

OVER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council meeting held

Tuesday 7th September, 2021 at 7:30p.m.

at Over Alderley & Birtles Reading Room, Birtles Lane, Over Alderley

Present - Councillors D. Burns (Chairman), J. Wilson, D. Caplin, F. Douglas, S. Clarke.

Members of the public (0).

Cheshire East Ward Member: Cllr. P. Findlow.

Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. Apologies for absence

Councillor I. Beaumont - On holiday.

Councillor S. Pett - Work commitment.

032/21 RESOLVED (a) That the above apologies for absence be received and approved.

Proposed Councillor D. Caplin Seconded Councillor J. Wilson All in favour

2. **Declarations of interest** - Councillor J. Wilson - Item 7(b)(i) - Planning applicant.

3. **Public forum for questions** - No questions had been received from or were presented by members of the public.

4. Reports from external organisations

(a) **Alderley Edge & Prestbury Wards Policing Team** - The Local Policing Team had provided a report advising that there had been no incidents within the Parish during the last month.

(b) **Cheshire East Ward Member Cllr. P. Findlow** - Borough Councillor P. Findlow reported that he had updates relating to several agenda items and would present them at the relevant points in the meeting.

5. Minutes

(a) Minutes of the meeting held 19th July, 2021 had been previously circulated to all Members.

033/21 RESOLVED (a) That the minutes of the meeting held 19th July, 2021 be approved as a correct record and signed by the Chairman.

Proposed Councillor D. Caplin Seconded Councillor J. Wilson All in favour

6. Finance

(a) **Financial Statement 2021/22 as at 7th September, 2021** - Members considered the financial statement 2021/22 which was unanimously accepted. (Appendix A)

(b) **Receipts** - The Chairman noted there had been no receipts since the last meeting.

(c) **Payments** - The Chairman noted that no payments required approval.

034/21 RESOLVED (a) That the Statement of Account as at 7th September, 2021 be received and the Chairman's observations duly noted. (Appendix A)

(b) That the report on receipts since the last meeting be received and duly noted.

(c) That no payments required approval at this time.

Proposed Councillor J. Wilson Seconded Councillor D. Caplin All in favour

(d) **Grant - Over Alderley & Birtles Reading Room** - Members considered a grant request, in the sum of £1,000, towards upkeep and maintenance at the Reading Room.

035/21 RESOLVED (a) That the grant request from Over Alderley & Birtles Reading Room, in the sum of £1,000, be approved.

OVER ALDERLEY PARISH COUNCIL

Proposed Councillor J. Wilson Seconded Councillor D. Caplin All in favour

- (e) **Allotment invoices** - The Clerk reported that the allotment invoices are due for issue at the end of September, 2021. It was suggested that the charges be retained at the existing levels for 2021/22.

036/21 RESOLVED (a) That approval be given for the Clerk & Responsible Financial Officer to issue the allotment invoices in respect of 2021/22 at the same rental level as 2020/21.

Proposed Councillor D. Burns Seconded Councillor F. Douglas All in favour

7. Planning

- (a) **Recent Planning Decisions** - Members noted the new planning decisions that had been issued by Cheshire East Council in respect of development within the Parish. (Appendix B)

(b) Planning applications for consideration

- i. **21/3961M** - 2 Birtles Hall Cottage, Birtles Hall, Birtles Lane, Over Alderley. Existing single storey detached shed within curtilage of listed buildings. (21/4081M - Listed Building Consent application)

DECISION (a) That no comments be submitted to Cheshire East Council in respect of planning application 21/3961M.

7:37p.m. - Councillor S. Clarke joined the meeting.

- ii. **21/3986M** - Birtles Farm, Hocker Lane, Over Alderley, Macclesfield. SK10 4SB

Variation of condition 4 to planning application 19/4291M - Variation of condition 2 of 17/4607M - Extension to the farm house.

