

# NETHER ALDERLEY PARISH COUNCIL

## Minutes of the Parish Council Meeting held on Tuesday 12<sup>th</sup> September 2023 6.30pm at Nether Alderley Parish Hall

**In the Chair** Cllr. Angela Farrell

**Parish Councillors present:** Cllrs: Sue Joseph, Lesley Gleave, Geoff Linnell and Dave Clarke.

**Also present:** David Naylor Parish Council Clerk  
Cheshire East Cllr. (Chelford Ward) Anthony Harrison

**Members of the Public:** There were no members of the Public.

**1. To receive apologies for absence.** Cllr Jackie Wilkinson.

**2. To receive Declarations of Interests**

- 2.1 To declare disclosable pecuniary interests (Councillors with disclosable pecuniary interest(s) must leave the room for the relevant items). There were none.
- 2.2 To declare interests conflicting with the Nolan principles/non-pecuniary interests. There were none.
- 2.3 To allow Councillors to consider amendments required to their Declaration of Pecuniary Interest forms. There were none.

**3. To consider and approve Applications for Dispensations.** There were none.

**4. To resolve to approve that the Minutes of the Parish Council Meetings** held on 8<sup>th</sup> August 2023 and 15<sup>th</sup> August 2023 as a true and accurate record.

Cllr Linnell raised the issue of Minute 6.1 8<sup>th</sup> August 2023

*Cllr Joseph at that meeting had proposed the following: "that in principle we are happy to apply for a loan of up to £300,000 over 30 years subject to the outcome of the tenders, confidence against cost overruns and subject to a community consultation on this matter". The vote was taken and carried, however, two members abstained, and one was absent, and the Chairman was not happy to proceed on this basis and asked if the vote could be annulled until further discussions had taken place with the Architects and Quantity Surveyor regarding their level of confidence in managing the project within the Council's budget. This was accepted by the meeting.*

With this correction it was **RESOLVED** that the Minutes of the 8<sup>th</sup> and 15<sup>th</sup> August were a true and accurate record.

**Proposed: Cllr. Joseph and seconded by Cllr. Farrell**

**5. To adjourn the meeting for Public Presentation**

**6. No members of the public were present, and the meeting was not adjourned.**

**7. Neighbourhood Plan (NP) Progress**

- 7.1 Update from the Clerk on the Production of Design Codes by AECOM and funded by locality. The Parish Council had applied to locality and AECOM had asked for a Zoom meeting to assess the Parish Council's needs. The Clerk to confirm a date with them. [The Over Alderley Design Codes](#) provided a good example. Click on the link to view them.
- 7.2 NAPC's Section 14 Consultation Responses – The Clerk was unable to provide a summary of the responses in the time available, especially those from Cheshire East Planners

because they required planning expertise. The Clerk would continue to pursue a response from Mr Proudlove, the NP Co-ordinator, who continued to assure the Parish Council that he was working on the issue. [Section 14 Responses File including Cheshire East's response](#). Click on the link to view them.

## 8. Parish Hall Renovation Progress

- 8.1 Resources and Cost. The Clerk has produced a spreadsheet showing the Parish Council's resources against the Tender costs of the preferred supplier. **(Enclosures 1a Summary and 1b Detail are in the Agenda Documents Pack)**.

At the time of the meeting summons, there were still some unknown costs, and the Clerk had written to KPS seeking them. These had been supplied for the meeting and were as follows:

- Building Control £3,440
- Principal Designer £650
- Mechanical and Electrical Nil extra
- Structural Engineers £1,026
- Archaeological Survey where the extension will be built. Not known but prudent to include a PC Sum of £ 3,500

There was a discussion about whether the latter would be necessary given the ground disturbance that had already occurred where the toilet block was to be built.

The Parish Council also needed to understand the payment profile so it could manage the cash flow. It was likely to be a monthly payment of work completed in that month. Any potential overrun in cost which were likely to exceed the PC Sums and Contingences in the Contract would be the subject of meetings to discuss reducing cost to achieve the Contract price.

