

OVER ALDERLEY PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD

MONDAY 16TH JULY, 2018 at 7:45p.m.

at OVER ALDERLEY & BIRTLES READING ROOM, BIRTLES LANE, OVER ALDERLEY.

PRESENT - Councillors: S. Clarke (Chairman), D. Burns, J. Potts, M. Davies, D. Caplin.
Members of the Public (0).
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. **APOLOGIES FOR ABSENCE** - Councillor I. Beaumont - Work commitment.
Councillor J. Venables - Prior commitment.
Cheshire East Borough Councillor P. Findlow.
PCSO Anna Jenkinson - Macclesfield Local Policing Team.

21/18 **RESOLVED** b) **That the apologies for absence, as listed above, be received and approved.**

Proposed Councillor S. Clarke Seconded: Councillor D. Burns All in favour

2. **DECLARATIONS OF INTEREST** -

- i) **Declaration of Acceptance of Office and Register of Interests form from newly co-opted Member** - Dr. M. Davies had completed the Declaration of Acceptance of Office and submitted the Register of Interests form prior to the meeting.
- ii) **Declarations of interest in any item on the Agenda** - None.

3. **MINUTES** -

- i) The Minutes of the Annual Parish Council Meeting held 21st May, 2018 had been previously circulated to all Members.

22/18 **RESOLVED** a) **That the Minutes of the Annual Parish Council Meeting held 21st May, 2018 be confirmed as a correct record and signed by the Chairman.**

Proposed Councillor D. Burns Seconded: Councillor D. Caplin All in favour

4. **PUBLIC FORUM FOR QUESTIONS** -

No questions had been received from or were presented by members of the public.

5. **REPORTS FROM EXTERNAL ORGANISATIONS** -

- i) **Macclesfield Local Policing Team** - The Clerk reported that a written report had been forwarded, covering Prestbury, Mottram St. Andrew and Over Alderley parishes. Several burglaries had taken place, including one within the Parish. No incidents of drug related crime or criminal damage or public order offences had been reported. Ten incidents of theft (9 in Prestbury and 1 in Mottram St. Andrew) had been reported along with one report of suspicious activity in Prestbury. There had been four traffic obstruction incidents. Nine road traffic collisions had taken place, including one within the Parish.
- ii) **Cheshire East Ward Member Cllr. P. Findlow** - Borough Councillor P. Findlow was not present at the meeting to report.

6. **FINANCE** -

- i) **Financial Statement 2018/19 as at 16th July, 2018.** (Appendix A)

Members considered the financial statement 2018/19 which was unanimously accepted.

- ii) **To authorise the following payment** - the Chairman outlined the basis of the following payment:

a) Direct Debit United Utilities £7.33 Water charges: 24/01/18 - 05/04/18.

- iii) **Receipts** - the Clerk reported that the following receipts had been received since the last meeting: None.

- iv) **Internal Audit Action Plan 2017/18** - The Clerk reported that the Action Plan 2017/18 had been received from the Internal Auditor:

Issue: No confirmation receipt for donation to Over Alderley & Birtles Reading Room.

Response: The issue and recommendation are duly noted.

Issue: General Data Protection Regulations.

Response: The issue and recommendation are duly noted.

Issue: Analysis and allocation of staff costs.

Response: A detailed analysis of payments (including those attributable to staff costs) is included within the Minutes and supporting authorised payment vouchers which were available to the Internal Auditor. Additional, specific clarification of Annual Governance and Accountability Return figures can be provided to the Internal Auditor in future.

Following discussion with the Internal Auditor it was agreed that clause 2.15 of the Practitioners Guide is

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ambiguous and that advice from the previous External Auditor has been inconsistent. Future treatment of staff allowances will be determined once the view of the new External Auditor is known.

- 23/18 **RESOLVED**
- a) **That the Statement of Account, as at 16th July, 2018 be received and the Clerk's observations duly noted.**
 - b) **That the schedule of 1 payment be approved and duly authorised.**
 - c) **That the report on receipts since the last meeting be received and duly noted.**
 - d) **That the Internal Auditor's Action Plan 2017/18 be received and responses duly noted.**

Proposed Councillor D. Caplin

Seconded: Councillor D. Burns

All in favour

7. CORRESPONDENCE -

- i) To consider the specific correspondence received by the Parish Council since the date of the last ordinary meeting and to determine such action as Members consider appropriate thereto:

a) Manchester Airport - Draft Noise Action Plan (2019-2023) Consultation.

