

OVER ALDERLEY PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Tuesday 2nd January, 2024

Time: 7:00p.m.

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

E.M.Maddock

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

Dated 19th December, 2023

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, flu or Covid/flu 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. Minutes**
 - (a) To approve the Minutes of the Parish Council meeting held 7th November, 2023 as a correct record and approve signing by the Chairman.
- 4. Public Forum for Questions** – To receive questions from members of the public.
- 5. Cheshire East Ward Member Cllr. T. Jackson**
 - (a) To receive a report on items of interest to the Parish Council.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2023/24 as at 2nd January, 2024. (Appendix A)
 - (b) To note receipts as listed at Appendix B.
 - (c) To approve the payments listed at Appendix C.
 - (d) To receive and consider the quotation for provision and installation of new bench at junction of Macclesfield Road and School Lane.
- 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 consider the following planning applications -
 - i. 23/4236M: 12 Ashbrook Road, Over Alderley. SK10 4SH
Application to regularise as-built single storey extensions with 500mm wide infill strip between existing lawful extensions.

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- ii. 23/4416M: Smithy Cottage, Birtles Lane, Over Alderley. SK10 4RX
Certificate of proposed lawful use for single storey domestic outbuilding.
- iii. Any applications received following issue of Agenda may be included for discussion if required.

- (c) To receive updates relating to local planning enforcement matters.
- (d) To receive further matters from Members for reporting to planning enforcement.
- (e) To receive an update from the Environment Agency regarding activities within the Parish.
- (f) To consider matters relating to local flooding and possible options to address the issues.

8. Neighbourhood Plan

- (a) To consider updates on activities.
- (b) To note that the grant application to support activities has been approved.

9. Highway Maintenance and Enhancements

- (a) To consider updates relating to the following highway matters:
 - i. Holes on Birtles Lane (near to access point to Highlees Farm).
 - ii. Removal of surplus signs (change of priority) at School Lane.
 - iii. Deterioration of highway surface on Slade Lane.
 - iv. Verge obstruction at Slade Lane.
 - v. Grit bin position at Slade Lane.
 - vi. Potholes on Macclesfield Road near to Smithy Cottage.
 - vii. Broken bridleway sign at Cross Lane.
 - viii. Damaged sign on Macclesfield Road near to junction with Greyhound Lane.
 - ix. Muddy section along Nether Alderley FP55.
 - x. Blocked drains at Slade Lane causing flooding at Hocker Lane.
 - xi. Potholes at Birtles Lane (near Varden Town Cottages).
 - xii. Missing street sign at School Lane.
 - xiii. Flooding at Birtles Lane.
- (b) To receive highway matters for attention from Members.

10. 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: Strategic Leisure Review Consultation 2023.
(Closing date: 07/01/24)
[Link to information: <https://surveys.cheshireeast.gov.uk/s/1WHHZA/>]
 - ii. NALC: Notification of the Local Government Services Pay Agreement.
 - iii. ChALC: Invitation to information briefing regarding the Cheshire Archives.
(18/01/24, 6pm, online)
 - iv. Cheshire East Council: Confirmation of taxbase 2024/25.
 - v. Cheshire East Council: Invitation to Holocaust Memorial Day Service.
(26/01/24, 11am, Macclesfield Town Hall)
 - vi. Cheshire East Council: Strategic Planning Update (December, 2023).

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11. Community Issues

- (a) To receive a report on matters of interest / concern within the Parish from the Prestbury Ward Policing Team.
- (b) Alderley Park
 - i. To receive any updates from the Alderley Park Liaison Committee.
 - ii. To receive other matters relating to Alderley Park.
- (c) To receive updates relating to the Over Alderley Primary School Charity.
- (d) To receive and consider information relating to a proposal from Mottram St. Andrew and Prestbury Parish Councils to lobby for improved mobile phone coverage within the area.
- (e) To receive and consider updates relating to the allotments.

12. Parish Councillor Vacancy

- (a) To consider co-opting an individual to fill current vacancy.

13. Matters for inclusion on next/future meeting agenda

14. Date of next meeting – Tuesday 5th March, 2024 at 7:00p.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.

15. Matters for consideration including those transferred from above items (as required)

E.M.Maddock

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

Dated 19th December, 2023

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APPENDIX A

Financial Statement – 2023/24 as at 2 nd January, 2024					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to Nov. 23 £	Agenda Jan. 24 £	Budget Balance £
	Receipts				
5,266.00	Precept	5,309.00	5,309.00		0.00
1,658.52	Balances	1,693.00	0.00		0.00
10.95	Investment interest		15.46	21.04	0.00
0.00	Sale of assets		0.00		0.00
7,117.00	Grants, donations & refunds		0.00		0.00
0.00	Community Infrastructure Levy		3,645.95		0.00
166.46	Allotment Rent		20.75	30.70	0.00
738.83	VAT refund		1,170.50		360.50
257.60	Unpresented cheque 2021/22		0.00		
14,957.76	Total receipts	7,002.00	10,161.66	51.74	360.50
	Payments				
2,199.08	Salary (Clerk)	2,742.00	0.00		2,742.00
0.00	National Insurance (Employer)	0.00	0.00		0.00
168.80	Allowances (Clerk)	175.00	0.00		175.00
50.83	Administration	110.00	0.00		110.00
0.00	Chairman/Member allowances	0.00	0.00		0.00
157.50	Audit fees (internal & external)	175.00	172.50		2.50
515.20	Insurance	300.00	0.00		300.00
1,500.00	Grants/Donations (inc. s.137)	1,800.00	0.00		1,800.00
51.50	Allotments – Water charges	145.00	74.26		70.74
144.44	Subscriptions/affiliation fees	195.00	112.48		82.52
135.00	Room hire	160.00	0.00		160.00
0.00	Notice board maintenance	100.00	0.00		100.00
8,195.19	Neighbourhood Plan	0.00	1,737.00	1,650.00	-3,387.00
669.72	Royal Events	1,000.00	0.00		1,000.00
0.00	Contingency	100.00	0.00		100.00
1,170.50	VAT		36.50	324.00	
14,957.76	Total payments	7,002.00	2,132.74	1,974.00	3,255.76