- 8.2 Progress with the Community Consultation, regarding the potential to apply for a Public Works Loans Board loan. The Consultation Document and Current PWLB Rates/loan periods for borrowing £250,000 and £300,000 were attached as **Enclosure 2 in the Agenda Documents Pack**. Responses to the consultation would be reviewed at the October meeting and a decision would be taken on the loan and the amount to be borrowed.
- 8.3 Update on progress with the Heads of Terms and Faculty Application. The PCC has submitted the Faculty Application and the proposed agreed draft contract based on the Heads of Agreement was attached as **(Enclosures 3 in the Agenda Documents Pack)**. The Clerk would send the draft contract to a solicitor (Surrey Hills) who had been recommended by NALC as a legal practice that was used to dealing with Parish Council matters. The aim was to produce a legally binding contract from the draft as soon as possible.
- 8.4 There had been long standing difficulty in contacting Cheshire East Council's Section 106 Officer regarding the claiming procedure for the funding allocation for the Refurbishment of the Parish Hall. Judith Cosgrove has responded to the Clerks email in the following manner. This was after many weeks of attempting to get an answer.

From: **COSGROVE, Judith** <Judith.Cosgrove@cheshireeast.gov.uk>

Date: Sun, 3 Sept 2023 at 16:38

Subject: RE: Section 106- URGENT- Nether Alderley Parish Hall Refurbishments

To: David Naylor <clerk.napc@gmail.com>

"Dear David

I need to be away from the office, but I will be back at the end of the week where I'll review this for you.

Kind regards

Judith Cosgrove | Cheshire East Council  
Section 106 Monitoring Officer”

The Clerk has escalated this to David Malcome Head of Planning and to Cllr Anthony Harrison. Judith Cosgrove works under the head of Planning, apparently the services have their own legal sections. A copy of the letter was (**Enclosure 4 in the Agenda Documents Pack**)

Feedback would suggest that Judith Cosgrove is reorganising the whole of the Section 106 system at Cheshire East, however we need an urgent answer to our request.

## 9. Fund Raising Matters

- 9.1 Chell Perkins update- a letter to potential funders would be sent. The draft was (**Enclosure 5 in the Agenda Documents Pack**). The aim was to send it to local developers who could be regarded as stakeholders in the Parish. The letter was approved, and the Clerk would post copies to a list of recipients being prepared.

10. **The Unity Trust Bank Account was live with on-line access.** However, Cllr Signatories need to register for on-line banking -they will have had a registration letter.

## 11. Finance Schedule (Appendix A)

- 11.1 **To note receipt of income, as listed in schedule (A1)**  
**Proposed:** Cllr. Dave Clarke **Seconded:** Cllr. Angela Farrell
- 11.2 **To approve items for payments as listed in schedule (A2)**  
**Proposed:** Cllr. Lesley Gleave **Seconded:** Cllr. Sue Joseph
- 11.3 **To approve direct debit/standing order as listed in schedule (A3)**  
**Proposed:** Cllr. Geoff Linnell **Seconded:** Cllr. Angela Farrell
- 11.4 **To consider and approve the Clerk’s expenses as listed in schedule (A4)**  
**Proposed:** Cllr. Sue Joseph **Seconded:** Cllr. Lesley Gleave

## 12. Planning Applications

Application No:	<a href="#">231864M</a>
Proposal:	Reserved matters application as required by condition 2 of outline consent <a href="#">20/1390M</a> . Layout, Scale, Appearance, Landscaping - Construction of 2no. two-storey detached infill dwellings
Location:	Holme Acre, Congleton Road, Alderley Edge, SK9 7AL
Response Deadline	13 <sup>th</sup> September 2023
NAPC Response	No objection from the Parish Council

Application No:	<a href="#">23/3086M</a>
Proposal:	New Electricity Sub-Station
Location:	Car Park, Macclesfield Road, Nether Alderley
Response Deadline	20 <sup>th</sup> September 2023

NAPC Response	No objection from the Parish Council
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Application No:	<a href="#">23/3181M</a>
Proposal:	Variation of condition 2 on approved application <a href="#">22/3619M</a> : Construction of new infill dwelling including landscaping, infrastructure, and access works.
Location:	April House, Congleton Road, Alderley Edge, Cheshire, SK9 7AL
Response Deadline	15 <sup>th</sup> September 2023
NAPC Response	No Objection from the Parish Council

  

Application No:	<a href="#">23/3100D</a>
Proposal:	Discharge of conditions 3 and 4 on application <a href="#">23/0254M</a> - Listed building consent for alterations and extensions
Location:	Fern Hill Farm, Chelford Road, Nether Alderley, Cheshire, SK10 4RT
Decision Target Date	5 <sup>th</sup> September – decision date 9 <sup>th</sup> October Delegated
NAPC Response	No Objection from the Parish Council

  

Application No:	<a href="#">23/3119M</a>
Proposal:	Variation of condition 2 on approved application 21/3280M - Demolition of existing dwelling and construction of a replacement dwelling with garden terrace
Location:	Alderley Mill Cottage, Congleton Road, Nether Alderley, Macclesfield, Cheshire, SK10 4TW
Decision Target Date	13 <sup>th</sup> September 2023
NAPC Response	The Parish Council feels that this should be the subject of a new planning application. It does not seem to constitute just a variation of a condition. Also, it is a retrospective planning application, and this shows a lack of respect for the Planning system and prevents neighbour's concerns being expressed before the development is complete. The Parish Council would also like the concerns of the objector to be fully taken into account in determining this application.

