

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held at 7.30 pm on Wednesday 4th December 2013 at Nether Alderley Parish Hall.

In the Chair: Mrs. Shufflebottom*

Also present: Mr. Lewis, Mrs. McKeown, Mrs. Reynolds Mrs. Walker, Mrs. Worthington, Cheshire East Councillor George Walton^ and Mrs. Langham (the Clerk)

Presentation by local resident.

A local resident attended prior to the meeting to present information in relation to a planning application. The resident then left the meeting.

Mr. Colgan#, local resident, attended part of the meeting. Mr. Colgan expressed an interest in the unfilled position of Parish Councillor.

Apologies

Mr. Clarke° sent apologies for the first part of the meeting.

1. Approval of Minutes.

The Minutes of the Parish Council meeting held on Tuesday 12th November 2013 were confirmed as a true and accurate record and approved **by resolution of the Parish Council.**

2. Declarations of Disclosable Pecuniary Interests

No declarations were made.

3. Declarations of Interests Conflicting with the Nolan Principles.

No declarations were made.

4. Finance.

4.1 Receipts

No receipts

4.2 Information from Utility Warehouse.

Tariffs will rise from 1st January 2013 and will appear on the February invoice. The Clerk explained the cost changes.

The Parish Council approved that the Clerk should send electricity details to Mr. Lewis, who will investigate alternative supplier costs.

4.3 Payments to make

1061 Cheshire Association of Local Councils NALC Publication 'Local Councils Explained' £49.99 plus £5.00 postage. Total £54.99 H

1062 Cheshire West and Chester – Cheshire Pension Fund Pension contribution
December 2013 £129.77 H

1063 Clerk's salary, December 2013 £503.46 H

1064 Mr G Beeby Treatment of Jubilee bench £129.60 (£108.00 plus £21.60 VAT)

1065 Henshaws Waste collection for November 2013 £37.42 (£31.18 plus £6.24 VAT) A,C,E,F,G

Direct Debits to approve

Utility Warehouse Parish Hall electricity October 2013 £220.13
(£183.44 plus £36.69 VAT)

Payments were proposed by Mrs. Worthington seconded by Mrs. McKeown and approved by resolution of the Parish Council.

4.4 National Insurance rate contributions – Cheshire Pension Scheme.

The Clerk explained recent correspondence relating to National Insurance rate contributions. The Clerk's current contribution level is Rate A, although due to membership of the Cheshire Pension fund as a wholly 'contracted out scheme', rate D could be applied. The Clerk rarely exceeds the threshold for National Insurance contributions. The Parish Council considered implications for employer contributions and approved that it did not object to the Clerk maintaining Rate A.

5. Correspondence.

5.1 Local Resident communication.

The Parish Council has been contacted by a local resident regarding a request for clearance of pathways prior to the Primary School carol service and with concerns over crumbling road surface on Congleton Road, near to Sand Lane and along the highway travelling north.

The Clerk has followed up both issues with Cheshire East Highways.

6. Matters Arising.

6.1 Bus Shelter, A537.

A local resident has raised concern over the state of a litter bin at the bus shelter and the state of the cleanliness of the shelter interior. The Parish Council discussed the issue. ***The Parish Council resolved that the Clerk should follow up the possibility of repair of the litter bin with Cheshire East Council. The Parish Council resolved to write to the resident with its thanks for his ongoing clearing of debris from the shelter.***

The Clerk will follow up future cleaning of shelters.

6.2 Clearance of pavements, Congleton Road.

Further to discussion at the last Parish Council meeting, the Clerk confirmed that she had been in discussion with Cheshire East Street Scene Department who have agreed to carry out a sweep of the length of the Congleton Road pavement in December. The Clerk has been unable to establish whether the pavement sweep can be included on a regular schedule as she understands that the department are currently in the process of changes. The Clerk gave details of the history and actions relating to pathway clearance in Nether Alderley.

The Clerk had followed up some investigations regarding contracting of a lengthsman. Conclusions, so far, indicate that the lengthsman role may be more appropriate to litter clearing rather than mass removal of leaves from pathways, due to the equipment needed for leaf clearance and transport of leaves and debris.

Mr. Lewis raised concerns about overhanging foliage at a point on Congleton Road. ***The Parish Council resolved that the Clerk should follow up the matter with Cheshire East Council.***

6.3 Attendance by Inspector Mitchell

Inspector Mitchell has confirmed that she hopes to attend the Parish Council meeting in January 2013 to discuss issues of speed along Nether Alderley roads.

