

OVER ALDERLEY PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Tuesday 1st March, 2022

Time: 8:00p.m.

Venue: Over Alderley & Birtles Reading Room, Birtles Lane, Over Alderley.

E.M.Maddock

Dr. E. M. Maddock PSLCC,
Clerk & Responsible Financial Officer. Dated 23rd February, 2022

In order to keep councillors and other members of the public safe, please do not attend the meeting if you are feeling unwell for any reason or if you have been in contact with anyone who has Covid or Covid symptoms.

All attendees will be expected to respect social distancing preferences of other attendees.

AGENDA

To Members of Over Alderley Parish Council,

You are hereby summoned to attend the Parish Council Meeting, as shown above, to consider and determine the following business:

- 1. Apologies for absence**
- 2. Declarations of Interest** - To receive Declarations of Interest in any items on the agenda.
- 3. Public Forum for Questions**
- 4. Reports from External Organisations**
 - (a) Alderley Edge and Prestbury Wards Policing Teams - Report on matters of interest / concern within the Parish.
 - (b) Cheshire East Ward Member Cllr. P. Findlow - Report on items of interest to the Parish Council.
- 5. Minutes** - To approve the Minutes of the All Member Working Party meeting held on 4th January, 2022 as a correct record and approve all recommendations contained therein.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2021/22 as at 1st March, 2022. (Appendix A)
 - (b) To note receipts as listed at Appendix B.
 - (c) To approve the payments listed at Appendix C.
- 7. Planning**
 - (a) To receive and note recent planning decisions issued by Cheshire East Council in respect of development within the Parish. (Appendix D)
 - (b) To ratify comments relating to the following application -
 - i. 22/0297M - Baguley Farm, Hocker Lane, Over Alderley. SK10 4SB
Prior notification of a single storey agricultural building with pitched roof and covered external area.

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- (c) To consider the following planning application -
 - i. 22/0618M - Barn 4, Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN
Rear single storey extension to existing lounge.
[Link to information: <http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/0618M&row=1&query=d850d4d96d4546d99753fc818183e1a3&from=i>]
 - ii. Any applications received following issue of Agenda may be included for discussion if required.
- (d) To receive pre-application notice of proposed upgrade of the radio base station installation at Barns off Slade Lane, Slade Lane, Over Alderley. SK10 4SF
- (e) To receive updates relating to local planning enforcement matters.
- (f) To receive an update from the Environment Agency regarding activities within the Parish.

8. Neighbourhood Plan - To receive an update on activities.

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. Cheshire East Council - Introduction to Rural Affordable Housing (for Parish Councils) webinar. (22/03/22, 2:00p.m.)
 - ii. Cheshire East Council - Community Governance Review update.
[Link to information: <https://overalderleypc.weebly.com/updates.html>]
 - iii. ChALC - 2023 Parliamentary Constituency Boundary Review consultation.
[Link to information: https://www.bcereviews.org.uk/?utm_source=bcereviews&utm_medium=newspicelaunch&utm_campaign=secondary_consultation]

10. Highway Maintenance and Enhancements

- (a) To receive updates relating to the following highway matters:
 - i. Holes on Birtles Lane (near to access point to Highlees Farm)
 - ii. Pothole on Prestbury Road (on bends between Hare Hill and Dunge Cottages)
 - iii. Removal of surplus signs (change of priority) at School Lane.
[Signs to be programmed for removal as soon as possible.]
 - iv. Pothole on Prestbury Road (opposite entrance to Over Alderley FP7)
 - v. Detached chevron sign at junction of Prestbury Road with Macclesfield Road.
[Sign to be programmed for re-planting as soon as possible.]
 - vi. Deterioration of highway surface on Slade Lane.
 - vii. Concern about pedestrian safety when walking along Macclesfield Road between access points to Over Alderley FP21 and Over Alderley BR22.
 - viii. Verge obstruction at Slade Lane.
 - ix. Grit bin position at Slade Lane.
 - x. Potholes at junction of Greyhound Road and Chelford Road.
 - xi. Pothole outside Smithy Cottage, Macclesfield Road.
- (b) To receive highway matters for attention from Members.
- (c) To receive any updates available relating to an application to reduce the speed limit along Macclesfield Road.

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11. Community Issues

- (a) Alderley Park
 - i. To receive any updates from the Alderley Park Liaison Committee.
 - ii. To consider consultation material relating to proposed development at the site.
[Link to information: <https://alderleypark-consultation.co.uk/#>]
- (b) To receive updates relating to the Over Alderley Primary School Charity.
- (c) To consider matters relating to possible local events to mark The Queen's Platinum Jubilee.

12. Matters for inclusion on next/future meeting agenda

- (a) Replacement notice board at St. Catherine's Church.

13. Date of next meeting - Tuesday 3rd May, 2022 at 7:30p.m.

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 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.

14. Matters for consideration including those transferred from above items

(as required)

E.M.Maddock

Dr. E. M. Maddock PSLCC,
Clerk & Responsible Financial Officer.

