

OVER ALDERLEY PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Tuesday 4th July, 2023

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 28th June, 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 Annual Parish Council meeting held 16th May, 2023 as a correct record and approve signing by the Chairman.
 - (b) To confirm the Minutes of the Annual Parish Meeting held 16th May, 2023 as a correct record.
- 4. Public Forum for Questions** – To receive questions from members of the public.
- 5. Reports from External Organisations**
 - (a) Cheshire East Ward Member: Cllr. T. Jackson – To receive a report on items of interest to the Parish Council.
 - (b) To receive a report on matters of interest / concern within the Parish from the Prestbury Ward Policing Team.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2023/24 as at 4th July, 2023. (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)

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- (b) To consider the following planning applications -
- i. 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.
 - ii. 23/2193M – Valais Farm, Birtles Lane, Over Alderley. SK10 4RY
Agricultural determination for an agricultural building to store hay, straw and agricultural machinery.
 - iii. 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)
 - iv. 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 an update from the Environment Agency regarding activities within the Parish.

8. Neighbourhood Plan

- (a) To receive an update on activities.

9. 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. Removal of surplus signs (change of priority) at School Lane.
 - iii. Deterioration of highway surface on Slade Lane.
 - iv. Concern about pedestrian safety when walking along Macclesfield Road between access points to Over Alderley FP21 and Over Alderley BR22.
 - v. Verge obstruction at Slade Lane.
 - vi. Grit bin position at Slade Lane.
 - vii. Deterioration of carriageway and verges along Birtles Lane due to increased volume and size of traffic.
 - viii. Missing road name plate at School Lane.
 - ix. Flooding at Hocker Lane.
 - x. Potholes on Macclesfield Road near to Smithy Cottage.
 - xi. Broken bridleway sign at Cross Lane.
 - xii. Damaged sign on Macclesfield Road near to junction with Greyhound Lane.
- (b) To receive highway matters for attention from Members.
- (c) To receive feedback from Cheshire East Council, if available, on the submitted highway priority issues.

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. ChALC – Invitation to submit motions to the Annual Meeting for debate.
 - ii. Cheshire East Council – Cheshire East Libraries Service Review: Public Consultation Launch. (Consultation closes 9th July, 2023)
[Link to information: <https://surveys.cheshireeast.gov.uk/s/VF1MGF/>]

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- iii. Invitation to meeting with Police & Crime Commissioner on 4th July, 2023.
- iv. Invitation to Cheshire East Town & Parish Council Network Meeting on 12th July, 2023. Topic: Code of Conduct.
- v. ChALC – Notice of preparation for national events to commemorate the 80th Anniversary of D-Day on 6th June, 2024. [Link to information: <https://www.d-day80beacons.co.uk/>]
- vi. Police & Crime Commissioner – Quarterly Review. [Link to information: <http://www.cheshire-pcc.gov.uk/news/local-updates>]
- vii. Symphony Park – Invitation to preview exhibition of proposed planning application for development at Alderley Park.

11. Community Issues

- (a) Alderley Park
 - i. To receive any updates from the Alderley Park Liaison Committee.
 - ii. To receive other matters relating to Alderley Park.
- (b) To receive updates relating to the Over Alderley Primary School Charity.

12. Parish Councillor Vacancies

- (a) To consider co-opting individuals (2) to fill current vacancies.

13. Matters for inclusion on next/future meeting agenda

- (a) Several carried forward from previous meetings.

14. Date of next meeting – Tuesday 5th September 2023 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 28th June, 2023

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APPENDIX A

Financial Statement – 2023/24 as at 4 th July, 2023					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to May 23 £	Agenda Jul. 23 £	Budget Balance £
	Receipts				
5,266.00	Precept	5,309.00	0.00	2,654.50	2,654.50
1,658.52	Balances	1,693.00	0.00		0.00
10.95	Investment interest		0.00		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		0.00	3,645.95	0.00
166.46	Allotment Rent		0.00		0.00
738.83	VAT refund		0.00	1,170.50	36.50
257.60	Unpresented cheque 2021/22		0.00		
14,957.76	Total receipts	7,002.00	0.00	7,470.95	2,691.00
	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	15.96		129.04
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	1,447.00	290.00	-1,737.00
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		34.50	2.00	
14,957.76	Total payments	7,002.00	1,782.44	292.00	4,964.06