DECISION (a) That the following objection be submitted to Cheshire East Council in respect of planning application 21/3986M: Over Alderley Parish Council objects to the above application on the following grounds:

- 1. That there are concerns over the harmful impacts of accretions on the original modest building given the scale of development already permitted at this site.**
- 2. That there are great concerns over the harmful impacts of any further development at the site on the openness of the countryside / Green Belt.**

- iii. **21/4098M** - Trugs Farm House, Macclesfield Road, Over Alderley. SK10 4SW

Install an air source heat pump to replace the existing oil boiler. Both the existing boiler and the new heat pump are external to the property.

DECISION (a) That no comments be submitted to Cheshire East Council in respect of planning application 21/4098M.

- iv. **21/4180M** - The Great Barn, Higher House Farm, Hocker Lane, Over Alderley.

Replacement of French windows on barn, external alterations to roof lantern, French windows and 3 no. windows on C21st side extension. (21/4181M - Listed Building Consent application)

DECISION (a) That no comments be submitted to Cheshire East Council in respect of planning application 21/4180M.

- v. **21/4291M** - Land at The Old Vicarage, Birtles Lane, Over Alderley. SK10 4RX
Retrospective application for construction of a pond and associated rewilding

OVER ALDERLEY PARISH COUNCIL

and landscaping, proposed gate and hedgerow planting.

DECISION (a) That the following objection be submitted to Cheshire East Council in respect of planning application 21/4291M: Over Alderley Parish Council objects to the above proposed development on the following grounds:

1. That the proposed development appears to be the conversion of registered agricultural land for the creation of an enclosed private garden couched in terms of environmental improvements and a community asset.

2. That the proposed hedges to three sides of the site will have a harmful impact on the openness of the countryside / Green Belt which will obstruct views to and from the listed church and countryside beyond, changing the powerful historical link between St. Catherine's Church and the Birtles Estate to create a screened enclosure for the private enjoyment of the owners.

3. That no details have been provided regarding the legal arrangements that support the right for public access to the site through the proposed new gate from the graveyard. Furthermore, no evidence has been supplied that the Parochial Church Council of St. Catherine's Church have supported the creation of such an access into the graveyard.

4. That local information suggests that the pond has been installed with a filtration / water treatment plant and is designed for swimming. Over Alderley Parish Council requests that no consent should be given that will confer the right to swim/bathe in the pond. Furthermore, plant / machinery housing on site does not appear to be part of this application raising further concerns about additional ancillary development.

vi. **Other applications received following issue of agenda** - It was noted that an application for a replacement dwelling at Adders Wood, Prestbury Road (21/4617M) had been submitted.

DECISION (a) That the Clerk make arrangements for any new applications, including application 21/4617M, to be considered to meet the relevant consultation requirements.

(c) **Planning enforcement at land south of Dunge Farm** - It was reported that Cheshire East Council had served an Enforcement Notice requiring work to be carried out to restore the landscape and Green Belt at the site.

DECISION (a) That the Clerk request details of the scope of work included within the Enforcement Notice.

(d) **Environment Agency Update** - It was reported that an update was awaited from the Environment Agency regarding existing and proposed activities within the Parish requiring a permit from the Environment Agency.

8. **Neighbourhood Plan** - It was reported that the Neighbourhood Plan Steering Group is continuing to meet to progress the initial stages of the project. A funding application will be prepared and submitted in the near future. An initial meeting will also take place with the chosen consultant who will support the development of the Neighbourhood Plan.

OVER ALDERLEY PARISH COUNCIL

9. Correspondence

- (a) To consider specific correspondence received by the Parish Council since the date of the last ordinary meeting and determine such actions as Members consider appropriate thereto -

- i. ChALC - Invitation to attend Annual Meeting on 20th October, 2021 (7:00p.m.) and to submit motions for debate.

