

Nether Alderley Parish Council

Clerk: Mr D Naylor
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Macclesfield,
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SK10 2TZ
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7th December 2023

Meeting Summons

Dear Councillors

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

Tuesday 12th December 1.30pm
at The Glass House Alderley Park

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

1. **To receive apologies for absence.**
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).
 - 2.2 To declare interests conflicting with the Nolan principles/non-pecuniary interests.
 - 2.3 To allow Councillors to consider amendments required to their Declaration of Pecuniary Interest forms.
3. **To consider and approve Applications for Dispensations**
4. **To resolve to approve that the Minutes of the Nether Alderley Parish Council Meeting** held on 14th November as a true and accurate record of the meeting,
5. **1.35 pm Public Presentation**

To adjourn the meeting to receive representation from members of the Nether Alderley Parish.
6. **To resume the meeting.**
7. **Neighbourhood Planning Progress**
 - 7.1 Update from the Clerk on the Production of Design Codes by AECOM and funded by locality. A representative from Aecom visited and toured the Parish with the Clerk and Chairman on 30th November to take photographs and discuss the project. The Clerk had registered with Ordnance Survey to obtain a mapping licence, which is free to local authorities, and which Aecom will use on our behalf. The process will take about 3 months and further visits and progress reports will follow over that period.
 - 7.2 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. Cllr Gleave is assisting. Link to [Section 14 Responses including Cheshire East's response.](#)

The Clerk has again written to the NP co-ordinator, as requested at the November meeting, providing him with a final chance to respond to the Parish Council.

Enclosure 1 in the Documents Pack
8. **Parish Hall Renovation Progress**
 - 8.1 **The Public Works Loan Board Application**

The £250,000 loan had been approved and the draw-down date was to be decided when Faculty approval had been confirmed and the renovation contract had been signed. The Parish Council had 12 months to draw it down and would need to pick the best moment in terms of interest rates and the need for the funds potentially after spending of its other resources.

- 8.2 **Third Quarter Budget Statement, Bank Reconciliation and Resources and Costs for the Hall Renovation.** 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 spending include those expected in December. Included is a further community Infrastructure Levy payment from Cheshire East Council (CEC) of £26,253.12 and VAT reclaims of £5096.06 for 2022/23 and £5581.93 for April to September 2023 (Appendix A).

Renovation costs and resources continued to show more than £50,000 to service cash flow, VAT Recovery, and unexpected costs, with a further £20,000 general reserve. **(Enclosure 2 in the Documents Pack).**

- 8.3 **Update on progress with the Heads of Terms and Faculty Application.**

The interim Faculty known as List B had been approved for the external pointing and the work began in late November and would continue in December to subject to the weather.

The Main Faculty List A was considered by the Faculty on 24th November.

The meeting recommended approval subject to the final version of the Contract and Covenant being sent to the Chester Dioceses (DAC). It does not need to go to the December Faculty and as soon as it is received the 30-day publication period can start followed by consideration by the Registrar and Chancellor. Following this, approval can be given or more clarification could be sought by them."

Therefore the "ball is in the PC/PCC court" to get these final documents to the DAC.

On the insistence of the PCC's solicitor, who did not appear to be making much progress, we have had to engage Surrey Hills Solicitors again to get things moving and Kate is working hard to do that. The Clerk has also sent her copies of all the documents produced when Rev Hale attempted to register the Old School House in 2017 including copies of documents from County and Church Archives. There appears to be no evidence of the Church owning this part of the building, but they will serve to show that extensive efforts have been made to establish ownership and will be useful for the subsequent LR Application by the Parish Council. A further update on progress will be provided at the Council meeting by the Clerk

- 8.4 **Section 106 claiming procedure.**

Following the Clerk's letter to CEC's Interim Chief Executive David Parr OBE, an assurance response has been received. **Encloser 3 in the Documents Pack**

- 8.5 **Gas Connection paid directly to the Contractor instead of being paid out of the Contract contingency.**

Following approval at the November meeting the Clerk had issued the engagement document to Fulcrum Utility Services, work would start in February. (See Appendix A)

9. Tax Base Notification April 2024 – March 2025

Precept Notifications are required by CEC no later than Friday, 12th January 2024, to arrange payment of precepts in respect of the financial year commencing 1st April 2024. As requested in previous years, all signed precept requirement forms should continue to be scanned and submitted by email as a .pdf attachment file to their email address. The taxbase for Nether Alderley Parish is likely to be £662.32 compared to a current £659.55. This means that every £1 on the precept raises £662.32.

