

Nether Alderley Parish Council

Minutes of the Parish Council Meeting held on Tuesday 10th September 2024 1.30pm at The Glass House Alderley Park

In the Chair Cllr. Geoff Linnell.

Parish Councillors present: Sue Joseph, Angela Farrell, Melanie Connor, Ruth Morgan and Mandy Kirk.

Also present: David Naylor Parish Council Clerk.

Members of the Public: There was none.

To receive apologies for absence. Cllrs. Lesley Gleave (Chair) and Marcus Raphael. Also, Anthony Harrison Cheshire East Council Ward Cllr. for the Chelford Ward, which includes Nether Alderley.

1. To receive Declarations of Interests

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

2. To consider and approve Applications for Dispensations. There were none.

3. To resolve to approve that the Minutes of the Nether Alderley Parish Council Meeting held on 13th August 2024 as a true and accurate record. The Minutes were approved.

Proposed: Cllr. Connor **Seconded:** Cllr. Joseph.

4. Public Participation - to adjourn the meeting to receive representation from members of the Nether Alderley Parish. There were no members of the public present and the meeting was not adjourned.

5. Parish Hall Renovation Progress.

The Clerk provided an update following the site meeting and the progress meeting held that morning. An electronic copy of the Contractor's September Progress Report was displayed on the AV system and a copy can be found by clicking on [this link](#). This was week 21 of the 31 week contract. Good progress was being made with the limecrete hall floor, which was now drying out, also the underfloor heating pipes in the storeroom and toilets. The timber work to the new toilet extension was almost complete and reroofing of the first floor was complete. The stripping of the kitchen of its units was complete and the walls were undergoing paint stripping and repairs where necessary to be ready for its new units and energy efficient equipment. The September Site Visit Notes from the Architect can be found by clicking on [this link](#).

The timber survey had revealed that significant attention was required to some rotted timber joist ends in the ceiling of the room above the kitchen, in the ceiling joists of the kitchen and a small number in the main hall. There would also be consequential replastering required at the location of these wood repairs with limecrete which would have a drying out period. There was also the lead-in time for this specialist contractor to carry out this work plus the four weeks of the work itself. It was very disappointing to note that this would add both cost and time on contract – at worse 10 weeks although this was being negotiated with the contractor to reduce the potential 6-week lead time. In terms of cost (potentially £30,000) there was a contingency in the contract to fund this work although the Parish Council was expecting to make savings on the contract by minimising the

spending on PC sums and contingencies. Further details would be provided urgently by the Architect after discussion with the contractor and QS before any announcement would be made by the Council about the impact on the opening date.

Cllr. Farrell, the Council's lead on the project, expressed her grave disappointment with this situation which would potentially prevent Christmas opening of the Hall with the knock- on effect of loss of revenue at a time of year when the hall would be in demand. She felt that the survey should have been factored into the project earlier which would have eliminated the lead time. She had raised this at the progress meeting earlier that day.

Members felt that the Council should have earlier notice of such issues and be able to discuss and if necessary, push back on them rather than just accepting them.

The following Site Progress Meeting dates are shown below.

- Site Progress Meeting 05: Wednesday 9th October 2024, 10:00 am
- Site Progress Meeting 06: Tuesday 5th November 2024, 10:00 am

Blinds for the Parish Hall windows. Cllr Joseph has sourced four quotes for the provision of fire-retardant treated blinds. The prices were:

Supplier A £2,533 inc. VAT including fitting

Supplier B £2,228 inc. VAT not including fitting (they do not provide a fitting service)

Supplier C £2,299 inc. VAT including fitting

Supplier D £2,304 inc. VAT plus cost of fitting

It was **RESOLVED** to accept quotation C (Curtain Services) £2,299 and to add the cost of automated electric operation for the five windows with a remote handset which can control each of the windows independently (cost £995.00). It avoids chains which can be a danger if left dangling and prevents rough treatment. The Clerk to supply details to the Hall Contractor regarding the position of the spur boxes above each of the Hall windows and the power consumption of each blind motor.

Proposed: Cllr. Farrell **Seconded:** Cllr. Joseph

Provision and fitting of kitchen equipment. Three quotes had been received. The prices were:

Supplier A £12,432.86 (£10,360.72 VAT plus £2,072.14) not including fitting

Supplier B £10,018.67 (£8,348.89 plus £1,669.78 VAT) not including fitting

Supplier C £7,618.95 (£6,349.13 plus £1,269.82 VAT) not including fitting. This quote was sourced by B & E Boys the hall renovation contractor and was subject to their discount as a regular customer from the supplier. The old units from the hall's kitchen had been removed by B & E Boys within the contract sum and if retained would have been refitted with the contact sum. The cost of fitting the new units would, therefore, be covered within the existing contract sum.

