

# OVER ALDERLEY PARISH COUNCIL

## NOTICE OF PARISH COUNCIL MEETING

**Date:** Tuesday 6<sup>th</sup> September, 2022

**Time:** 7:30p.m.

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

*E.M.Maddock*

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

Dated 31<sup>st</sup> August, 2022

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**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.**

**Government guidance available at: <https://www.gov.uk/guidance/people-with-symptoms-of-a-respiratory-infection-including-covid-19>**

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### 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** -
  - (a) To approve the Minutes of the Parish Council meeting held on 19<sup>th</sup> July, 2022 as a correct record.
- 6. Finance**
  - (a) To receive and consider the Financial Statement 2022/23 as at 6<sup>th</sup> September, 2022. (Appendix A)
  - (b) To note receipts since the last meeting - None.
  - (c) To approve the payment listed at Appendix B.
- 7. Planning**
  - (a) To receive and note recent planning decisions issued by Cheshire East Council in respect of development within the Parish. (Appendix C)

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- (b) To consider the following planning applications -
- i. 22/3450M - The Old House, Hocker Lane, Over Alderley.  
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. (Application 22/3451M - Listed Building Consent for proposed development)  
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/3450M&row=1&query=271309164e4e4aafae1b55428ae57cd0&from=i>]
  - ii. 22/2947M - Wrigley Barn, Wrigley Lane, Over Alderley. SK10 4SA  
Prior approval - Change of use from agricultural to residential.  
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/2947M&row=2&query=908806d4b1334a18a21245785cd8eadb&from=i>]
  - iii. 22/2891D - Housing development at the south eastern section of the area of Alderley Park, Congleton Road, Nether Alderley, Macclesfield.  
Discharge of condition 4 on approved application 18/0403M: Reserved matters application following outline approval 15/5401M for detail of access, layout, scale, landscaping and appearance for a residential development comprising 50 residential dwellings in addition to new internal roads, boundary treatments and associated landscaping and infrastructure.  
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/2891D&row=6&query=908806d4b1334a18a21245785cd8eadb&from=i>]
  - iv. 22/2819M - Land within Heatherley Woods, Alderley Park, Congleton Road, Nether Alderley. SK10 4TG  
Full planning application proposing redevelopment of the Site to create a single Integrated Retirement Community (Use Class C2) comprising 159 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.  
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/2819M&query=c3c367d4-b9c6-4794-997a-b1a96c0ea325>]
  - v. 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** - 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 - Road Closure: Slade Lane, Over Alderley - 25<sup>th</sup> October, 2022 - 7<sup>th</sup> November, 2022, to allow works by Electricity Northwest.
  - ii. Cheshire East Council - Road Closure: Mottram Road, Over Alderley from outside Saddlebole Farm to outside Pott Brook Cottages - 24<sup>th</sup> October, 2022, to allow works by BT.
  - iii. SAAA - Option to opt out of the SAAA central external auditor appointment arrangements.

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## 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. Removal of surplus signs (change of priority) at School Lane.
  - iii. Detached chevron sign at junction of Prestbury Road with Macclesfield Road.
  - iv. Deterioration of highway surface on Slade Lane.
  - v. Concern about pedestrian safety when walking along Macclesfield Road between access points to Over Alderley FP21 and Over Alderley BR22.
  - vi. Verge obstruction at Slade Lane.
  - vii. Grit bin position at Slade Lane.
  - viii. Pothole outside Smithy Cottage, Macclesfield Road.
  - ix. Potholes near to Yew Tree Cottage, Hocker Lane.
  - x. Carriageway condition along Macclesfield Road (from junction with Birtles Lane to Trugs Farm).
  - xi. Deterioration of carriageway and verges along Birtles Lane due to increased volume and size of traffic.
- (b) To receive highway matters for attention from Members.
- (c) Re-launch of Highways Services:
  - i. To receive an update regarding the re-launch of the local highways services.
  - ii. To receive feedback from Cheshire East Council, if available, on the submitted highway priority issues.
- (d) Speed limits within Parish
  - i. To receive any updates available relating to an application to reduce the speed limit along Macclesfield Road.
  - ii. To receive a suggestion from a resident for a 20mph zone within the Parish.

## 11. Community Issues

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

## 12. Matters for inclusion on next/future meeting agenda

- (a) Replacement notice board and bench.  
(Update re: grant application and project progress)

## 13. Date of next meeting - Tuesday 15<sup>th</sup> November 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 31<sup>st</sup> August, 2022