Cash/Bank reconciliation	01/04/23	07/11/23	02/01/24	31/03/24
Balance B/Fwd	8,622.56	8,622.56	16,651.48	14,729.22
Add total receipts	7,002.00	10,161.66	51.74	360.50
Less total payments	7,002.00	2,132.74	1,974.00	3,255.76
Balance C/Fwd	8,622.56	16,651.48	14,729.22	11,833.96
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/23	07/11/23	02/01/24	31/03/24
General funds	3,675.56	9,505.53	7,583.27	4,688.01
Earmarked reserves	4,947.00	7,145.95	7,145.95	7,145.95
	8,622.56	16,651.48	14,729.22	11,833.96

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Cash/Bank Reconciliation as at 2nd January, 2024

Cash

Balance brought forward 01/04/23		
Current Account	6,120.20	
Business Reserve Account	2,502.36	
	8,622.56	
Plus receipts	10,213.40	
Less payments	4,106.74	
Balance carried forward 02/01/24:	14,729.22	

Bank (NatWest)

Business Reserve Account	2,517.82		05/10/23
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
	0.00		
	0.00		
	2,517.82		02/01/24
Current Account	4,164.36		05/12/23
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
Approved	0.00		
For approval	0.00		
	0.00		
	4,164.36		02/01/24
Liquidity Manager Account	10,021.04		01/12/23
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
	0.00		
	0.00		
	10,021.04		02/01/24
Total bank balances 02/01/24		16,703.22	

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APPENDIX B

Receipts

NatWest Bank plc	£21.04	Gross interest – November 2023 (LM)
Allotment holder	£30.70	Allotment rent 2023/24

APPENDIX C

Payment for approval

Cheque No 000335	Over Alderley & Birtles Reading Room	£30.00	Room hire (Neighbourhood Plan)
Cheque No 000336	Kirkwells Limited	£1,944.00	Neighbourhood Plan support

APPENDIX D

Outstanding planning applications & recent planning decisions

- 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
- 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
- 21/1945M Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB
Retrospective application for conservatory and boundary wall.
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
- 21/4291M 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
- 22/4903M Land off Hocker Lane, Over Alderley.
Demolition of existing buildings and erection of 1 no. dwelling, landscaping and associated works.
DECISION STATUS – Undecided
- 23/0668M Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN
Variation of Condition 2 on approval 21/1848M for extensions to farmhouse, conversion of existing brickbuilt 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.
DECISION STATUS – Undecided

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- 23/1403M Daniel Hill, Oak Road, Mottram St. Andrew. SK10 4RA
Proposed re-development of existing barn structure to form 3 new dwellings, alterations to the site to form parking areas and garden areas.
DECISION STATUS – Undecided
- 23/1731M Wrigley Barn, Wrigley Lane, Over Alderley. SK10 4SA
Proposed change of use of Agricultural Building to a Dwellinghouse (Class C3) and for associated operational development.
DECISION STATUS – Approved with conditions (18/12/23)
- 23/2055D Broad Heath House, Slade Lane, Over Alderley. SK10 4SF
Discharge of conditions 9 and 10 on application 20/1765M Demolition of existing dwelling and construction of replacement dwelling.
DECISION STATUS – Undecided
- 23/2287M The Old House, Hocker Lane, Over Alderley, Cheshire.
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 (resubmission of application reference 22/3450M & 22/3451M. (Application 23/2288M – Listed Building Consent)
DECISION STATUS – Undecided
- 23/2978M Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN
Rebuilding works to provide 2 no. dwellings with associated works (resubmission of 21/1848M).
DECISION STATUS – Undecided
- 23/3619M Heatherley Woods, Alderley Park, Nether Alderley, Macclesfield. SK10 4TG
Proposed redevelopment of the site to create a single Integrated Retirement Community (Use Class C2) comprising 139 no. Extra Care units; associated healthcare, wellbeing, support and amenity facilities; pedestrian and vehicular access; with associated parking, landscaping, utility infrastructure and other associated works. (resubmission of application – 22/2819M)
DECISION STATUS – Undecided (Scheduled for Strategic Planning Board: 31/01/24)
- 23/3683M Shawcross, Hocker Lane, Over Alderley. SK10 4SB
Alterations and minor extensions; add car port to existing garage.
DECISION STATUS – Undecided
- 23/3770D Finlows Villa, Mottram Road, Alderley Edge. SK9 7JF
Discharge of conditions 2, 5, 6, 9, 10, 11, 13, 15, 17, 18, 19 and 20 on approval 21/2052M.
DECISION STATUS – Undecided
- 23/3868M Everybody at Alderley Park, Congleton Road, Nether Alderley.
Retrospective application for full planning permission to convert 2 x tennis courts into 3 x padel tennis courts, erection of customer kiosk, creation of new pedestrian access and associated boundary treatments.
DECISION STATUS – Undecided