It was **RESOLVED** to accept quotation C (JJO Plc) with B & E Boys fitting all the equipment and units.

Proposed: Cllr. Farrell **Seconded:** Cllr. Morgan

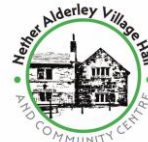
There was still the need to source a commercial dish washer, and this was being progressed.

6. **New Just Giving Page:** This has been added to the Parish Council's Website and Facebook sites and the Newsletter with the new Parish Hall Logo. The aim is to raise funds to provide tables, chairs and blinds at the Parish Hall.

This is QR Code Link to Just Giving Page:



This is the Logo



The Clerk was asked to add to Instagram

7. **VAT.** The Clerk has signed up through the Government Gateway for Making Tax Digital. This will expedite the reclaim of VAT (and payment of VAT in due course). The claims for June and July have been submitted via Scribe on the first day of the month following the monthly claim period. HMRC routinely check the first claim and have raised a number of questions which the Clerk has responded to. His reply is in **Enclosure 1 in the Agenda Documents Pack**. The Clerk is awaiting a reply which will be reported to members. The submission of the August VAT claim is also awaiting that reply. Also, B & E Boyes' September invoice had not been received in time for the meeting. It will be added

to the approved payments (appendix A) when received and approved by all members via email. It was received and approved in this manner the day after the meeting and is included in these Minutes in Appendix A.

8. Section 106 Claim from Cheshire East Council (£163,727) Progress Report.

Cheshire East Council's Section 106 Officer has now passed this to their legal section for them to draw up an agreement between Cheshire East Council and Nether Alderley Parish Council. This appears to be a positive development, but no timescale has been supplied and the Clerk is attempting to contact the person in the legal section who is dealing with this. As members will appreciate, we need to draw down this s106 money mid-October otherwise the Parish Council may have to draw down more from the Public Works Loans Board than is needed. It is very frustrating that Cheshire East Council cannot address our concerns and provide reliable information regarding when we can expect to have access to this funding.

The Clerk had managed to speak to the 106 officer the day before the Council meeting and was assured that the document would be available to sign very soon. The signed agreement was necessary because CEC would be allocating the whole of the £163,727 plus interest to the Parish Council and needed to have a signed undertaking to ensure that it was spent only on this project.

- 9. Neighbourhood Planning (NP) Progress.** The Clerk had submitted the final versions of the NP and the Design Codes to Cheshire East Council's Neighbourhood Planning Team with a summary and actual copies of the Section 14 responses which have been addressed in this final NP version. The response from Cheshire East requires another piece of work alongside the NP, Design Codes and the Summary of section 14 responses before the documents can start the Section 16 consultation carried out by Cheshire East Council prior to the submission of the documents to the inspector. These documents are: the Basic Conditions Statement and Consultation Statement examples of other plans in the borough who have produced them on our CEC's webpages: <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/completed-neighbourhood-plans.aspx>. Local Examples: [Alderley Edge NDP - basic conditions statement \(PDF, 828KB\)](#) and [Alderley Edge NDP - consultation statement \(PDF, 21MB\)](#).

10. Further update from the Parish Hall Marketing Group

- Autumn newsletter has been printed and distributed. The main feature is the Parish Hall refurbishment.
- The Chairman's meeting with NA primary PTA - report to follow.
- The just giving page has been revived.
- Two funding applications have been submitted - extra 6k for the Green Communities Fund and 10k for the Digital Fund.
- Work on the Hall was featured in alderleyedge.com digital newsletter.
- David Fairbotham had received a number of enquiries about hiring the Hall when it reopens.
- CEC have been asked how we access their 'Grant finder' initiative - still awaiting feedback.
- The main priority remains to firm up our pricing schedule for rentals of the hall when we reopen. The marketing group should be ready to bring ideas on charges to the October meeting for discussion/agreement.

11. Finance Schedule (Appendix A)

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

Proposed: Cllr. Farrell **Seconded:** Cllr. Morgan

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

Proposed: Cllr. Linnell **Seconded:** Cllr. Connor

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

Proposed: Cllr. Connor **Seconded:** Cllr. Kirk

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

Proposed: Cllr. Farrell **Seconded:** Cllr. Joseph

12. Draw Down of £150,000 from Public Works Loans Board loan, Chaps Payment to B&E Boys,

- Following the Clerk consulting all councillors, as highlighted in Minute 8 of the August Council meeting. the following action has been taken which required ratification at this meeting i.e. The drawdown of £150,000 from the approved Public Works Loans Board. AND
- The payment of B & E Boys' Parish Hall August Invoice (cheque number 1781). The cheque was declined for a minor correction which had not been initiated. This has been confirmed by the NatWest Bank. The Clerk obtained councillors permission to pay this sum by CHAPS, there was a £23 cost to this transaction. Scribe Accounts will be amended accordingly with this updated method of payment.