**DECISION (a) That no motions be submitted to the meeting.
(b) That no Members are available to attend the meeting.**

- ii. Cheshire East Council - Tour of Britain travelling through Cheshire East on Thursday 9th September, 2021.

DECISION (a) To receive and note the information.

- iii. Cheshire East Council - Road closure: Wrigley Lane from the junction with Hocker Lane to the junction with Whirley Lane - 13th - 15th September, 2021.

DECISION (a) To receive and note the information.

- iv. Manchester Airport - Update relating to Manchester Airport Future Airspace project.

DECISION (a) To receive and note the update.

- v. Cheshire East Council - Draft Sustainable urban Drainage Systems Supplementary Planning Document (SuDS SPD) consultation.

DECISION (a) That no response be submitted to the above consultation.

10. Highway Maintenance and Enhancements

- (a) Updates relating to the following highway matters - No updates were available from Cheshire East Council relating to some of the following matters:

- i. Pothole on Birtles Lane (near to junction with Chelford Road) [Work complete]
- ii. Pothole on Birtles Lane (between access points to Birtles Hall and The Wall House) [Work complete]
- iii. Holes on Birtles Lane (near to access point to Highlees Farm)
- iv. Pothole on Birtles Lane (near to Over Alderley Methodist Church) [Work complete]
- v. Pothole on Prestbury Road (on bends between Hare Hill and Dunge Cottages) [Work planned for completion in near future]
- vi. Removal of surplus signs (change of priority) at School Lane.
- vii. Pothole on Prestbury Road (opposite entrance to Over Alderley FP7)
- viii. Detached chevron sign at junction of Prestbury Road with Macclesfield Road.
- ix. Deterioration of highway surface on Slade Lane.
- x. Issues caused by vehicles using on bridleways within Parish.
- xi. Concern about pedestrian safety when walking along Macclesfield Road between access points to Over Alderley FP21 and Over Alderley BR22.

DECISION (a) That the Clerk continue to pursue updates relating outstanding matters.

- (b) **Highway matters for attention from Members** - None.

- (c) **Macclesfield Road - Speed Limit Review** - Members confirmed their support for the proposed review of the speed limit along Macclesfield Road which had been suggested by a resident.

OVER ALDERLEY PARISH COUNCIL

- DECISION** (a) That the Clerk contact the resident leading the project to establish what information the Parish Council can supply to support the review.

11. Community Issues

(a) Alderley Park -

- i. **Closure of woodland pathway** - It was reported that information relating to the closure of the woodland pathway had been published on the Parish Council website for resident information.
- ii. **Alderley Park Liaison Committee** - It was reported that a meeting had taken place in August, 2021. It appears that there is a proposal to further develop life sciences facilities, however, it appears that the viability of these may be linked to the delivery of a proposed on site retirement living building. Concerns have been raised with Alderley Park regarding light pollution from the site affecting Over Alderley. Further concerns have been raised regarding the problem of visitors to the site parking on lanes within the Parish.

- DECISION** (a) That representatives of Alderley Park be invited to present their current plans for the site to the Parish Council.
(b) That, where appropriate, Over Alderley Parish Council liaise with Nether Alderley Parish Council to address common concerns.

- (b) **Over Alderley Primary School Charity** - Borough Councillor P. Findlow reported that no further progress had been made to resolve the sale of the asset, however, he will continue to press the legal team to prioritise this long-standing matter.
- (c) **The Queen's Platinum Jubilee** - It was reported that the information relating to the Platinum Jubilee Beacons had been forwarded to the Reading Room Committee.

12. Community Governance Review -

- (a) **Virtual Engagement Event** - It was reported that Cheshire East Council had held a virtual briefing event outlining the current position in respect of the Community Governance Review. A recording of the presentation had been made available, details of which had been published on the Parish Council website for information.
- (b) **Community Governance Review Consultation** - Members considered the proposals set out in the consultation document and, together with the responses from a recent local survey, concluded that the preferred outcome to the review would be to retain the independence of Over Alderley Parish.