If our current Band D Council Tax of £90.08 remained the same, this would increase our precept from £59,412 to £59,662 (£90.08 x £662.32 = £59,662).

Alternatively, if our precept remained at £59,412, then the Band D Council Tax would reduce to £89.70 when using the new taxbase.

An adjustment factor of 99.00% is already included to calculate the taxbase figure to allow for potential losses on collection.

Payment of precepts to Town, Parish Councils will be paid by 30th April and the remaining 50% by 30th September.

10. Recommendations from the Budget Subgroup Meeting 5th December

See the Budget, Precept Report, and full details of the propose 2024/25 draft budget.

Enclosure 4 in the Documents Pack

11. Finance Schedule (Appendix A)

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

Proposed Seconded

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

Proposed Seconded

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

Proposed Seconded

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

Proposed Seconded

12. 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.

13. Community Infrastructure Levi (CIL) Statement to Cheshire East Council and Website Posting regarding CIL NAPC's CIL income and its current state of spending. CEC can recover it within 7 years if not spent. As members will know all CIL has been added to earmarked reserves for the Hall's Renovation and currently amounts to £86,303.77 including the latest payment in Appendix A. NAPC has Between 2026 - 2028 to spend it.

| Date Paid | Amount Paid | Amount Spent | Outstanding | Spend Deadline |
|------------------|-------------|--------------|-------------|------------------|
| 14 October 2021 | 15,020.72 | 0.00 | 15,020.72 | 13 October 2026 |
| 09 June 2022 | 15,020.71 | 0.00 | 15,020.71 | 09 June 2027 |
| 20 January 2023 | 10,501.25 | 0.00 | 10,501.25 | 19 January 2028 |
| 22 May 2023 | 19,507.97 | 0.00 | 19,507.97 | 21 May 2028 |
| 17 November 2023 | 26,253.12 | 0.00 | 26,253.12 | 16 November 2028 |
| Totals: | 86,303.77 | 0.00 | 86,303.77 | |

The Report to CEC is required before 31st December and posted on the Website.

All the 86,303.77 has been saved for the Parish Hall Refurbishments and the Clerk has replied to CEC to this effect.

14. Planning Applications

This first application required a response before the December meeting and below is the canvassed response from all members which was sent to CEC to meet the deadline.

| | |
|---|--|
| Application No: | 23/4156M |
| Proposal: | Lawful Development Certificate for a proposed single storey ancillary outbuilding |
| Location: | Netherfield House, Nursery Lane, Nether Alderley, Macclesfield, Cheshire, SK10 4TX |
| Response Deadline | 30 th November (Decision Date 29 th December) |
| NAPC Response Canvassed from members before the meeting | <p>The Parish Council is not in favour of CEC providing a lawful development certificate for the swimming pool, hot tub, and sauna.</p> <p>The building is large, not of good design and not in keeping with the house. The Parish Council feels that its separation from the dwelling does not support the applicants view that it is incidental to the use of the dwelling. We also feel the proposed design jars with the house.</p> <p>The application site appears to have had a complex history including applications to approve retrospective work and a series of refusals. The Parish Council feels that such applications show disrespect for the planning system and should be rejected unless a very good reason exists for their approval.</p> <p>In conclusion the applicant is applying for something which was recently refused without dealing with the fundamental reasons for its refusal which in the Parish Councils view should only lead to another refusal.</p> |

| | |
|-------------------|---|
| Application No: | 23/4304D |
| Proposal: | Discharge of conditions 10, 11, & 14 on approval 23/0286M |
| Location: | The Warren, Heawood Hall, Congleton Road, Nether Alderley, Cheshire, SK10 4TN |
| Response Deadline | 13-Dec-2023 |

| | |
|-------------------|--|
| Application No: | 23/4474M |
| Proposal: | Lawful Development Certificate for proposed construction of single storey extensions, installation of rooflights and associated hardstanding |
| Location: | Fern Cottage, Chelford Road, Nether Alderley, SK10 4RT |
| Response Deadline | 22 nd December 2023 |

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

[23/2690T](#) - approved 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.