DECISION a) **That no comments be submitted in respect of the above consultation.**

b) Cheshire East Council - Town & Parish Council Conference - 26th September, 2018.

DECISION a) **That any Members wishing to attend notify the Clerk as soon as possible.**

c) Cheshire East Council - Proposed Changes to Highways' Maintenance Priorities - Well Managed Highways Infrastructure Consultation - 05/07/18 - 27/08/18.

DECISION a) **That a response to the consultation be submitted expressing concern regarding the proposed reduction in the number of annual routine highway inspections. It is considered that this is putting unnecessary responsibility on local residents to identify and report defects. Concern is also expressed regarding proposals to potentially reduce winter treatments. It is considered that winter treatments should continue on routes through the Parish that are heavily used by commuters.**

- ii) To note other correspondence received since the date of the last meeting. (Appendix B)

DECISION a) **That other items of correspondence be received and noted.**

8. PLANNING APPLICATIONS -

- i) **To receive the latest planning schedule and discuss new applications.** (Appendix C.)

a) **18/2289M** - Members did not raise any comments in respect of this application.

18/2585M - Members strongly objected to the proposed development and work that had already been undertaken. It was reported that the planning application was scheduled to be considered by the Cheshire East Council Strategic Planning Board. Members considered that it would be appropriate for the Parish Council to speak at the meeting. Subject to availability the Chairman will attend the meeting.

18/2653M - Members did not raise any comments in respect of this application.

18/2676M - Members did not raise any comments in respect of this application.

18/3054M - Members did not raise any comments in respect of this application.

18/3263M - Members did not raise any comments in respect of this application.

DECISION a) **That no comments be submitted in respect of planning applications 18/2289M, 18/2653M, 18/2676M, 18/3054M, 18/3263M.**

b) **That the following comment be submitted in respect of planning application 18/2585M:**

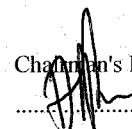
"Objection:

Over Alderley Parish Council strongly objects to the proposed development for the following reasons:

1. Cheshire East Local Plan policy PG3 states, "planning permission will not be granted for inappropriate development, except in very special circumstances". No very special circumstances have been demonstrated for the proposed development within the Green Belt. The Parish Council do not consider the purported agricultural activities to be sufficient to justify the proposed development.

Furthermore, it is considered that the importation of a further 28,225 cubic metres of land-filling material to the site constitutes inappropriate development. The proposed land filling operation is considered excessive for the proposed development of an agricultural building.

2. The site lies within the Bollin Valley and Parklands Area of Special County Value, therefore, Over Alderley Parish Council consider that the proposed activities are contrary



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to Cheshire East Local Plan policy NE 1 which states, "In Areas of Special County Value the Borough Council will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance".

It is considered that the character and appearance of the land will be further detrimentally affected by the importation of additional material. The applicant states that the site has, "recently been the subject of extensive groundworks" and that material, "has been imported and deposited to varying depths of 0.5 - 6m". This is not considered acceptable or consistent with the objectives of Cheshire East Local Plan policy NE 1.

3. Given that, "the applicant did not undertake a topographical survey prior to commencing work at the site" it is considered that an independent, professional expert assessment of the site should be undertaken to establish the full extent and nature of the significant groundwork which has been undertaken prior to the submission of the planning application.

Local residents have observed large quantities of material being deposited at the site which may be inappropriate and have a detrimental impact upon the ecological well-being of the site. The Site Investigation Report does not appear to have undertaken core samples to establish existing potential contamination from imported materials. The section profiles indicate that proposed changes to land levels will be up to 3.4m which is considered significant and excessive for the development of an agricultural building.

