

Nether Alderley Parish Council

Clerk: Mr D Naylor
26 Barnside Way, Tytherington
Macclesfield,
Cheshire
SK10 2TZ
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9th November 2023


Meeting Summons

Dear Councillors

I hereby give notice that the Parish Council Meeting will be held in the Nether Alderley Parish Hall on:

Tuesday 14th November **2.00pm**
At The Glass House Alderley Park
Note the Venue and time of the meeting 2.00pm.

All members of the Council are hereby summoned for the purpose of discussing and resolving upon the business to be transacted at the Meeting as set out hereunder.



David Naylor
Clerk to Nether Alderley Parish Council

AGENDA

Nether Alderley Parish Council Meeting

Tuesday 14th November 2023 2.00pm
at the Glass House Alderley Park

AGENDA

1. Co-option and Welcome to Two New Council Members:

Interviews had been held with the three applicants at Alderley Park on the 6th November and a Zoom meeting of existing Councillors had been held on Friday 10th November to decide the successful candidates.

The candidates will be advised of the decision on Friday following the Zoom meeting and the two successful candidates will attend this Council meeting to sign their acceptance of office documents and be able to participate in the meeting as Nether Alderley Parish Councillors.

- 1.1 Declaration of acceptance of office is read out, signed and countersigned by the Clerk.

2. To receive apologies for absence.

3. To receive Declarations of Interests

- 3.1 To declare disclosable pecuniary interests (Councillors with disclosable pecuniary interest(s) must leave the room for the relevant items).
- 3.2 To declare interests conflicting with the Nolan principles/non-pecuniary interests.
- 3.3 To allow Councillors to consider amendments required to their Declaration of Pecuniary Interest forms.

4. To consider and approve Applications for Dispensations

5. To resolve to approve that the Minutes of the Nether Alderley Parish Council Meeting held on 10th October as a true and accurate record of the meeting,

6. 1.35 pm Public Presentation

To adjourn the meeting to receive representation from members of the Nether Alderley Parish.

7. To resume the meeting.

8. Neighbourhood Planning Progress

- 8.1 Update from the Clerk on the Production of Design Codes by AECOM and funded by locality. The Clerk had met via a Zoom call with Joddrell Elliot who confirmed that Aecom would provide the Codes and visits to the Parish would commence this week. The Clerk had been asked to register with Ordinance Survey to obtain a mapping licence, which is free to local authorities, and which Aecom will use on our behalf.

- 8.2** NAPC's Section 14 Consultation Responses – The Clerk had started work on updating the Neighbourhood Plan with the responses, starting with Cheshire East Council's (CEC's) and will consult CEC's Neighbourhood Planning Team on progress and to clarify any issues. [Section 14 Responses including Cheshire East's response.](#)

9. Parish Hall Renovation Progress

9.1 The Public Works Loan Board Application

The Clerk has submitted the Application to borrow £250,000 over a 30-year period. The loans charges would be £17,750 per annum in 6 monthly instalments. The Clerk will provide an update on progress at the meeting.

- 9.2 Resources and Cost.** The Clerk has updated the spreadsheet showing the Parish Council's resources to fund the Tender costs of the preferred supplier and the professional fees. Projections of income and spend to the year-end are holding up well and the renovation costs and resources are continuing to show an unallocated £50,000 with a further £20,000 general reserve to service cash flow, VAT Recovery, and unexpected costs.
(Enclosure 1 in the Documents Pack).

9.3 Update on progress with the Heads of Terms and Faculty Application.

The PCC has submitted the Main Faculty Application know as List A. The agreed contract and covenant had been sent to the PCC's own Solicitor for a final check. It was important that this was submitted to the Faculty before the 10th November so they could discuss it before their meeting on the 24th November.

The Clerk had called Katie Purviss at the Faculty. She felt that the timescale was very tight but could be achieved before January. She also felt that the application would be viewed positively.

The interim Faculty known as List B had been approved for the external pointing and this work could begin in very early December to preserve the planning permission. This was a positive sign for approval of the main Faculty List A.

The issue for the Parish Council is when to sign the Renovation Contract!

- 9.4 Section 106 claiming procedure** from CEC's S106 Officer. A recent Letter to the Officer is in the Enclosure Pack. The Clerk will now try to register our contractors as suppliers to Cheshire East Council.
(Enclosure 2 in the Documents Pack).

Link to CEC's Audit Committee Report on significant issues in the S106 Service.