  

Application No:	<a href="#">23/3143D</a>
Proposal	Discharge of condition 3 on application 23/0253M: Alterations and Extensions
Location	Fern Hill Farm, Chelford Road, Nether Alderley, Cheshire, SK10 4RT
Response Deadline	7 <sup>th</sup> September – Decision Date 11 <sup>th</sup> October

NAPC Response	The Parish Council has no objection to this application
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Application No:	<a href="#">23/3049M</a>
Proposal	Single storey motorised aluminium bladed pergola roof located on the rear elevation
Location	6, Maisterson Drive, Nether Alderley, SK10
Response Deadline	13 <sup>th</sup> September
NAPC Responds	The Parish Council has no objection to this Application

  

Application No:	<a href="#">23/2947M</a>
Proposal	Permission in principle for one infill dwelling and associated works
Location	Land at Roseleigh, Welsh Row, Nether Alderley, SK10 4TY
Response Deadline	13 <sup>th</sup> September
NAPC Response	The Parish Council asks that the concerns of the two neighbours be taken into account in determining this application and if it is approved conditions be applied preventing contractor's vehicles parking on Welsh Row and also the hours of operation are imposed to prevent nuisance to neighbours

  

Application No:	<a href="#">23/2909M</a>
Proposal	Prior approval for the installation of 1006 roof mounted solar photovoltaic panels (mixture of flat and pitched roof) with a total installation capacity of 402.4 kWp on selected buildings within the Mereside Campus, Alderley Park, and on one agricultural building on the Alderley Park Farm.
Location	Alderley Park, Congleton Road, Nether Alderley, Macclesfield, Cheshire, SK10 4TG
Response Deadline	14th September
NAPC Response	The Parish Council has no objection to this application

  

Application No:	<a href="#">23/2816M</a>
Proposal	Demolition of outbuilding construction of one bungalow with basement
Location	Swiss Cottage, Stubby Lane, Nether Alderley, SK10 4SZ
Response to the Deadline	13 <sup>th</sup> September

NAPC Response	The Parish Council has no objection to this application providing any approval contains conditions preventing contractor's vehicles parking on the road
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Application No:	<a href="#">23/3128M</a>
Proposal	Listed Building Consent alteration to lower cill on existing dormer window.
Location	Sandhurst, Congleton Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AD
Response to the Deadline	28 <sup>th</sup> September
NAPC Response	The Parish Council has no objection to this application

Application No:	<a href="#">23/3333M</a>
Proposal	Variation of condition 7 - drainage scheme on approval <a href="#">23/0069M</a>
Location	Cross Farm Barns, Congleton Road, Nether Alderley, SK10 4TP
Response to the Deadline	11 <sup>th</sup> October 2023
NAPC Response	The Parish Council has no objection to this application

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

#### [23/2911M](#) Withdrawn 21<sup>st</sup> August

Decision Date: 13<sup>th</sup> July 2023

April House, Congleton Road, Alderley Edge, Cheshire, SK9 7AL

Non material amendment to application [22/3619M](#) - Construction of new infill dwelling including landscaping, infrastructure and access works

#### [18/2023D](#) Not decided

Decision Date 23<sup>rd</sup> August 2023

Former Munitions Building, Bollington Lane, Nether Alderley

Discharge of Conditions 5 (c-d) on approved application [17/0395M](#).

#### [14/1788W](#) Approved with conditions

Decision Date 17-Aug-2023

MERE FARM QUARRY, CHELFORD ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4SZ

Variation of condition 2 and 54 of permission [09/2806W](#) to extend the date in condition 4 from 28th April 2014 to 30th September 2016, and amend the approved restoration scheme to that shown on plan M103/222 rev 'C'

#### [14/1944W](#) Approved with conditions

Decision Date 17-Aug-2023

Mere Farm Quarry, Chelford Road, Nether Alderley, Macclesfield, Cheshire, Sk10 4SZ

Variation of conditions 4 and 59 of permission 5/06/2940 to allow to extend the date in condition 4 from 28th April 2014 to 30th September 2016, and amend the approved restoration scheme to that

shown on plan M103/222 rev C.