6.4 Nether Alderley roundabout.

The Clerk has followed up and is still waiting for an estimate of cost for grass cutting on the Nether Alderley roundabout. The Clerk explained that, although Cheshire East Council could not arrange or carry out the cutting on this occasion, they would be in agreement for the Parish Council to use the Borough Council's contractor to carry out this work.

The Parish Council discussed the matter in more detail.

The Parish Council discussed, again, the proposals for the roundabout and resolved that it would be in favour of the roundabout being properly landscaped. The Parish Council resolved that the Clerk should contact the appropriate Officer at Cheshire East Council to discuss this further and also to make enquiries about roundabout sponsorship for the purposes of landscaping and upkeep.

° Mr. Clarke joined the meeting and took the position of Chairman

6.5 Speed along local roads – SID (Speed indicator) devices and site assessments

Further to the last Parish Council meeting, the Clerk has made enquiries about the acquisition of Speed Indicator Devices ('Smiley SIDS')

The Clerk reported information passed on by the Traffic Department, including the following:

- Purchase is a possibility, although cost is around £2800
 - The Parish can be added to a rotational list for free loan of a SID from Cheshire East, loaned for a week at a time
 - The loan process involves signing an agreement and ensuring insurance coverage. Named persons would have to undergo training to operate and fix the device at the agreed locations. Only named persons could operate the SID. These would not have to be Parish Councillors but would work under the instruction of the Parish Council as the Parish Council would maintain the responsibility for the hire
 - There are two types of SID. One collects data on speeds, one simply shows speed.
 - Up to 3 sites could be submitted to Cheshire East and an assessment then made by a Cheshire East Officer to determine viability.
 - Signs must be removed each evening
- The Clerk had also spoken with the Parish Council's insurance company. Coverage can be arranged at no extra charge for the rest of this financial year, then an additional premium of £12 per annum. A documented risk assessment would be required.

Mr. Colgan left the meeting

Cllr Walton gave details of a Local Area Partnership Meeting last week, where the minor highways projects priorities were discussed. A number of requests had been submitted by Nether Alderley Parish Council. All the Nether Alderley issues have been retained on the list. Further to the request for speed reduction on local Lanes and implementation of a school speed safety zone on Congleton Road, Cllr Walton explained that a Highways

Officer would like to meet with Parish Councillors to assess speed issues on Congleton Road near to the Primary School and to assess speed/traffic on Bollington Lane. The Parish Council agreed that the Clerk would liaise with Cllr Walton to establish a date for the site visits.

The Parish Council resolved to postpone a decision about a SID until the outcome of the meeting with a Cheshire East Highways traffic officer was known.

^ Cllr. Walton left the meeting

6.6 Parish Councillors Vacancy

Further to guidance from the Cheshire East Council Elections office, who informed the Parish Council that, as an election had not been called to fill the Parish Councillor vacancy the Parish Council was in a position to appoint a new Councillor; and further to advertisement of the Councillor role, the Parish Council noted that it had received one expression of interest. ***The Parish Council discussed the Parish Councillor vacancy, the process followed for appointment of a new Councillor and resolved to approve that Mr. Colgan is offered the role of Nether Alderley Parish Councillor.***

6.7 First World War – research

The Parish Council agreed that the St. Mary's Church archivist/historian should be contacted about a recent enquiry asking whether the Parish has information or would like research to be carried out on those commemorated on the first world war memorial in the Parish Hall.

6.8 Christmas Tree

The Clerk and Mr. Clarke reported that all enquiries had led back to an officer at Cheshire East, who had originally carried out a site visit with Councillors to look at sites for suitability. Suggestions were made regarding possible ways forward next year.

6.9 Parish Plan

Mr. Clarke gave a resume of the well attended public meeting organised by the Parish Plan Steering Group on 27th November at Alderley Park. The Parish Council discussed the meeting, ideas raised by local residents and the next stage of the Parish Plan process.

The Parish Council resolved that the Clerk should write to Mr. Bristow and Mr. Doherty, expressing the Parish Council's gratitude to Astra Zeneca for arranging and providing the venue.

Mr. Clarke gave a report of a meeting that he had recently attended with Cllr Michael Jones, where plans for the Alderley Park site were discussed.

The Parish Council had been forwarded an e-mail from a local resident to the Steering Group that referred to the Parish Hall. ***The Parish Council resolved that the Clerk should write to the individual to offer a meeting to discuss the issues further.***

6.10 Cheshire East Core Strategy consultation

Links to the consultation documents, together with selected sections of the document, relevant to Nether Alderley, had been sent to all Parish Councillors prior to the meeting.

Parish Councillors discussed the document, with particular reference to Alderley Park proposals. ***The Parish Council resolved not to submit a response at this stage of the consultation.***

The anticipation of further consultation documents was discussed, including the Green Belt delineation and the smaller centre/villages proposals.

