

OVER ALDERLEY PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD

THURSDAY 23RD APRIL, 2020 at 7:45p.m.

Meeting held remotely via Skype due to restrictions associated with Covid-19.

PRESENT - Councillors: D. Burns (Chairman), S. Pett, I. Beaumont, J. Wilson.
Members of the Public (0).
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. WELCOME & HOUSEKEEPING

Councillor D. Burns welcomed everyone to the first remote meeting of the Parish Council and outlined how the meeting would proceed.

2. **APOLOGIES FOR ABSENCE** - Councillor D. Caplin - Work commitment.
Councillor S. Clarke - Work commitment.
Cheshire East Borough Councillor P. Findlow.

06/20 RESOLVED a) That the apologies for absence, as listed above, be received and approved.

Proposed Councillor D. Burns Seconded: Councillor I. Beaumont All in favour

3. **DECLARATIONS OF INTEREST** - None.

4. TEMPORARY STANDING ORDERS -

- i) Members considered the draft Temporary Standing Orders which had been circulated to all Members.

07/20 RESOLVED a) That the draft Temporary Standing Orders be adopted as presented (Appendix A) and implemented with immediate effect.

Proposed Councillor D. Burns Seconded: Councillor I. Beaumont All in favour

5. COUNCILLOR RESIGNATION -

- i) **Resignation of Councillor D. Folkes** - Members received the notice of resignation submitted by Councillor D. Folkes.
ii) **Process for administering casual vacancies** - The Clerk reported that she had contacted Cheshire East Council regarding the vacancy and had been advised that no action should be taken at this time to fill the vacancy.

08/20 RESOLVED a) That the notice of resignation submitted by Councillor D. Folkes be received and accepted.

b) That no further action be taken in respect of the vacancy at this time.

Proposed: Councillor I. Beaumont Seconded: Councillor J. Wilson All in favour

6. PUBLIC FORUM FOR QUESTIONS -

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

7. REPORTS FROM EXTERNAL ORGANISATIONS -

- ii) **Cheshire East Ward Member Cllr. P. Findlow** - Borough Councillor P. Findlow was not present at the meeting.

8. PLANNING APPLICATIONS -

- i) **20/1114M** - Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN

To extend the existing farmhouse, conversion of the existing barn to provide a second dwelling and erection of a new third dwelling within a courtyard formation following repositioning of the existing northern access and demolition of all other existing buildings and structures.

09/20 RESOLVED a) Over Alderley Parish Council objects in principle to the above development on the following grounds:

The site is in a very prominent location and is of major significance in the Green Belt/open countryside context. Given the prominent location, any visual impact assessment must take account of the role of this site in safeguarding the countryside from encroachment and avoiding any hint of urban coalescence. The statement that the development proposal will improve openness to the countryside within the Green Belt and thereby is proof of "very special circumstances"(for development) does not bear scrutiny. This cannot provide the basis for the introduction of residential development which will permanently harm the rural character.

The design proposed is for large executive homes with private gardens more suited to village settlements in the commuter belt. Most of the farm building character is removed to be replaced with large expanses of glazing set within an "estate"

OVER ALDERLEY PARISH COUNCIL

arrangement of drives and manicured amenity spaces that are totally out of character with the rural landscape setting. Given the very prominent setting, any form of development that is not native, ie farm buildings, cannot coexist with the existing landscape and will permanently challenge the right to enjoyment by all of this significant piece of Green Belt.

Proposed Councillor I. Beaumont Seconded: Councillor J. Wilson All in favour

- ii) **20/1256M** - Birtles Farm, Hocker Lane, Over Alderley, Macclesfield. SK10 4SB
Detached garage and home office.

[**20/1257M** - Listed Building Consent for the above proposed development.]

- 10/20 RESOLVED a) Over Alderley Parish Council objects in principle to the above development on the following grounds:**

The number of piecemeal applications at this site, formed of a group of existing buildings, are a source of growing concern.

This particular application should have formed part of the original application. Viewing it in the context of the original approved scheme it constitutes over development. The site is in green belt and additional development to that already consented is of concern. It will be clearly visible from the adjacent footpath and road network and is a further unacceptable erosion of the openness of the green belt.

Proposed Councillor I. Beaumont Seconded: Councillor S. Pett All in favour

- iii) **20/0784M** - Birtles Farm, Hocker Lane, Over Alderley, Macclesfield, Cheshire. SK10 4SB
Conservatory, Porch & Boundary Treatment.

- 11/20 RESOLVED a) Over Alderley Parish Council strongly objects to the loss of the boundary hedging and replacement by a brick wall. It is considered that the brick wall will introduce an unwelcome urbanising feature into this Green Belt, rural location, thereby having a detrimental impact upon the local rural street scene and the availability of natural habitat to local wildlife.**

Proposed Councillor S. Pett Seconded: Councillor J. Wilson All in favour

9. LOCAL SUPPORT AVAILABLE AMID THE CORONAVIRUS OUTBREAK -

- i) Members reported that a support group had been set up to assist residents during the coronavirus outbreak, however, there had been very few requests for help. There are several local businesses who are now delivering provisions to residents of Over Alderley which has been very helpful.

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

- i) Review of planning consents within the Parish.

11. DATE OF NEXT MEETING - To be determined based upon receipt of planning applications or other business requiring urgent attention.

The Meeting was declared closed by the Chairman at 8:10p.m.

Signed:

Approval Date - 15th March, 2021

Over Alderley Parish Council

Temporary Standing Orders consequent upon the outbreak of Coronavirus

1. These Temporary Standing Orders should be read in conjunction with the existing, approved Standing Orders of the Council.
2. These Standing Orders apply to meetings of the Council until 7th May, 2021 or an earlier date, subject to Government guidance, as resolved by the Council.
3. That Standing Order 1.1 be suspended to allow meetings of the Council to be held on such days and at such times as deemed appropriate to allow the transaction of **urgent** business.
4. That Standing Order 3 be suspended and that no Annual Meeting of the Council be held in May, 2020.
5. That any appointment made at the May, 2019 Annual Meeting of the Council continues until the next Annual Meeting of the Council or until such time as the Council may determine.
6. That Standing Order 1.1 be suspended and that for the duration of these Temporary Standing Orders any meetings required to be held shall be by remote means.
7. Members may be considered 'a member in remote attendance' if **all** the conditions set out below are satisfied.
The member in remote attendance is able at that time -
 - a) to hear, and where practicable see, and be so heard and, where practicable, be seen by, the other members in attendance;
 - b) to hear, and where practicable see, and be so heard and, where practicable, be seen by, any members of the public entitled to attend the meeting in order to exercise a right to speak at the meeting, and
 - c) to be so heard and, where practicable, be seen by any other members of the public attending the meeting.
8. A system of voting shall be determined by the Council to ensure clarity of decision making to all attending the meeting.
9. That public notices of meetings shall be published on the Parish Council website only.
10. That Standing Order 2 (all clauses) be suspended and that no Annual Parish Meeting will be called during the statutory period in 2020.
11. That Standing Order 1.7 be suspended and that signing of the Minutes will take place at the first non-remote meeting of the Council.
12. That Financial Regulation 3 be suspended and that payments, relating to items included within the approved budget, shall be issued, as required, following authorisation of the cheque and invoice by authorised signatories. Documents will be made available to authorised signatories by post.