It was **RESOLVED** to approve the above is actions retrospectively

Proposed: Cllr. Linnell **Seconded:** Cllr. Kirk

13. 2023/24 Annual Governance and Audit Review (AGAR) External Audit. External Audit have raised a number of issues. The Clerk's response is attached in **Enclosure 2 in the Agenda Documents Pack**. A reply is awaited.

14. Progress with the Newsletter. It is being sent out this week and copies will be available at the meeting. Click on this [LINK](#) to view a copy

15. Improving the Parish Council's Social Media presence – Feedback from Cllr. Melanie Connor She had looked at Twitter and felt that NAPC would need the paid version where there were options which may be useful. The cost would be circa £8 per month. It is valuable if we can get people to join it, not young people who use snapchat and Instagram, but twitter is quick info. If young people want to know how to book the Parish Hall, they would look at Instagram. We need to sync our website with social media such as Facebook, Twitter and Instagram. This was approved and the Clerk will update twitter to a paid account and join Instagram.

16. Progress in adopting .gov.uk suffixes to our emails and our website URL – No change since the last meeting except for the Clerk identifying the prospective domain registrar – likely to be HCI Data Ltd. and the registered URL suffix most likely to be **netheralderly-pc.gov.uk**. The Parish Council Domains Helper Service Team are offering support with this process. The following are links to: [Approved Registrars](#) and [Aubergine Website](#). We will need Office 365 Licenses probably – [365 for Business](#). However, this needs to be checked for this best value option for the Council The Clerk will as [AXON](#) (the supplier who was appointed at Bollington when the Parish Clerk was Town Clerk there) for an indicative quote or any other IT support company.

It is envisaged that the Parish Hall would have a high-capacity broadband connection, and the entire premises would have an internal wireless network. The Parish Councillors and Clerk would have access through this system to the Parish Council's cloud based 365 system. The Clerk has checked, and the Old Vicarage has high-capacity broadband installed circa 2021 as part of a local group's paying for the service with Openreach. The Clerk will establish if it was possible to connect to the nearest in this network preferably very near to the Old Vicarage

This work would progress in consultation with, and the support of, Cllr Linnell. He will also be in touch with Alderley Park regarding any surplus AV equipment

17. Planning Applications

Application No:	24/2978M
Proposal:	Proposed two single storey outbuildings, associated hard standings at Beacon Lodge, Macclesfield Road, Nether Alderley, Macclesfield, Cheshire SK10 4JB

Location:	Beacon Lodge, Macclesfield Road, Nether Alderley, SK10 4UB
Response Deadline	18 th September
NAPC Response	No objections from the Parish Council

Application No:	24/3056M
Proposal:	Prior approval for the proposed enlargement of a dwelling by additional storey raising the maximum height of the roof by 3.5 metres.
Location:	Silverdale, Sand Lane, Nether Alderley, Macclesfield, Cheshire, SK10 4TS
Response Deadline	12th September 2024
NAPC Response	No objections from the Parish Council

Application No:	24/2941M
Proposal:	Proposed ground floor open area, first floor storage & office. Removal of ground floor felt roof & construction first floor area with slate pitch roof.
Location:	Eagle Cottage, Congleton Road, Nether Alderley, Macclesfield, Cheshire, SK10 4TD
Response Deadline	11 th September 2024
NAPC Response	No objections from the Parish Council

18. Further Planning Matters – Decisions

[23/3619M](#) **Approved with Conditions**

Decision Date 29th August 2024

Heatherley Woods, Alderley Park, Nether Alderley, Macclesfield, Cheshire, SK10 4TG

Proposed redevelopment of the site to create a single Integrated Retirement Community (Use Class C2) comprising 139 no. Extra Care units; associated healthcare, wellbeing, support and amenity facilities; pedestrian and vehicular access; with associated parking, landscaping, utility infrastructure and other associated works. (resubmission of application - [22/2819M](#))

[24/1426M](#) **Approved with Conditions**

Decision Date 20th August 2024

Heathfield House, Bollington Lane, Nether Alderley, Cheshire, SK10 4TB

Proposed first floor extension

[24/1534M](#) **Approved with Conditions**

Decision Date 20th August 2024

Walled Garden, Alderley Gardens, Congleton Road, Nether Alderley, SK10 4TF

Listed building consent to amend the approved plans on the previous consent

[24/1872D](#) **Approved**

Decided 15th August

Sweet Briars, Bradford Lane, Nether Alderley, SK10 4TR

Discharge of Conditions 4 & 5 on approval [22/0805M](#) for demolition of existing dwelling & associated outbuildings and replace with a single detached dwelling

[24/2362T](#)