4. Over Alderley Parish Council has serious concerns about the highway impact of the proposed development. The importation of 28,225 cubic metres of material is likely to result in approximately 4,660 heavy goods vehicle movements. This is considered to pose a risk to users of the highway in this highly popular tourist area. The proposed development site is close to two National Trust properties (Hare Hill and Alderley Edge) which attract large numbers of walkers and cyclists who would be exposed to significant increases in traffic. The B5087 is locally noted for the number of road traffic collisions and significant increases in traffic would likely exacerbate this risk to vulnerable highway users.

5. Local residents have advised the Parish Council that the applicant is in ownership of adjoining land upon which there are existing agricultural buildings which could be used for the storage of equipment and materials. On this basis it is considered that the proposed agricultural building is not necessary to support agricultural activities at the site.

6. It should also be noted that the applicant is known to have a waste skip disposal business for which the retrospective and proposed landfill operations may be an integral feature.

Over Alderley Parish Council strongly supports the views submitted by the Cheshire East Council Senior Landscape Officer."

ii) **Ashbrook Road Development update** - There was nothing to report.

iii) **Activities on land at Macclesfield Road** - The planning application relating to this site had been considered at Item 9 (18/2585M).

9. HIGHWAY MAINTENANCE & ENHANCEMENTS -

i) **Update on outstanding highway matters** -

- Councillor D. Caplin reported that the potholes on Macclesfield Road (near to Smithy Cottage) have now been repaired.
- Potholes on Dirty Lane have been repaired.

ii) **To receive highway matters for attention from Members** - None.

iii) **Macclesfield Road (B5087) Speed Review** - There was nothing to report.

10. COMMUNITY -

i) **Over Alderley Primary School Charity** - It was reported that the notices advertising the intention to dispose of public open space had been published and the period for submitting objections to the disposal had now closed.

ii) **Provision of Superfast Broadband** - There was nothing to report.

iii) **Ashbrook Road Allotments** - There was nothing to report.

iv) **Red Telephone Kiosk within Parish** - Councillor I. Beaumont was not present at the meeting to report, however, it was understood that an application had been submitted to Alderley Park for funding which included

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refurbishment of the telephone kiosk.

v) **Alderley Park Liaison Committee** - Councillor I. Beaumont was not present at the meeting to report.

11. INFORMATION HANDLING POLICIES -

i) To consider and adopt (subject to inclusion of bespoke particulars) the following documents -

- a) General Data Protection Regulations (GDPR) -
 - i) Privacy Notice - staff, councillors and role holders.
 - ii) Privacy Notice - general.
 - iii) Privacy Policy.
 - iv) Subject access policy and template response letters.
- b) Information and Data Retention and Disposal Policy.
- c) Freedom of Information Publication Scheme.

The Clerk reported that the above documents form the first part of the policies required to cover information handling by the Parish Council and it was recommended that they be adopted as worded by NALC.

24/18 RESOLVED a) That, subject to the inclusion of bespoke particulars, the above list of policies be adopted as presented.

Proposed Councillor D. Burns

Seconded: Councillor D. Caplin

All in favour

12. MATTERS FOR INCLUSION ON NEXT/FUTURE MEETING AGENDA -

i) Planning position in respect of the development of agricultural buildings.

13. DATE OF NEXT MEETING - Monday 17th September, 2018 at 7:45p.m. at Over Alderley & Birtles Reading Room.

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 (Section 100(a) of the Local Government Act 1972) to exclude the public and press from the meeting for the following item of business on the grounds that it could involve the likely disclosure of exempt information.

DECISION a) That a resolution to exclude the Public and Press from the remainder of the Meeting was not necessary as no items were to be considered at Item 14.

14. MATTERS FOR CONSIDERATION INCLUDING THOSE TRANSFERRED FROM ABOVE ITEMS -

None.

The Meeting was declared closed by the Chairman at 8:40 p.m.

Signed: ... 