Cash/Bank reconciliation	01/04/23	16/05/23	04/07/23	31/03/24
Balance B/Fwd	8,622.56	8,622.56	6,840.12	14,019.07
Add total receipts	7,002.00	0.00	7,470.95	2,691.00
Less total payments	7,002.00	1,782.44	292.00	4,964.06
Balance C/Fwd	8,622.56	6,840.12	14,019.07	11,746.01
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/23	16/05/23	04/07/23	31/03/24
General funds	3,675.56	3,340.12	6,873.12	8,246.01
Earmarked reserves	4,947.00	3,500.00	7,145.95	3,500.00
	8,622.56	6,840.12	14,019.07	11,746.01

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Cash/Bank Reconciliation as at 4th July, 2023

Cash

Balance brought forward 01/04/23		
Current Account	6,120.20	
Business Reserve Account	2,502.36	
	8,622.56	
Plus receipts	7,470.95	
Less payments	2,074.44	
Balance carried forward 04/07/23:	14,019.07	

Bank (NatWest)

Business Reserve Account	2,502.36		05/04/23
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
	0.00		
	0.00	2,502.36	04/07/23
Current Account	11,921.19		05/06/23
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
Approved	-112.48		
For approval	-292.00		
	-404.48	11,516.71	04/07/23
Total bank balances 04/07/23		14,019.07	

APPENDIX B

Receipts

Cheshire East Borough Council	£2,654.50	Precept 2023/24 (50%)
HM Revenue & Customs	£1,170.50	VAT reclaim 2022/23
Cheshire East Borough Council	£3,645.95	Community Infrastructure Levy (Oct.22 – Mar.23)

APPENDIX C

Payment for approval

Cheque No. 000333 J. Wilson	£12.00	Neighbourhood Plan printing
Cheque No. 000334 Soterios Design & Print	£280.00	Neighbourhood Plan printing

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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
- 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; Appeal - 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
- 22/0692M Adders Moss, Macclesfield Road, Over Alderley. SK10 4UD
Replacement of existing dwelling and outbuildings with a new dwelling and outbuilding of exceptional design quality. Including landscaping scheme and new vehicle access from Prestbury Road, and associated development.
DECISION STATUS – Undecided
- 22/1810D Finlows Villa, Mottram Road, Alderley Edge. SK9 7JF
Discharge of conditions 18 & 20 on approval 21/2052M for demolition of existing dwelling and construction of a replacement dwelling with basement and associated landscaping works.
DECISION STATUS – Approved (15/05/23)
- 22/3327M Caravan at Herb Garden, Birtles Lane, Over Alderley.
Certificate of lawful proposed development of replacement of lodge style caravan.
DECISION STATUS – Undecided

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- 22/4414D Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN
Discharge of condition 5 on application 21/1848M: Extensions to existing 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 (c. 1000m²)
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
- 23/0579M 12 Ashbrook Road, Over Alderley. SK10 4SH
Existing dwelling house built in the mid 1960's and shown to Ordnance Survey mapping by 1969. The proposal is for two single storey extensions at the rear of the existing dwelling that will not exceed 3 metres in depth and therefore qualify as permitted development and are lawful.
DECISION STATUS – Positive certificate (18/05/23)
- 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
- 23/1045M 3 Ashbrook Drive, Over Alderley. SK10 4SH
Rear single storey extension with associated raised terrace, steps and garden access ramp (or lift access).
DECISION STATUS – Undecided
- 23/1397M Windmill Farm, Wrigley Lane, Over Alderley. SK10 4SA
Certificate of proposed lawful development for the construction of a two-storey rear extension.
DECISION STATUS – Negative certificate (02/06/23)
- 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
- 23/1507M Valais Farm, Birtles Lane, Over Alderley. SK10 4RY
Prior approval for a proposed agricultural building to store hay, straw and agricultural machinery.
DECISION STATUS – Determination – approval not required (stage 1) (24/05/23)
- 23/1602D Birtles Old Hall, Chelford Road, Henbury. SK10 4RS
Discharge of condition 3 on approval 21/2158M.
DECISION STATUS – Approved (10/05/23)
- 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 - Undecided