

OVER ALDERLEY PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Tuesday 7th March, 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 1st March, 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.

Government guidance available at: <https://www.gov.uk/guidance/people-with-symptoms-of-a-respiratory-infection-including-covid-19#what-to-do-if-you-have-symptoms-of-a-respiratory-infection-including-covid-19-and-have-not-taken-a-covid-19-test>

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 Team - 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 17th January, 2023 as a correct record.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2022/23 as at 7th March, 2023.
(Appendix A)
 - (b) To note receipts since the last meeting - None.
 - (c) To approve the payments listed at Appendix B.
 - (d) To authorise the clerk to submit the workplace pensions re-enrolment declaration.
 - (e) To receive an update relating to the grant application in respect of the installation of a new notice board and bench and refurbishment of existing benches.

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7. Planning

- (a) To receive and note recent planning decisions issued by Cheshire East Council in respect of development within the Parish. (Appendix C)
- (b) To consider the following planning applications -
 - i. 23/0270M - Barn at Nearly Nine Acres Wood, Birtles Lane, Over Alderley. Agricultural determination for traditional wooden pole type barn. It will be constructed of tanalised softwood timber using 100x100 posts (in the corners and along the sides/ends of the building) which are placed on steel post-support spikes sunk into the ground. There will be no use of concrete or any other 'permanent' building material. Vertical planks with air gaps will make up the walls - clearly this negates any suggestion that it is a dwelling. There will be no running water nor mains electricity linked to the building as these facilities are not available on site.
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/0270M&row=3&query=e6e1516c9a3d49fa9dc42111dca31bf3&from=i>]
 - ii. 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.
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/0579M&row=2&query=e6e1516c9a3d49fa9dc42111dca31bf3&from=i>]
 - iii. 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.
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/0668M&row=1&query=e6e1516c9a3d49fa9dc42111dca31bf3&from=i>]
 - 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 - 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.

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- x. Potholes on Macclesfield Road near to Smithy Cottage.
 - (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. 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.
- 11. Elections 2023**
- (a) To receive updates relating to the Parish elections in May 2023.
- 12. Matters for inclusion on next/future meeting agenda**
- (a) Proposal for an application to reduce speed limit along Macclesfield Road.
- 13. Date of next meeting** - Tuesday 16th May, 2023 at 7:00p.m. - Annual Parish Meeting immediately followed by Annual Parish Council meeting.

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 1st March, 2023

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APPENDIX A

Financial Statement - 2022/23					
as at 7th March, 2023					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Jan. 23 £.	Agenda Mar. 23 £.	Budget Balance £.
Receipts					
4,445.00	Precept	5,266.00	5,266.00		0.00
0.00	Balances	1,000.00	0.00		0.00
0.24	Investment Interest	0.00	5.35		0.00
0.00	Sale of Assets	0.00	0.00		0.00
5,408.00	Grants, Donations & Refunds	13,000.00	7,117.00		5,883.00
198.70	Allotment Fees	0.00	166.46		0.00
0.00	Unpresented cheques	0.00	257.60		0.00
51.31	V.A.T. Refund	0.00	738.83		1,165.50
10,103.25	Total Receipts	19,266.00	13,551.24	0.00	7,048.50
Payments					
1,297.92	Salary (Clerk)	2,111.00	0.00	2,199.08	-88.08
0.00	National Insurance (Employer)	0.00	0.00		0.00
128.30	Allowances (Clerk)	150.00	0.00	168.80	-18.80
0.00	Chairman/Member Allowances	0.00	0.00		0.00
42.23	Administration	95.00	0.00	55.83	39.17
132.30	Audit Fees (internal & external)	140.00	157.50		-17.50
257.60	Insurance	300.00	257.60	257.60	-215.20
1,000.00	Grants	1,600.00	1,500.00		100.00
0.00	s.137 Donations	200.00	0.00		200.00
836.63	Allotments - Water Charges	145.00	51.09	0.41	93.50
130.40	Subscriptions/Affiliation Fees	165.00	109.44	35.00	20.56
0.00	Room Hire	160.00	135.00		25.00
0.00	Notice Board Maintenance	100.00	0.00		100.00
2,882.81	Neighbourhood Plan	13,000.00	5,225.19	2,970.00	4,804.81
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.		571.50	594.00	
7,508.52	Total Payments	19,266.00	8,677.04	6,280.72	5,473.74

Cash/Bank Reconciliation	01/04/22	17/01/23	07/03/23	31/03/23
Balance B/Fwd.	10,023.48	10,023.48	14,897.68	8,616.96
Add Total Receipts	19,266.00	13,551.24	0.00	7,048.50
Less Total Payments	-19,266.00	-8,677.04	-6,280.72	-5,473.74
Balance C/Fwd.	10,023.48	14,897.68	8,616.96	10,191.72
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/22	17/01/23	07/03/23	31/03/23
General Funds	3,498.29	8,372.49	2,091.77	3,666.53
Earmarked Reserves	6,525.19	6,525.19	6,525.19	6,525.19
	10,023.48	14,897.68	8,616.96	10,191.72

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CASH/BANK RECONCILIATION AS AT - 7th March, 2023

CASH

Balance Brought Forward 01/04/22		
Current Account	7,532.07	
Business Reserve Account	2,491.41	
Plus Receipts	13,551.24	
	23,574.72	
Less Payments	14,957.76	
Balance Carried Forward 07/03/23	8,616.96	

BANK (Natwest)

Business Reserve Account -	2,496.76		05/01/23
Add income/transfer received since above Statement			
	0.00		
Less unrepresented cheques			
	0.00		
		2,496.76	07/03/23
Current Account -	13,048.92		05/01/23
Add income received since above Statement			
	0.00		
		0.00	
Less unrepresented cheques/ Transfer			
Approved	-648.00		
For approval	-6,280.72		
		-6,928.72	
		6,120.20	07/03/23
Total Bank Balances 07/03/23		8,616.96	

APPENDIX B

Payment for approval

a.	Cheque No. 000326 E. M. Maddock	£1,973.91	Salary, allowances and expenses 2022/23
b.	Cheque No. 000327 H.M. Revenue & Customs	£449.80	Employee income tax
c.	Cheque No. 000328 Zurich Municipal	£257.60	Insurance premium 2023/24
d.	Cheque No. 000329 Kirkwells Limited	£648.00	Neighbourhood Plan Consultant
e.	Direct Debit United Utilities	£0.41	Allotment water charges
f.	Direct Debit Information Commissioner's Office	£35.00	Data Protection Fee 2023/24

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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
- 21/1945M - 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 - Undecided
- 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.
DECISION STATUS - Strategic Planning Board 01/03/23

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- 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)
DECISION STATUS - Withdrawn (27/01/23)
- 22/3327M - Caravan at Herb Garden, Birtles Lane, Over Alderley.
Certificate of lawful proposed development of replacement of lodge style caravan.
DECISION STATUS - Undecided
- 22/4306M - Block 30 Mereside and entrance to Glasshouse, Alderley Park, Congleton Road, Nether Alderley. SK10 4TF
Advertisement consent for the display of one fascia sign at the entrance of Mereside Building and one totem signage on the roundabout approach to Glasshouse Building.
DECISION STATUS - Approved with conditions (31/01/23)
- 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
- 22/4869M - 30 Morris Drive, Nether Alderley. SK10 4YX
Single storey extension.
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
- 22/4577D - Broad Heath House, Slade Lane, Over Alderley. SK10 4SF
Discharge of condition 3 on application 20/1765M: Demolition of existing dwelling and construction of replacement dwelling.
DECISION STATUS - Undecided