Not Decided within the statutory period and therefore Approved

Fox Chase, Whitebarn Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AN

Silver birch has shed large limb We are looking to re shape the tree and reduce overall weight as tree is in decline. Bringing longer limbs back by 3m

[24/2214M](#) – **Approved with Conditions**

Decided 5th September

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

Variation of condition 2 (approved plans) on application 20/3208M - Extension to ground and lower ground floor, provision of two outbuildings and associated landscaping

24/2547M Refusal (stage 2)

Decided 3rd September

Land off Welsh Row, Walton Farm, Welsh Row, Nether Alderley, SK10 4TY

Prior Approval for installation of a 20m lattice mast with 1 no. electricity transmission tower, 7 no. cabinets, 6 no. antennas on 1 no. headframe, 2.4m high palisade fencing and ancillary development

24/2720M Withdrawn

5th September

Walnut Tree House, Bollington Lane, Nether Alderley, SK10 4TB

Certificate of lawful development for proposed demolition of existing stable block (used for storage) and existing storage unit due to the condition of the existing structures, and replace these with a single storage unit, the proposed is no higher in overall height of the existing.

19. Cheshire East Council Libraries Strategy Consultation - Consultation Response. **Document 4 in the Agenda Enclosures Pack.** The Clerk would respond.

20. Manchester Airport Draft Noise Action Plan 2024-2028 Consultation - NAPC Response. Here is a further link to an Overview of the Plan – Consultation Response - **Document 5 in the Agenda Enclosures Pack.** The Clerk would respond in consultation with the Vice Chairman.

21. Report from Cllr. Anthony Harrison Cheshire East Chelford Ward Councillor which includes Nether Alderley. Council Harrison was not present.

21 Councillor items for the October Meeting

- Change of date of the October meeting – notify Alderley Park of new room booking for that day.
- Send Autumn Newsletter to Alderley Park because they are in it.
- Bus shelters becoming overgrown – ask Mr. Beeby to deal with it.
- How much to draw down from the Public Works Loans Board.
- Final decisions on blind material.
- Footpath obstructed with ferns and bracken from Monks Heath towards Macclesfield - needs attention.
- Parish Hall Letting Charges.
- AGAR Response from the External Auditors and Exercising of Public Rights to view the accounts.

22. To confirm the next Council meeting is:

Wednesday 9th October 2024
1.30pm at the Glass House Alderley Park

APPENDIX A

Nether Alderley Parish Council Meeting Tuesday 10th September 2024 (relating to Month of August)

Schedule of Receipts and Payments

A1. Receipt of Income - Month of August

Current Account: £800 from David Smith Funeral Director by Cheque 29th August

Reserve Account £7.55 Interest Payment

Precept Payment 2nd Installment £29,831.00

Skipton BS Interest is annual £0.00

Unity Trust Bank is Quarterly £0.00

A2. Invoices for payment

Ch.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1786	David Naylor	£670.02	£664.86	Salary & Expenses	£5.16	H
1787	HMRC	£418.30	£418.30	TAX & NI	£0.00	H
CHAPS	B&E Boys	£85,560.72	£71,300.60	Hall Contract Valuation 4	£14,260.12	E
1788	Currie & Brown	£353.56	£294.63	Site Progress Meeting & carry out Valuation 4	£58.93	E
1789	KPS Architects	£4,853.16	£4,044.30	RIBA Work Stages 5 & 6. (Third of six installments of £4025.40 plus travel costs of £18.90 plus VAT)	£808.86	E
1790	Kevin Neary Building Surveyor	£864.00	£720.00	Attend Site to carry out Timber Survey for Rot and Woodworm	£144.00	E
1785	Print IT	£943.65	£904.65	Newsletters May Invoice £205.00 No VAT. Set up and printing summer edition August Invoice £234 (£195.00 plus 34.00 VAT Design work on Autumn Edition Sept. Invoice (£504.65 no VAT) Set up and printing A4 Autumn edition	£39.00	E

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
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The Clerk provided an update at the Meeting: A company (Simplelight) will provide options for the best gas and electric tariffs. They have also promised to take up our issues with EDF and have been supplied with our correspondence with EDF.

A4. Approval of the Clerk's expenses/salary: Power H

Travel 102 Miles @ 45 pence per mile = £45.90

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

Rymans Postage Stamps £10.80 No VAT= £10.80

Ryman Window Envelopes £6,66 plus £1.33 VAT = £7.99

Ryman Paper £5,82 plus £1.17 VAT = £6.99

Rymans Index Arrows £4.16 plus £0.83 VAT = £4.99

Total £82.51 plus £5.16 VAT = £87.67

Plus, Salary - Contracted 65 hours @ 14.95 per hour = £971.75 (Gross)

Total Gross including expenses = £1,059.42

Total Less Tax of £388.80 = £665.46 plus £5,16 VAT = £ 670.62

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

N

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.

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