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## APPENDIX A

Financial Statement - 2022/23					
as at 6th September, 2022					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Jul. 22 £.	Agenda Sep. 22 £.	Budget Balance £.
<b>Receipts</b>					
4,445.00	Precept	5,266.00	2,633.00		2,633.00
0.00	Balances	1,000.00	0.00		0.00
0.24	Investment Interest	0.00	0.59		0.00
0.00	Sale of Assets	0.00	0.00		0.00
5,408.00	Grants, Donations & Refunds	13,000.00	0.00		13,000.00
198.70	Allotment Fees	0.00	0.00		0.00
0.00	Unpresented cheques	0.00	257.60		0.00
51.31	V.A.T. Refund	0.00	738.83		31.50
<b>10,103.25</b>	<b>Total Receipts</b>	<b>19,266.00</b>	<b>3,630.02</b>	<b>0.00</b>	<b>15,664.50</b>
<b>Payments</b>					
1,297.92	Salary (Clerk)	2,111.00	0.00		2,111.00
0.00	National Insurance (Employer)	0.00	0.00		0.00
128.30	Allowances (Clerk)	150.00	0.00		150.00
0.00	Chairman/Member Allowances	0.00	0.00		0.00
42.23	Administration	95.00	0.00		95.00
132.30	Audit Fees (internal & external)	140.00	157.50		-17.50
257.60	Insurance	300.00	257.60		42.40
1,000.00	Grants	1,600.00	0.00		1,600.00
0.00	s.137 Donations	200.00	0.00		200.00
836.63	Allotments - Water Charges	145.00	0.00	40.06	104.94
130.40	Subscriptions/Affiliation Fees	165.00	109.44		55.56
0.00	Room Hire	160.00	0.00		160.00
0.00	Notice Board Maintenance	100.00	0.00		100.00
2,882.81	Neighbourhood Plan	13,000.00	2,525.19		10,474.81
0.00	The Queen's Platinum Jubilee	1,000.00	669.72		330.28
61.50	Contingency	100.00	0.00		100.00
738.83	V.A.T.		31.50		
<b>7,508.52</b>	<b>Total Payments</b>	<b>19,266.00</b>	<b>3,750.95</b>	<b>40.06</b>	<b>15,506.49</b>

Cash/Bank Reconciliation	01/04/22	19/07/22	06/09/22	31/03/23
Balance B/Fwd.	10,023.48	10,023.48	9,902.55	9,862.49
Add Total Receipts	19,266.00	3,630.02	0.00	15,664.50
Less Total Payments	-19,266.00	-3,750.95	-40.06	-15,506.49
<b>Balance C/Fwd.</b>	<b>10,023.48</b>	<b>9,902.55</b>	<b>9,862.49</b>	<b>10,020.50</b>
<b>Cumulative Balances</b>				
	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/22</b>	<b>19/07/22</b>	<b>06/09/22</b>	<b>31/03/23</b>
General Funds	3,498.29	3,377.36	3,337.30	3,495.31
Earmarked Reserves	6,525.19	6,525.19	6,525.19	6,525.19
	<b>10,023.48</b>	<b>9,902.55</b>	<b>9,862.49</b>	<b>10,020.50</b>

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## CASH/BANK RECONCILIATION AS AT - 6<sup>th</sup> September, 2022

### CASH

Balance Brought Forward 01/04/22		
Current Account	7,532.07	
Business Reserve Account	2,491.41	
Plus Receipts	3,630.02	
	13,653.50	
Less Payments	3,791.01	
Balance Carried Forward 06/09/22	9,862.49	

### BANK (Natwest)

<b>Business Reserve Account -</b>	2,492.00	05/07/22
Add income/transfer received since above Statement		
	0.00	
Less unpresented cheques		
	0.00	
	2,492.00	06/09/22
<b>Current Account -</b>	8,080.27	05/07/22
Add income received since above Statement		
	0.00	
	0.00	
Less unpresented cheques/ Transfer		
Approved	-669.72	
For approval	-40.06	
	-709.78	
	7,370.49	06/09/22
<b>Total Bank Balances 06/09/22</b>	<b>9,862.49</b>	

## APPENDIX B

### Payment for approval

a. Direct Debit	United Utilities	£40.06	Allotment water charges: January - July 2022
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## APPENDIX C

### 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
- 21/1852M - Finlow Hill, Finlow Hill Lane, Over Alderley. SK10 4UG  
First floor annex over existing triple garage  
DECISION STATUS - Undecided
- 21/1945M - Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB  
Retrospective application for conservatory and boundary wall.  
DECISION STATUS - Undecided
- 21/2960M - Land west of Springhill, Chelford Road, Prestbury. SK10 4PT  
Retrospective application for hardstanding, chicken coop and shed.  
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
- 21/3986M - Birtles Farm, Hocker Lane, Over Alderley. 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) - Appeal dismissed (19/07/22)
- 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
- 22/0518S - Symphony Park - Alderley Park, Congleton Road, Nether Alderley  
EIA scoping request for proposed retirement care village.  
DECISION STATUS - Undecided
- 22/0618M - Barn 4, Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN  
Rear single storey extension to existing lounge.  
DECISION STATUS - Undecided

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- 22/0682M - 12 Ashbrook Road, Over Alderley. SK10 4SH  
Double storey side extension to replace existing single storey annex.  
DECISION STATUS - Approved with conditions (08/08/22)
- 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 - Undecided
- 22/2110M - Baguley Farm, Hocker Lane, Over Alderley. SK10 4SB  
Construction of cow shed.  
DECISION STATUS - Withdrawn (16/08/22)
- 22/2462M - Barn at Nearly Nine Acre Wood, Birtles Lane, Over Alderley.  
Agricultural determination for a new build traditional wood barn.  
DECISION STATUS - Determination - Refusal (Stage 2) (17/08/22)
- 22/2598M - Land adjoining Birtles Lane, Over Alderley.  
Agricultural storage building.  
DECISION STATUS - Withdrawn (04/08/22)