Approval Date - 17th September, 2018

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APPENDIX A

Financial Statement - 2018/19					
as at 16 July 2018					
Actual 2017/18 £.	Details	2018/19 Budget £.	Actual to May 18 £.	Agenda Jul. 18 £.	Budget Balance £.
Receipts					
2,750.00	Precept	3,150.00	1,575.00		1,575.00
0.00	Balances	0.00	0.00		0.00
0.64	Investment Interest	0.00	0.00		0.00
0.00	Sale of Assets	0.00	0.00		0.00
410.94	Grants, Donations & Refunds	0.00	0.00		0.00
195.00	Allotment Fees	0.00	0.00		0.00
38.02	V.A.T. Refund	0.00	0.00		21.02
3,394.60	Total Receipts	3,150.00	1,575.00	0.00	1,596.02
Payments					
797.87	Salary (Clerk)	900.00	0.00		900.00
0.00	National Insurance (Employer)	0.00	0.00		0.00
110.70	Allowances (Clerk)	115.00	0.00		115.00
0.00	Chairman/Member Allowances	0.00	0.00		0.00
13.44	Administration	35.00	0.00		35.00
98.00	Audit Fees (internal & external)	110.00	99.00		11.00
257.60	Insurance	290.00	0.00		290.00
1,000.00	Grant - Over Alderley & Birtles Reading Room	1,000.00	0.00		1,000.00
0.00	s.137 Donations	200.00	0.00		200.00
70.54	Allotments - Water Charges	100.00	0.00	6.11	93.89
123.55	Subscriptions/Affiliation Fees	155.00	91.08		63.92
90.00	Room Hire	100.00	0.00		100.00
0.00	Notice Board Maintenance	50.00	0.00		50.00
1.00	Contingency	95.00	0.00		95.00
33.71	V.A.T.		19.80	1.22	
2,596.41	Total Payments	3,150.00	209.88	7.33	2,953.81

Cash/Bank Reconciliation	01/04/18	21/05/18	16/07/18	31/03/19
Balance B/Fwd.	3,986.01	3,986.01	5,351.13	5,343.80
Add Total Receipts	0.00	1,575.00	0.00	1,596.02
Less Total Payments	0.00	-209.88	-7.33	-2,953.81
Balance C/Fwd.	3,986.01	5,351.13	5,343.80	3,986.01
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/18	21/05/18	16/07/18	31/03/19
General Funds	2,986.01	4,351.13	4,343.80	2,986.01
Earmarked Reserves	1,000.00	1,000.00	1,000.00	1,000.00
	3,986.01	5,351.13	5,343.80	3,986.01



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CASH/BANK RECONCILIATION AS AT - 16 July 2018

CASH

Balance Brought Forward 01/04/18	
Current Account	1,503.95
Business Reserve Account	2,482.06
Plus Receipts	1,575.00
	<u>5,561.01</u>
Less Payments	217.21
Balance Carried Forward 16/07/18	<u><u>5,343.80</u></u>

BANK (Natwest)

Business Reserve Account -	2,482.06	05/04/18
Add income/transfer received since above Statement		
	<u>0.00</u>	
Less unrepresented cheques		
	<u>0.00</u>	
	2,482.06	16/07/18
Current Account -	3,078.95	05/04/18
Add income received since above Statement		
	<u>0.00</u>	
	0.00	
Less unrepresented cheques/ Transfer		
Approved	-209.88	
For approval	<u>-7.33</u>	
	<u>-217.21</u>	
	2,861.74	16/07/18
Total Bank Balances 16/07/18	<u><u>5,343.80</u></u>	

APPENDIX B

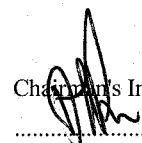
CORRESPONDENCE

Cheshire Association of Local Councils (ChALC)

- ChALC Weekly Bulletin - 24, 31 May 2018; 7, 14, 21, 28 June 2018; 5 July 2018.
- Self Care Workshop - 5th June, 2018.
- Being a good Councillor Training - 28th June, 2018.
- Police & Crime Commissioner - Volunteering Opportunities with Cheshire Police.
- NALC Newsletter.
- Cheshire and Warrington Local Enterprise Partnership draft Transport Strategy consultation event - 12th June, 2018.
- Reminder: Update on the future for Cheshire Archives - 10th July, 2018.
- Feedback from Cheshire and Warrington Local Enterprise Partnership Transport Strategy Consultation meeting.