23/2090M Prior approval is not required in this case

Decision Date 7th November

Alderley Park, Congleton Road, Nether Alderley, Macclesfield, Cheshire, SK10 4TG

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.

23/2048M approved with conditions

Decision Date 14-Nov-2023

Eagle Lodge, Congleton Road, Nether Alderley, Macclesfield, Cheshire, SK10 4TD

Refurbishment of Eagle Lodge to include demolition of the existing extensions, development of a single storey rear extension and installation of a flue pipe and air source heat pump.

232906M approved with conditions

Decision Date 14-Nov-2023

Eagle Lodge, Congleton Road, Nether Alderley, Macclesfield, Cheshire, SK10 4TD

Listed Building Consent for Refurbishment of Eagle Lodge including restoration of original lodge building, selective demolition of existing structures and erection of single storey living accommodation extension, creation of car parking spaces, landscaping works and associated boundary treatments.

23/3624T Tpo/ca exempt works

Decision Date 20-Nov-2023

1, Maisterson Drive, Nether Alderley, SK10 4HN

Oak tree on the North border of garden - remove the broken branch

20/5638M approved with conditions

Decision Date 22-Nov-2023

Land to the rear of Loco-Shed, Bollington Lane, Nether Alderley

1) Reprofilling of land 2) Landscape works to include woodland, tree and hedgerow planting.

22/1512M approved with conditions

Decision Date 22-Nov-2023

The Pantiles, 40, Congleton Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AB Demolition of existing garage, replaced with two storey extension.

23/3567M approved with conditions

Decision Date 23rd November

Bewdley, Congleton Road, Alderley Edge, SK9 7AL

Variation of Condition 2 on approval [20/3208M](#) for extension to ground and lower ground floor, provision of two outbuildings and associated landscaping.

16. Preparation for Symphony Park Application at CEC Planning Committee on 20th December

Recap on NAPC October Submission to CEC:

- 1) The original PP in 2015 states 275 homes maximum. There are now 350 and this approval would take it to 500! Almost double the initial PP
- 2) When the residents of Morris drive purchased their homes the plan for this application site was for houses of similar size and height as their own. These residents are now confronted with a very large and very intrusive four-storey development which is totally out of scale and out of keeping with the local area. It will dominate them.
- 3) Its massing and scale constitute serious over development
- 4) The “brutal” design of the flats has nothing in common with the residential vernacular and is very much aligned with the design of the large commercial buildings elsewhere on the site. It presents a totally aesthetic mismatch with the homes on Morris Drive and will ruin the visual appeal of the area.

- 5) It is acknowledged in the application that there is insufficient parking provision because residents will have valet parking at the Glass House Car Park with their cars being brought to them and parked for them. However, despite this it is very likely they will be left on site and visitors will also park on site. This will demonstrate parking provision insufficiency.
- 6) There appears to be an oversupply of this sort of accommodation in nearby towns and it is likely that the aims of this development will not be realised and a change of occupancy will follow from its current exclusive purchase for wealthy older people, further exacerbating the parking provision shortfall.
- 7) One of the aims of overdeveloping the Heatherley Woods site seems to be to provide funding to invest in the commercial growth of Alderley Park. The commercial elements on Alderley Park should be self- funding and not paid for or subsidised by residential use.
- 8) Housing provision on Alderley Park should have some provision for people who are employed on site in terms of sustainability. The aim of this development is for retired people who will have no employment on site.
- 9) There is still a total lack of retail provision on the site such a convenience shop for the benefit of the circa 500 residents on site. This proposed development will add several hundred more.
- 10) The development will significantly increase traffic from these new residents and their deliveries of food and goods. They are very likely to use the south entrance given the road layout and severe humps when using the North Entrance.
- 11) The woods will be decimated in terms of its abundant wildlife.
- 12) There will be noise and traffic and disturbance during the long construction

17. Councillor Reported Issues at the end of the November Meeting

- Is anything happening in turns of a retail food outlet at Alderley Park.
- Progress in future AP Liaison Meetings
- The blocked walkway past Heawood Hall.
- Newsletter to be sent – Sue will be in the Cllrs Profile.
- The Billboards at Alderley Park.