Dated 23rd February, 2022

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APPENDIX A

Financial Statement - 2021/22					
as at 1st March, 2022					
Actual 2020/21 £.	Details	2021/22 Budget £.	Actual to Jan. 22 £.	Agenda Mar. 22 £.	Budget Balance £.
Receipts					
4,015.00	Precept	4,445.00	4,445.00		0.00
0.00	Balances	0.00	0.00		0.00
1.01	Investment Interest	0.00	0.12	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	5,408.00	3,592.00
166.46	Allotment Fees	0.00	106.91	91.79	0.00
128.24	V.A.T. Refund	0.00	51.31		738.83
5,160.71	Total Receipts	13,445.00	4,603.34	5,499.85	4,330.83
Payments					
954.72	Salary (Clerk)	1,335.00	0.00	1,297.92	37.08
0.00	National Insurance (Employer)	0.00	0.00		0.00
125.00	Allowances (Clerk)	135.00	0.00	128.30	6.70
0.00	Chairman/Member Allowances	0.00	0.00		0.00
51.59	Administration	75.00	0.00	42.23	32.77
119.00	Audit Fees (internal & external)	130.00	132.30		-2.30
257.60	Insurance	300.00	0.00	257.60	42.40
0.00	Grants	1,600.00	1,000.00		600.00
0.00	s.137 Donations	200.00	0.00		200.00
137.53	Allotments - Water Charges	145.00	830.19	6.44	-691.63
130.40	Subscriptions/Affiliation Fees	165.00	95.40	35.00	34.60
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	2,882.81	6,117.19
0.00	Contingency	100.00	61.50		38.50
51.31	V.A.T.		192.50	546.33	
1,827.15	Total Payments	13,445.00	2,311.89	5,196.63	6,675.31

Cash/Bank Reconciliation	01/04/21	04/01/22	01/03/22	31/03/22
Balance B/Fwd.	7,428.75	7,428.75	9,720.20	10,023.42
Add Total Receipts	13,445.00	4,603.34	5,499.85	4,330.83
Less Total Payments	-13,445.00	-2,311.89	-5,196.63	-6,675.31
Balance C/Fwd.	7,428.75	9,720.20	10,023.42	7,678.94
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/21	04/01/22	01/03/22	31/03/22
General Funds	5,928.75	8,220.20	8,523.42	6,178.94
Earmarked Reserves	1,500.00	1,500.00	1,500.00	1,500.00
	7,428.75	9,720.20	10,023.42	7,678.94

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APPENDIX B

Receipts

a. NatWest Bank plc	£0.02	Gross interest - October 2021
b. NatWest Bank plc	£0.02	Gross interest - November 2021
c. Allotment Rent 2021/22	£30.39	Invoice No. 06/2021
d. Allotment Rent 2021/22	£30.70	Invoice No. 07/2021
e. NatWest Bank plc	£0.02	Gross interest - December 2021
f. Groundwork UK	£5,408.00	Neighbourhood Plan Grant
g. Allotment Rent 2021/22	£14.58	Invoice No. 03/2021
h. Allotment Rent 2021/22	£16.12	Invoice No. 08/2021

APPENDIX C

Payments for approval

a. Cheque No 000313	E. M. Maddock	£1,388.19	Salary 2021/22, expenses, allowances and Neighbourhood Plan brochure printing
b. Cheque No 000134	H.M. Revenue & Customs	£269.40	Employee income tax
c. Cheque No 000135	Zurich Municipal	£257.60	Insurance premium 2022/23
d. Cheque No 000136	Kirkwells Limited	£3,240.00	Neighbourhood Plan support
e. Direct Debit	United Utilities	£6.44	Water charges: Oct.21 - Jan.22
f. Direct Debit	Information Commissioner's Office	£35.00	Data Protection fee 2022/23

APPENDIX D

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
- 20/3112M - Yew Tree, Hocker Lane, Over Alderley. SK10 4SB
Two storey rear extension and internal remodelling.
DECISION STATUS - Approved with conditions (19/01/22)
- 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

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- 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
- 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 (Revised scheme submitted)
- 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 - Approved with conditions (14/02/22)
- 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
- 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 - Approved with conditions [14/12/21])
DECISION STATUS - Approved with conditions (06/01/22)
- 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 STATUS - Refused (20/12/21)
- 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 STATUS - Undecided

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- 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 STATUS - Undecided
- 21/4291M - Land at The Old Vicarage, Birtles Lane, Over Alderley. SK10 4RX
Retrospective application for construction of a pond and associated rewilding and landscaping, proposed gate and hedgerow planting.
DECISION STATUS - Undecided
- 21/4617M - Adders Wood, Prestbury Road, Over Alderley. SK10 4SL
Replacement dwelling.
DECISION STATUS - Refused (01/02/22)
- 21/5106M - Birtles Farm, Hocker Lane, Over Alderley, Macclesfield. SK10 4SB
Change of use of barn for the purposes of storage (B8).
DECISION STATUS - Approved with conditions (16/02/22)
- 21/5416M - Birtles Mill, Birtles Lane, Over Alderley. SK10 4RX
Certificate of lawful existing development for site entrance and access track, hardstanding to front and side of dwelling, linked garage and workshop/store, shed and timber store and erection of fountain feature in side/rear garden.
DECISION STATUS - Undecided