<https://e.pcloud.link/publink/show?code=XZGoKsZ4CexsnKy5u5ohUFEctEztbbCORA7>

9.5 Gas Connection paid directly to the Contractor instead of being paid out of the Contract contingency.

The Parish Hall appeared to have a meter in the external cupboard to the left of the external steps to the first floor. However, it is now known that this only

serves the Church, and a new connection and meter will be needed for the Hall's new Combi boiler.

The Contract has £72,000 of PC Sum's and contingencies to fund such items and £2,500 Plus VAT is the sum included for this gas connection.

However, the Fulcrum Gas Quote is £2,900 plus VAT

The Parish Council has been asked to accept this Fulcrum quote and make payment direct. This will save the main contractor adding overheads & profits additions for the extra £400! The PC Sum would then be deleted for this item.

We are paying very close attention to the use of any of this £72,000 and whilst it is inevitable that some of it will be used, we are hoping to secure a refund of the unspent at the end of the contract.

10. Fund Raising Matters

Chell Perkins - Update on progress. Letters have been sent to local developers considered to be stakeholders in the Parish who may be willing to help fund the Hall's renovation. No responses to date.

11. Finance Schedule (Appendix A)

11.1 To note receipt of income, as listed in schedule (A1)

11.2 To approve items for payments as listed in schedule (A2)

11.3 To approve direct debit/standing order as listed in schedule (A3)

11.4 To consider and approve the Clerk's expenses as listed in schedule (A4)

12. Local Government Pay Award 2023/24

The National Association of Local Council (NALC) has notified the Parish Council of the agreed 2023/24 cost of living pay agreement, backdated to 1st April 2023. This will be a flat rate increase of £1,925 for 37 hours pro-rata for part-time workers. It will be paid in December. It will mean a pay increase of £1 per hour.

For NAPC and the Clerk it will mean back pay of £520 plus £35.50 hours overtime - £555.50 (Gross) and £65.00 per month extra salary (Gross) from December onwards. This has been factored into the Cost and Resources Spreadsheet in Agenda 9.2.

13. Approval of VAT Claims

VAT Claim 2022/23 whole year **£5,096.06**

VAT Claim 2023 April to October inclusive **£5,581.93**

(Enclosure 3 in the Documents Pack).

14. Planning Applications

Application No:	23/3554M
Proposal:	Erection of haybarn adjacent to stables for the storage of Haylage
Location:	Street Record, Sand Lane, Nether Alderley, Macclesfield, Cheshire. Note: this is Welsh Row opposite the end of Sand Lane. See original Stables Application 19/0752M Note: the decision Notice on this application: the newly erected advertising boards on site proposing commercial rental is conflict with the permitted personal use.

Response Deadline	22 nd November 2023
Application No:	23/3744M
Proposal:	Certificate Of Lawful Proposed Use/ Dev Construction of single storey side and rear extension to existing dwelling.
Location:	Whitebarn, Whitebarn Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AN
Response Deadline	Decision Date 27 th November

Application No:	23/3810M
Proposal:	Single storey rear extension incorporating balcony
Location:	5, Maisterson Drive, Nether Alderley, SK10 4HN
Response Deadline	8th November – BUT decision Date is 4 th December

Application Number	23/3868M
Proposal:	Retrospective application for full planning permission to convert 2 x tennis courts into 3 x padel tennis courts, erection of customer kiosk, creation of new pedestrian access and associated boundary treatments
Location:	Everybody at, Alderley Park, Congleton Road, Nether Alderley
Decision Target Date	15 th November 2023

Application No:	23/3956M
Proposal:	Certificate Of Lawful Proposed Use/ Dev Construction Of New Incidental Building Comprising a Gym and Workshop
Location:	Meadowside, Welsh Row, Nether Alderley, Cheshire, SK10 4TY
Response Deadline	13th November – Decision Date 14 th December

Application No:	23/3973M
Proposal:	Variation of conditions 2, 5 and 10 on application 21/2628M - Replacement dwelling
Location:	Sandle Heath Farm, Bollington Lane, Nether Alderley, Macclesfield, Cheshire, Sk10 4TB
Response Deadline	22 nd November 2023

15. To consider any other Planning matters including decisions to Planning Applications:

23/3709M Prior Approval Not Required

Decision Date 30th October

Fern Cottage, Fernhill Farm, Chelford Road, Nether Alderley, SK10 4RT

Prior approval of a single storey side and single storey side/rear extension extending 6.00 metres beyond the rear wall, maximum height of 4.00 metres and eaves height of 2.65 metres.

