be necessary on the site, the Parish Council supports the building of the **minimum** number of houses that are required to enable viability of the future existence of the Life Science Park; in order to mitigate pressure on local services and limit the impact of increasing traffic.
14. The Parish Council notes that residential development at Alderley Park does not fall within the usual expectations of housing development, as its purpose is solely to 'enable' the development of the Life Science Park. Therefore, the Parish Council understands that it is not necessary to adhere to the usual requirements for mix of housing.
15. Should housing be necessary on the Alderley Park site, the Parish Council requests that the style of housing built is in keeping with houses in the wider community and that the Parish Council has specific input into housing design prior to the Planning Application stage.

Other Development within Alderley Park.

16. The Parish Council does not support, and does not perceive a need for, a hotel on the site.
17. Should housing be built on the Alderley Park site, the Parish Council would be in favour of a small, local shop, appropriate in function and design to the area, to meet the needs of local residents.
18. The Parish Council supports the use of facilities already established on the site, including the restaurant, sports facilities and public house, for future use by Nether Alderley residents.
19. The Parish Council supports efforts to retain character listed properties and features of the site, for example the sunken gardens.

Traffic

20. The Parish Council has a major concern that, since the instating of the A34 Alderley Edge/Nether Alderley Bypass, high speeds of traffic travelling along the C842, past the Primary School and Nether Alderley Mill, have become an increasing and significant concern. The Parish Council asserts that speed of traffic is posing a serious hazard to pedestrians, compounded by the narrow pavements adjacent to the highway. It is of significant concern that the potential increase in traffic, that would result from residential development at Alderley Park, will exacerbate the situation further. The Parish Council requests that speed on the C842 is reduced to 30 mph, in conjunction with proposals for development.
21. The Parish Council requests that, if housing is established and/or Life Science Park business expands on the Alderley Park site, every effort is made to direct traffic to use the A34 Alderley Edge/Nether Alderley Bypass to enter and exit Nether Alderley. Concerns have been expressed that the benefits of the construction of the Bypass, in removing traffic from central Nether Alderley, will be reversed unless traffic entering and exiting Alderley Park is carefully managed.

Local Resident Opinion.

22. The Parish Council has received detailed opinions from many local residents. It is not the Parish Council's wish to repeat all the comments verbatim. However, the Parish Council requests that Cheshire East Council takes careful account of all opinions and comments made by local residents. The Parish Council requests that, where residents refer to personal situations regarding land and impact of the Alderley Park proposals, Cheshire East Council gives due and careful consideration.

Parish Benefit

23. The Parish Council is in support of the opening up of the Park Site for recreational use by residents; the instating and development of new footpath networks leading from Nether Alderley Mill, past Radnormere to The Edge.
24. The Parish Council is in favour of s106 benefit for the local community. A range of local opinions have been expressed regarding suitable s106 benefit. The overriding theme, which is supported by the Parish Council, is for repair to the Grade 11* listed Parish Hall to create a centre for the village and to enable footpath networks to connect within and around this 'centre'; linking Nether Alderley Mill, and The Edge, with the aid and support of the National Trust. The Parish Council would also request consideration of extension of the Nether Alderley Burial Ground as a local benefit.

Minutes taken by: the Clerk.

Minutes confirmed and approved at the Nether Alderley Parish Council meeting on Monday 20th April 2015.

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

Power to carry out research

LGA 1972 S 141 M

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 N