- DECISION** (a) That a letter be drafted, for distribution to all households within the Parish, inviting residents to make known their views on the Community Governance Review proposals.
(b) That the response to the consultation be considered further at the next meeting.

13. Assets

- (a) **Replacement notice board at St. Catherine's Church** - The Clerk reported that the request for permission to replace the notice board was to be considered at the next meeting of the Parochial Church Council.

- DECISION** (a) That the Clerk contact local suppliers for quotations to construct a wooden replacement notice board.

14. Matters for inclusion on next/future meeting agenda - None.

OVER ALDERLEY PARISH COUNCIL

15. Dates of next meeting - Tuesday 2nd November, 2021 at 7:30p.m.

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 16.

16. Matters for consideration including those transferred from above items - None.

The meeting was declared closed by the Chairman at 8:26p.m.

Signed:..... Approval date:

OVER ALDERLEY PARISH COUNCIL

APPENDIX A

Financial Statement - 2021/22 as at 7th September, 2021					
Actual 2020/21 £.	Details	2021/22 Budget £.	Actual to Jul. 21 £.	Agenda Sep. 21 £.	Budget Balance £.
	Receipts				
4,015.00	Precept	4,445.00	2,222.50		2,222.50
0.00	Balances	0.00	0.00		0.00
1.01	Investment Interest	0.00	0.06		0.00
850.00	Sale of Assets	0.00	0.00		0.00
0.00	Grants, Donations & Refunds	9,000.00	0.00		9,000.00
166.46	Allotment Fees	0.00	16.12		0.00
128.24	V.A.T. Refund	0.00	51.31		83.66
5,160.71	Total Receipts	13,445.00	2,289.99	0.00	11,306.16
	Payments				
954.72	Salary (Clerk)	1,335.00	0.00		1,335.00
0.00	National Insurance (Employer)	0.00	0.00		0.00
125.00	Allowances (Clerk)	135.00	0.00		135.00
0.00	Chairman/Member Allowances	0.00	0.00		0.00
51.59	Administration	75.00	0.00		75.00
119.00	Audit Fees (internal & external)	130.00	132.30		-2.30
257.60	Insurance	300.00	0.00		300.00
0.00	Grants	1,600.00	0.00		1,600.00
0.00	s.137 Donations	200.00	0.00		200.00
137.53	Allotments - Water Charges	145.00	286.01		-141.01
130.40	Subscriptions/Affiliation Fees	165.00	95.40		69.60
0.00	Room Hire	160.00	0.00		160.00
0.00	Notice Board Maintenance	100.00	0.00		100.00
0.00	Neighbourhood Plan	9,000.00	0.00		9,000.00
0.00	Contingency	100.00	25.00		75.00
51.31	V.A.T.		83.66		
1,827.15	Total Payments	13,445.00	622.37	0.00	12,906.29

Cash/Bank Reconciliation	01/04/21	19/07/21	07/09/21	31/03/22
Balance B/Fwd.	7,428.75	7,428.75	9,096.37	9,096.37
Add Total Receipts	13,445.00	2,289.99	0.00	11,306.16
Less Total Payments	-13,445.00	-622.37	0.00	-12,906.29
Balance C/Fwd.	7,428.75	9,096.37	9,096.37	7,496.24
Cumulative Balances	Balance	Balance	Balance	Balance
	01/04/21	19/07/21	07/09/21	31/03/22
General Funds	5,928.75	7,596.37	7,596.37	5,996.24
Earmarked Reserves	1,500.00	1,500.00	1,500.00	1,500.00
	7,428.75	9,096.37	9,096.37	7,496.24

OVER ALDERLEY PARISH COUNCIL

CASH/BANK RECONCILIATION AS AT - 7th September, 2021

CASH

Balance Brought Forward 01/04/21	
Current Account	4,937.58
Business Reserve Account	2,491.17
Plus Receipts	2,289.99
	9,718.74
Less Payments	622.37
Balance Carried Forward 07/09/21	9,096.37