23/2703T Permission Granted

Decision Date 4th October

3 Vale Crescent Nether Alderley SK10 4LU

Application to reduce two dominant trees with TPOs

23//2643D Approved

Decision Date 11th October

Bewdley, Congleton Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AL

Discharge of condition 8b of existing permission 20/3208M; Extension to ground and lower ground floor, provision of two outbuildings and associated landscaping.

23/3100D Approved

Decision Date 11th October

Fern Hill Farm, Chelford Road, Nether Alderley, Cheshire, SK10 4RT

Discharge of conditions 3 and 4 on application 23/0254M - Listed building consent for alterations and extensions

23/3143D Approved

Decision Date 11th October

Fern Hill Farm, Chelford Road, Nether Alderley, Cheshire, SK10 4RT

Discharge of condition 3 on application [23/0253M](#): Alterations and Extensions

23/3516D Approved

Decision Date 11th October

Soss Moss House, Nursery Lane, Nether Alderley, SK10 4TX

Discharge of condition 6 on approved application [22/3537M](#) - Replacement of existing dwelling and associated landscaping works

22/2208M Refused

Decision Date 11th October

Land Adjacent To, The Pantiles, 40, Congleton Road, Alderley Edge

Discharge of conditions 2, 4, 7, 8, 9 & 13 on approved application 19/1895M - New residential dwelling

23/2246T Permission Granted

Decision Date 17th October

Rear of 2, Asquith Grove, Nether Alderley, SK10 4ZJ

Wild cherry tree - specification of works: we would like to trim the branches of this wild cherry tree, which is overhanging our garden and trespassing our property Reason for work: the tree branches are trespassing onto our property, and the branches are very close to the roof, risking damage to our property after thunderstorms and where there is gusty wind.

23/2530T Part consent/part refusal

Decision Date 19th October

1, Maisterson Drive, Nether Alderley, SK10 4HN

3 Beech crown lift to 4 metres T4 Beech reduce the two main lowest laterals on the property side by 2 - 2.5 metres. T5 Beech reduce the 4 lowest limbs by 2 - 2.5 metres. T10 Oak lime reduce the limb by 2.5 metre. T13 Silver Birch reduce the two main sections of the tree in

height by 4 metres. T24 Sycamore poorly attached limb on the property side with cavity at base, remove limb.

23/3333M Approved with Conditions

Decision Date 19th October

Cross Farm Barns, Congleton Road, Nether Alderley, SK10 4TP

Variation of condition 7 - drainage scheme on approval [23/0069M](#)

23/3709M Prior Approval Not Required Stage 1

Decision Date 30th October

Fern Cottage, Fernhill Farm, Chelford Road, Nether Alderley, SK10 4RT

Prior approval of a single storey side and single storey side/rear extension extending 6.00 metres beyond the rear wall, maximum height of 4.00 metres and eaves height of 2.65 metres.

23/2690T Consent for works in TPO with conditions

Decision Date 3rd November

Alderley Park, Congleton Road, Nether Alderley, Macclesfield, Cheshire, Sk10 4TG

The tree is a large Copper Beech within the woodland to the rear of number 3 Asquith Grove at Alderley Park. a whole crown reduction by height by 3 metres horizontally and 4 metres laterally.

23/1012M Approved with Conditions

Decision Date 3rd November

Land adjoining the Bollington Lodge (sou, Alderley Park, Congleton Road, Nether Alderley, Macclesfield, SK10 4TG)

Consent to display an advertisement.

16. Nether Alderley Facebook postings inappropriate content - discussion

17. Cheshire East Parking Review

Following the consultation which ended 1st November, the proposals, comments, and recommendations will be considered by Cheshire East's Highways & Transport Committee in January.

Proposals:

Off-Street Car Parks:

<https://www.cheshireeast.gov.uk/pdf/consultation/parking2023/off-street-statutory-notices/notice-of-proposal-off-street-car-parks.pdf>

On-Street Car Parking:

[Proposals for changes to on-street parking places \(cheshireeast.gov.uk\)](#)

Supporting Documents

[Town parking strategy reports - supporting documents \(cheshireeast.gov.uk\)](#)

According to Cheshire East, the aim is to help support other transport services across Cheshire East. This would benefit residents by:

- improving highways
- subsidising local buses not subsidised
- supporting active travel schemes

Blue Badge Holders will still be able to park for free on all council-managed car parking for an unlimited time.