7. Planning.

The Parish Council considered the following new Planning Applications:

7.1 Application 13/4696M

Extension and re-modelling of the existing dwelling, proposed construction of a detached garage and associated landscaping.

Charnwood Cottage, Congleton Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AL

The Parish Council considered the application and approved the following response:

The Parish Council strongly objects to the proposed plans for the following reasons:

1. The development would constitute a significant overdevelopment of the site. The Parish Council recommends that the site does not warrant, and is not appropriate for, such a large building.
2. The size of the proposed development is out of proportion to the size of the plot. The size of the development would not be in context with the historic site.
3. The increase in ridge height would produce a much more visually imposing and intrusive structure.
4. The proposed development would have a significant impact upon the street scene.

7.2 Application 13/4709M

Conversion of stables, tack room, cart and hay store building to residential dwelling with small extension – Resubmission of 13/2410M

The Stables, Land off Welsh Row, Nether Alderley, Macclesfield, Cheshire, SK10 4TY.

The Parish Council considered the application and approved the following response:

The Parish Council has a strong objection to the proposed development for the following reasons:

1. It believes that the proposal is essentially a new development within the Green Belt without a perceived 'special circumstance' that the Parish Council understands is required for new development on the Green Belt.
2. The proposal is a significant alteration of an insubstantial structure to a substantial residential property.
3. The proposed development is a significant change of use from stable to residential property.
4. The development would set a precedent for other stables and outbuildings to be similarly converted to residential use throughout the local area and in Cheshire East.
5. In contrast to the wording of the planning application, the Parish Council perceives that the build *would* result in an isolated residential development.
6. The Parish Council is mindful that the Nether Alderley Steering Group is very close to publishing the final copy of the Nether Alderley Parish Plan in which the Parish Council understands the over-riding request from Parishioners is for the preservation, protection

and retention of the Green Belt in Nether Alderley and the limitation of any building development within the Parish.

7.3 Application 13/4814M

Change of use of horticultural packing shed to residential dwelling with double garage

Yarwoods Farm, Bollington Lane, Nether Alderley, Macclesfield, Cheshire, SK10 4TB.

The Parish Council considered the application and approved the following response:

The Parish Council has a strong objection to the proposed development for the following reasons:

1. It believes that the proposal is essentially a new development within the Green Belt without a perceived 'special circumstance' that the Parish Council understands is required for new development on the Green Belt.
2. The proposal is a significant alteration of an insubstantial structure to a substantial residential property.
3. The proposed development is a significant change of use.
4. The development would set a precedent for other outbuildings to be similarly converted to residential use throughout the local area and in Cheshire East.
5. In contrast to the wording of the planning application, the Parish Council perceives that the build *would* result in an isolated residential development.
6. The Parish Council is mindful that the Nether Alderley Steering Group is very close to publishing the final copy of the Nether Alderley Parish Plan in which the Parish Council understands the over-riding request from Parishioners is for the preservation, protection and retention of the Green Belt in Nether Alderley and the limitation of any building development within the Parish

7.4 Application 13/4926M

Construction of linked detached garage to southerly aspect, comprising first floor extension linking to main dwelling to provide additional bedroom accommodation and covered carport facility between main dwelling and proposed garage

Woodside Cottage, Warford Hall Drive, Great Warford, Alderley Edge, Wilmslow, Cheshire, SK9 7TR.

The Parish Council considered the application and approved the following response:

As the address given of the property is within Great Warford, the Parish Council believes that Great Warford Parish Council, or the Parish Council of the Parish in which the property lies, would be in a better position to comment upon the application.

In principle, Nether Alderley Parish Council does not have an objection to the proposed development although it would recommend that, due to the close proximity of the neighbouring property to the extension, the opinion of the neighbour should be taken in to consideration.

7.5 Application 13/4784M

**Variation of condition 3 (starting position) attached to planning application 13/2226M.
Proposed formation of a single residential unit and associated domestic curtilage
(change of use)**

The Pavilion, Whitebarn Road, Alderley Edge, Cheshire, SK9 7AN.

***The Parish Council resolved to find out more information about the nature of
condition 3 before formulating a response.***

***Responses to planning applications were proposed by Mrs. Reynolds, seconded by
Mrs. Shufflebottom and approved by resolution of the Parish Council.***

The meeting closed at 10.45 pm.

Next Meeting: Thursday 9th January 2014

Minutes taken by: the Clerk.

Minutes confirmed and approved at the Nether Alderley Parish Council meeting on Thursday 9th January 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 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

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