Cheshire East Council

- Traffic Management LAP Reports - 24, 31 May 2018; 7, 21, 28 June 2018; 5 July 2018.
- Connected Communities Newsletter - May/June 2018; Call for articles July/August 2018.



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- Neighbourhood Planning Fortnightly Update - 1, 15, 29 June 2018.
- Spatial Planning Update - June 2018.
- Changes to comments on planning applications on Cheshire East Council website.
- Cheshire East Reflects Engagement - Armistice Weekend Events.
- Live Well Cheshire East.

Cheshire East Council - Temporary Road Closures / Restrictions

- Parking Restriction: Church Street, Bollington from the junction with Ingersley Road to the junction with Lord Street - 23/05/18 & 05/06/18.
- Queens Avenue, Macclesfield from the junction with Hulley Road for approximately 100 metres - 02/07/18.
- Park Mount Drive, Macclesfield from the junction with Ivy Lane for approximately 50 metres - 03/06/18.
- Pedley Hill, Macclesfield from the junction with Cawley Lane to approximately 50 metres past Pedley Hill Bridge - 28/06/18.
- Bakestonedale Road, Macclesfield approximately 500 metres either side of Green Close Methodist Church - 20-21/08/18.
- Calrofold Lane, Macclesfield from the junction with Rainow Road for approximately 200 metres - 25/05/18 - 15/06/18.
- Parking Restriction: Calrofold Lane, Macclesfield from the junction with Rainow Road for approximately 200 metres - 25/05/18 - 15/06/18.
- Davenport Lane, Gawsworth Ward, Macclesfield outside Davenport Lane Farm - 06-10/08/18.
- Buxton Road, Wildboarclough - 30/07/18 - 04/11/18.
- Water Street, Bollington from outside number 8 to outside number 24 - 15/08/18.
- Woodhouse End Road, Gawsworth from the junction with Leek Road for approximately 100 metres - 21/06/18.
- Pierce Street, Macclesfield from the junction with Catherine Street for approximately 50 metres - 16-18/07/18.
- Brocklehurst Avenue, Macclesfield - 20/08/18 - 07/09/18.
- Dover Road, Macclesfield - 10-21/09/18.
- Greystoke Road, Macclesfield - 24-28/09/18.
- Kendal Road, Macclesfield from the junction with Kenilworth Road to the junction with Ambleside Close - 10/09/18.
- B5359/B5087 Wilmslow Road, Alderley Edge - 06-19/08/18.
- Various roads in vicinity of Macclesfield Forest (closure for safety reasons) - 05-06/07/18.
- Barton Street, Macclesfield from the junction with South Park Road to outside number 15 - 06-10/08/18.
- Finlow Hill Lane, Nether Alderley from the junction with Bradford Lane to outside Finlow Hill Cottage - 03-06/08/18.

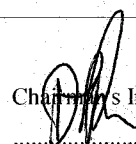
Other Correspondence

- Community & Voluntary Services - 25/05/18 - e-Bulletin; 08/06/18 - e-Bulletin; 22/06/18 - e-Bulletin.
- Information Commissioner's Office - Newsletter - June 2018; July 2018.
- Age UK - Newsletter - May 2018; June 2018.

APPENDIX C

OUTSTANDING PLANNING APPLICATIONS & RECENT PLANNING DECISIONS

Application Reference	Location	Proposed Development	Cheshire East Council Decision
16/1420M (23/03/16)	Garage site at eastern end of Ashbrook Road, Over Alderley.	Demolition of existing garages and construction of 5 no. 2 bed 4 person houses within curtilage parking and additional parking for use by visitors.	06/10/17 - Recommendation of approval subject to legal agreement and conditions.
17/0530M (07/02/17)	Alderley Park, Congleton Road, Nether Alderley. SK10 4TJ	Reserved matters application for demolition of existing waste transfer station and redevelopment for a Full-Sized Sports Pitch (Use Class D2) including ground engineering works, erection of site boundaries and landscaping.	
18/0733M (26/02/18)	Alderley House, Alderley Park, Congleton Road, Nether Alderley. SK10 4TF	Advertisement consent for one hoarding sign and one stack sign.	11/06/18 - Approved with Conditions.
18/0831M 18/0832M (19/02/18)	Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB	Restoration and refurbishment of listed building, demolition of brick lean-to and steel portal frame building, with extension and conversion of listed building to residential dwelling as enabling works.	
18/0863M (20/02/18)	Dickens Farm, Mottram Road, Alderley Edge. SK9 7JF	Variation of condition 2 (approved plans) to planning application 17/5557M - Demolition of existing dwelling and leisure building and erection of replacement dwelling with basement and associated works (re-submission of	22/05/18 - Approved with Conditions.