18. Burial Board Matters - Exclusion of the Public - Standing Orders Paragraph 3d
*Meetings shall be open to the public unless their presence is prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons. **The public's exclusion from part of the meeting shall be by a RESOLUTION which shall give reasons for the public's exclusion.***

18.1 Minutes of the Burial Board 9th October 2023

18.1.1 Minute 10.3 of the Burial Board Minutes: Proposed increase in the remuneration for

person carrying out the Burial Gound's Maintenance from 1st October 2023. His invoice for works since the last payment is included in Appendix A payments in this Agenda.

18.2 Burial Board Inspection 9th October 2023

18.3 Burial Board Revised Fees

**19. [Enclosure 4 in the Councillors Only Documents Pack](#)
Councillor's reports and items for future agenda.**

Councillors may use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas (not for debate or decision making at this meeting).

20. To confirm the next Council meeting is:

Tuesday 12th December 1.30 pm

The Glass House Alderley Park

APPENDIX A

Nether Alderley Parish Council Meeting Tuesday 14th November 2023

Schedule of Receipts and Payments

A1. Receipt of Income - Month of October

Current Account Nil

Reserve Account £32.03

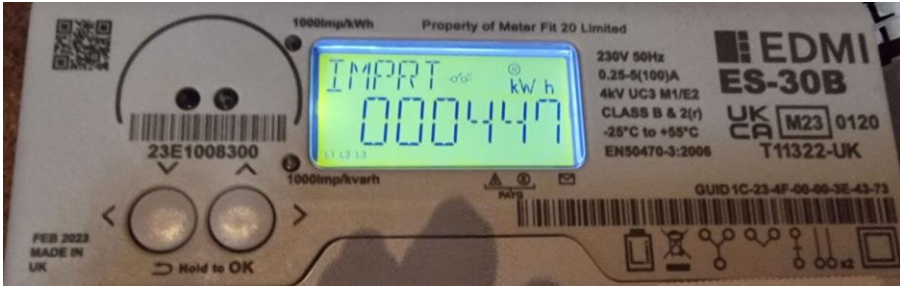
Unity Trust Savings Account Interest is Paid in mid-November (circa £83)

A2. Invoices for payment

Ch. No.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1712	Surrey Hills Solicitors	£1,416.00	£1180.00	Legal Services	£236.00	H
1713	Burial Board Grounds Keeper	£1617.50	£1617.50	Grounds Maintenance	£Nil	A
1714	David Naylor Parish Clerk	£719.91	£715.26	Clerk's Salary and Expenses October for November Payment	£4.65	H
1715	HMRC	£439.37	£439.37	Tax/NI for October for November Payment	£0.00	H

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
No Direct Debit		Smart Meter not sending to EDF	EDF is visiting to resolve. (Meter is recording Day, Night, and Weekends <u>but only as total KWH and total Cost.</u> Reading on 7 th November were 447Kwh & £186.23 See below photos of the meter on 7 th November 2023.		



Energy Used 16th August – 7th November 2023.



Cost of Energy Used 16th August – 7th November 2023.

A4. Approval to forward to Payroll provider for inclusion in Payroll Report for Clerk's expenses/salary: Power H

Travel 131 miles @ 45 pence per mile = £58.95
 Phone Sim monthly £9.17 plus £1.83 VAT = £11.00
 Rymans Paper £5.83 plus £1.16 VAT = £6.99
 Rymans Postage Stamps for Burial Board No VAT = £6.00
 Post Office Stamps No VAT = £20.00
 Argos Laminating Pouches £8,33 plus £1.66 VAT = £9.99
Total Expenses £108.28 plus £4,65 VAT = £112.93
 Plus, Salary - Contracted 65 hours @ 13.95 per hour = £906.75 (Gross)
 Plus, Overtime – 7.5 hours @ 13.95 per hour = £104.63 (Gross)
Total Gross including expenses = £1,124.31
Total Less Tax of £404.40 = £719.91 (£715.26 plus £4.65 VAT)

Signed.....

Signed.....

Chairman of Meeting

Clerk and Responsible Financial Officer

Parish Council Powers for Expenditure and Activity

Note that the Parish Council has adopted the Power of Competence

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

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

K

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