18. 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).

19. To confirm the next Council meeting is:

Tuesday 9th January 2024 1.30 pm

at

The Glass House Alderley Park

APPENDIX A

Nether Alderley Parish Council Meeting Tuesday 12th December 2023

Schedule of Receipts and Payments

A1. Receipt of Income - Month of November

Current Account Nil

Reserve Account £32.03

Unity Trust Savings Account Interest is quarterly (expect Circa £85 per month)

Community Infrastructure Levy payment from Cheshire East Council £26,253.12

VAT Refund for 2022/23 £5096.06

VAT Refund for April – October 2023/24 £5581.93

See Bank Reconciliation Minute 8.2

A2. Invoices for payment

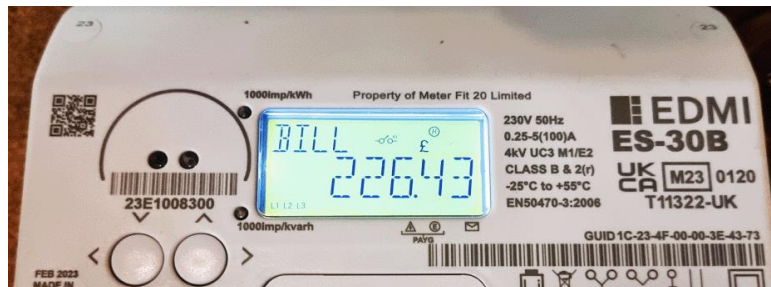
| Ch. No. | Provider | Total Cost | Net of VAT | Service Provided | VAT | Power |
|---------|------------------------------|------------|------------|--|---------|-------|
| 1717 | Fulcrum Utility Services Ltd | £3,552.00 | £2,960 | Gas Connection | £592.00 | E |
| 1718 | David Naylor Parish Clerk | £1,001.83 | £1,001.83 | Clerk's Salary and Expenses October for November Payment | £0.00 | H |
| 1719 | HMRC | £717.36 | £717.36 | Tax/NI for October for November Payment | £0.00 | H |
| 1720 | STMC Building Control | £1,238.40 | £1,032.00 | Building Control Stage Payment | £206.40 | E |
| 1721 | P A Boffey | £1547.44 | £1547.44 | Scaffolding and Leaking Roof Repair for Mausoleum | £0.00 | E |

A3. Direct Debits/Standing Orders for approval

| Provider | Total Cost | Net of VAT | Service Provided | VAT | Power |
|---|------------|--------------------------------|--|-----|---|
| No Direct Debit. Clerk will not pay estimated reading based on last year's usage of £458. | | Smart Meter not sending to EDF | EDF visited on 23 rd November to replace their electricity meter because it was not paging through Day, Night & Weekend tariff reading - only providing total KWh and a total cost. It was not fixed and a third new meter is required. | | See below photos of the meter on 23 rd November. |



Energy Used 16th August – 23rd November 2023.



Cost of Energy Used 16th August – 23rd November 2023.

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

Travel 116 miles @ 45 pence per mile = £52.20
 Phone Sim monthly £9.17 plus £1.83 VAT = £11.00
 The Cartridge People Ink Cartridges £18.81 plus £3.77 VAT = £22.58
Total Expenses £80.18 plus £5.60 VAT = £85.78
 Salary: Contracted 65 hours @ 14.95 per hour = £971.75 (Gross)
 Back Pay: April to November 65 hrs x 8 months x £1 per hour increase = £520.00 (Gross)
 Back Pay Overtime 35.50 hours in the period at £1 per hour increase – £35.50 (Gross)
 Total Salary Gross = £1527.25
Total Gross including expenses = £1,613.03
Total Less Tax of £611.20 = £1001.83 (including VAT of £5.90)

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