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Application Reference	Location	Proposed Development	Cheshire East Council Decision
		application 17/1058M).	
18/0868M (28/02/18)	Land to north and south of Lower Courtyard Buildings, Alderley Park, Congleton Road, Nether Alderley. SK10 4TF	Application for approval of reserved matters (access, appearance, landscaping, layout and scale) (following the grant of planning permission reference 15/5401M) to secure approval for different house types to the south of the lower courtyard buildings without podium car parking and for alternative car parking layout to land north of the lower courtyard buildings.	
18/1408M (22/03/18)	The Wall House, Birtles Lane, Over Alderley. SK10 4RX	Construction of an attached four car garage.	24/05/18 - Refused.
18/1744M (17/04/18)	White Barn Farm, Slade Lane, Over Alderley. SK10 4SF	Amendments to approved application 17/5630M - Conversion of existing integral garage to living accommodation, two storey extension to the east side of the property and erection of a detached garage.	25/05/18 - Refused.
18/1816M (12/04/18)	The Farmhouse, Higher House Farm, Hocker Lane, Over Alderley. SK10 4SD	Single storey extension and renovation of existing garage.	
18/1835M 18/1836M (13/04/18)	Whirley Hall, Whirley Lane, Henbury. SK10 4RN	New orangery style breakfast room to side of kitchen extension on east side of house.	11/06/18 - Approved with Conditions.
18/1983M (23/04/18)	Cranes Bill, Hocker Lane, Over Alderley. SK10 4SD	Bungalow and garage at Haymans Farm, Hocker Lane, Over Alderley.	14/05/18 - Approved.
18/2042M (25/04/18)	Highlees, Birtles Lane, Over Alderley. SK10 4RY	Alterations to access and visibility splays, remove and rebuild stone wall and reposition gate posts.	08/06/18 - Approved with Conditions.

NEW PLANNING APPLICATIONS

Application Reference	Location	Proposed Development	Consultation Deadline
18/2289M (31/05/18)	Alderley Park, Congleton Road, Nether Alderley, Macclesfield. SK10 4TF	Reserved matters application following outline approval 15/5401M, for the extension of the Parklands office building to provide additional office floorspace (use class B1), external works to facilitate expansion, new vehicular and pedestrian access, car parking, landscaping arrangements, a back-up generator and other associated works.	17/07/18
18/2585M (30/05/18)	Land South of Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN	Proposed erection of agricultural building and track, alteration of site levels (part retrospective) and associated landscaping works.	17/07/18 (Currently scheduled for Strategic Planning Board 01/08/18)
18/2653M (01/06/18)	Plot 23 The Serpentine, Congleton Road, Nether Alderley, Macclesfield. SK10 4TF	Proposed German Wintergarden out of powder coated aluminium.	27/06/18 - Withdrawn.
18/2676M (07/06/18)	Holbert Farm, School Lane, Over Alderley. SK10 4SG	Demolition of existing conservatory and construction of single storey rear lounge and shower room, new front entrance porch and creation of new study/workshop over existing garage.	17/07/18
18/3054M (29/06/18)	White Barn Farm, Slade Lane, Over Alderley. SK10 4SF	Variation of condition 2 (approved plans) on application 17/5630M - Conversion of existing integral garage to living accommodation, two storey extension to the east side of the property and erection of a detached garage.	20/07/18
18/3263M (12/07/18)	Baguley Farm, Hocker Lane, Over Alderley. SK10 4SB	Installation of a ground mounted 12kW solar PV system in the field adjacent to the property.	08/08/18