#### 14. Burial Board

- 14.1 In accordance with Standing Order 3d, the Public would have been asked to leave the meeting by a resolution of the Council if the matters likely to be discussed were personal or sensitive. No members of the public were present.
- 14.2 Burial Board approval had been given for the inscription for the headstone for this grave, but ratification was sought by the full Council. Grave reference, Inscription and an image of the headstone were sent only to Councillors with the agenda Papers.  
It was **RESOLVED** to note and approve the decision of the Burial Board  
**Proposed:** Cllr. Dave Clarke    **Seconded:** Cllr. Angela Farrell
- 14.3 It was noted that the date of the next Burial Board meeting is Monday 18th October 6pm. A full burial ground inspection will take place.

#### 15 Cllr Harrison advised the meeting of the following:

- A lot of his time was being taken up with planning matters and there were a lot of applications in Nether Alderley, and he was visiting those affected.
- Unfortunately, the CEC Green Waste charging is going ahead and will start in the Autumn with £56 per annum for the green bin to be emptied. It was inevitable that this waste would find its way into the black bin and incur landfill charges or be fly tipped.
- Members at Cheshire East had their allowance raised by £500. Cllr Harrison would be reinvesting his in life-support and CPR training initially, in Chelford with the Connecting Chelford Organisation which runs local projects. This project was being trialed in Chelford with the hope of rolling it out to other parishes for all residents.
- He is having a site tour of Alderley Park on the 18th September. He will talk with them about the Liaison Committee and when further meetings will take place. Cllr Clarke also asked him to talk about the Bill Boards. He said he would.

He was thanked for his report.

#### 16. 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).

- 16.1 Cllr Linnell informed the meeting that the Glass House was booked for the October Council Meeting at 1.30pm.
- 16.2 Cllr Clarke also advised that Alderley Park was changing two thirds of the tennis courts to paddle courts leaving only one tennis court. Cllr Harrison had raised this issue with Alderley Park. It was not certain if planning permission was required but it seemed to have occurred with little notice to residents.

#### 17. To confirm the next Council meeting is:

**Tuesday 10<sup>th</sup> October 1.30 pm**  
**Venue The Glass House Alderley Park**  
**Note the new Venue and TIME**

## APPENDIX A

### Nether Alderley Parish Council Meeting Tuesday 12<sup>th</sup> September 2023

#### Schedule of Receipts and Payments

##### A1. Receipt of Income - Month of August 2023

Current Account Nil

Reserve Account £29.93

Unity Trust Savings Account Nil

##### A2. Invoices for payment

Ch. No.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1694	KPS Architects	£17,238.60	£14,365.50	Stage 4 fee uplift due to Build Cost Increase	£2,873.10	E
1695	ChALC	£248.64		Affiliate Fee 2023/24		H
1703	Fire Queen	£181.45	£151.21	Extinguisher Checks in Parish Hall & Mausoleum	£30.24	H
1702	David Naylor Parish Clerk	£654.62	£644.13	Clerks Salary and Expenses July August payment	£10.49	H
1698	HMRC	£383.33	£383.33	Tax/NI for August September Payment	£0.00	H
1699	Currie and Brown QS	£900.00	£750.00	Tender Evaluation	£150.00	E
1700	Chell Perkins	£630.00	£525.00	Hall Renovation Potential Funders Assistance	£105.00	E

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

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
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<b>Utility Warehouse REFUND</b>	£101.38	£96.27	Final Energy Bill 30 <sup>th</sup> June to 7 <sup>th</sup> July 2023	£5.11	E F G
<b>EDF Energy</b>	£308.08	£293.41	First Energy Bill 7 <sup>th</sup> July to 16 <sup>th</sup> August 2023	£14.67	E F G

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

Travel 106 miles @ 45 pence per mile = £47.70

The Cartridge People Ink Cartridges £36.65 plus £7.33 VAT = £43.98

Rymans Paper £6,66 plus £1,33 VAT = £7.99

Phone Sim monthly £9.17 plus £1.83 VAT = £11.00

**Total Expenses £100.18 plus £10.49 VAT = £110.67**

Plus, Salary - Contracted 65 hours @ 13.95 per hour = £906.75 (Gross)

**Total Gross** including expenses = £1,017.42

**Total Less Tax** of £362.80 = £654.62 (£644.13 plus 10.49 VAT)

Signed.....

**Chairman of Meeting**

Signed.....

**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

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

DRAFT