BANK (Natwest)

Business Reserve Account -	2,491.23	05/07/21
Add income/transfer received since above Statement		
	0.00	
Less unrepresented cheques		
	0.00	
		2,491.23 07/09/21
 Current Account -	 6,605.14	 05/07/21
Add income received since above Statement		
	0.00	
	0.00	
Less unrepresented cheques/ Transfer		
For approval	0.00	
Less payments already issued	0.00	
	0.00	
		6,605.14 07/09/21
 Total Bank Balances 07/09/21	 9,096.37	

OVER ALDERLEY PARISH COUNCIL

APPENDIX B

Outstanding planning applications & recent planning decisions

- 16/1420M - 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.
DECISION STATUS - 06/10/17 Recommended for approval subject to legal agreement and conditions
- 18/2585M - 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.
DECISION STATUS - Currently scheduled for Strategic Planning Board
- 20/4241M - Beech Cottage, Birtles Hall, Birtles Lane, Over Alderley. SK10 4RU
Orangery and patio.
[Also application 20/4242M - Listed Building Consent]
DECISION STATUS - Appeal decision awaited.
- 20/3112M - Yew Tree, Hocker Lane, Over Alderley. SK10 4SB
Two storey rear extension and internal remodelling.
DECISION STATUS - Undecided
- 21/0111M - Higher Park Farm, Birtles Lane, Over Alderley. SK10 4ZB
Conversion of existing barn to form new dwelling further to approval 19/2428M.
DECISION STATUS - Undecided
- 21/0630M - Land north-west of Mereside, Alderley Park, Congleton Road, Nether Alderley. SK10 4TF
Full planning application for the formation of a senior football pitch, associated ancillary building, access road, landscaping and other associated infrastructure.
DECISION STATUS - Undecided
- 21/1815M - Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB
Construction of garage.
DECISION STATUS - Undecided
- 21/1848M - Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN
Extensions to existing farmhouse, conversion of existing brick built barn to a dwelling and erection of a new dwelling, repositioning of the existing northern access and demolition of all other existing buildings and structures (c.1,000m²).
DECISION STATUS - Undecided
- 21/1852M - Finlow Hill, Finlow Hill Lane, Over Alderley. SK10 4UG
First floor annex over existing triple garage
DECISION STATUS - Undecided
- 21/1900M - Higher Park Farm, Birtles Lane, Over Alderley. SK10 4ZB
Erection of new garage.
DECISION STATUS - Undecided
- 21/1945M - Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB
Retrospective application for conservatory and boundary wall.
DECISION STATUS - Undecided

OVER ALDERLEY PARISH COUNCIL

- 21/2052M - Finlows Villa, Mottram Road, Alderley Edge. SK9 7JF
Demolition of existing dwelling and construction of a replacement dwelling with basement and associated landscaping works.
DECISION STATUS - Undecided
- 21/2158M - Birtles Old Hall, Chelford Road, Henbury. SK10 4RS
Enlargement of existing garage with housekeepers accommodation above.
Demolishing existing utility and stores and covering existing courtyard with roof and lantern light above. Outbuildings converted to store, boot room, pantry and laundry.
DECISION STATUS - Undecided
- 21/2960M - Land west of Springhill, Chelford Road, Prestbury. SK10 4PT
Retrospective application for hardstanding, chicken coop and shed.
DECISION STATUS - Undecided
- 21/2998M - New Church House, Birtles Lane, Over Alderley. SK10 4SN
Change of use of land from agricultural to residential garden.
DECISION STATUS - Undecided
- 21/3188M - Land off Hocker Lane, Over Alderley.
Certificate of lawful existing use existing buildings have been operating for stables, domestic vehicular storage, and an associated hobby workshop for more than 10 years.
DECISION STATUS - Undecided