

OVER ALDERLEY PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Tuesday 17th January, 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 12th January, 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 15th November, 2022 as a correct record.
6. **Finance**
 - (a) To receive and consider the Financial Statement 2022/23 as at 17th January, 2023. (Appendix A)
 - (b) To note receipts since the last meeting - Appendix B.
 - (c) To approve the payment listed at Appendix C.
 - (d) To receive notice that the SAAA has appointed PKF Littlejohn LLP as the external auditor for the period 2022/23 - 2026/27.

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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 D)
- (b) To consider the following planning applications -
 - i. 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.
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/4306M&query=363caa51-40c7-4d63-b0bc-dd660e7aa782>]
 - ii. 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)
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/4414D&query=eba5b08a-aa2d-435a-a1c5-62f5415aa47e>]
 - iii. 22/4869M - 30 Morris Drive, Nether Alderley. SK10 4YX
Single storey extension.
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/4869M&query=c45b06bf-958e-4d60-8d6e-3e2395a8d171>]
 - iv. 22/4903M - Land off Hocker Lane, Over Alderley.
Demolition of existing buildings and erection of 1 no. dwelling, landscaping and associated works.
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/4903M&query=330735bf-d4bb-4d17-a186-4448e58318b3>]
 - v. 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.
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/4577D&query=3d4e63c2-7070-4247-b4a3-ae6152a6e31a>]
 - vi. 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 - Notice that a new Code of Conduct will be introduced following the May 2023 elections.
 - ii. Cheshire East Council - Notice of approval of taxbase 2023/24.
 - iii. Cheshire East Council - Notice of adoption of Site Allocation & Development Policies Document.
[Information available at: https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/site_allocations_and_policies.aspx]

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- iv. Manchester Airport - Civil Aviation Authority response to the documentation submitted by Manchester Airport relating to Stage 2 (Develop & Assess Gateway) of the future airspace review.
[Information available at: <https://airspacechange.caa.co.uk/PublicProposalArea?pid=159>]
- v. Cheshire East Council - Invitation to briefing regarding 2023-27 Medium Term Financial Strategy consultation.
- vi. Cheshire East Council - 2023-27 Medium Term Financial Strategy consultation.
[Information available at: https://www.cheshireeast.gov.uk/council_and_democracy/council_information/media_hub/media_releases/investing-in-sustainable-council-services-in-cheshire-east.aspx]
- vii. Police & Crime Commissioner - Notice of public consultation regarding Police budget 2023/24. [Link to survey: www.smartsurvey.co.uk/s/policebudget202324]
- viii. Cheshire East Council - Holocaust Memorial Day event.
[Event information: Friday 27th January 2023 at 11.00am. Cheshire East Council will be holding a service at Sandbach Town Hall. A Holocaust survivor will be attending to share his story with those present.]

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. 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. Pothole outside Smithy Cottage, Macclesfield Road.
 - viii. Potholes near to Yew Tree Cottage, Hocker Lane.
 - ix. Carriageway condition along Macclesfield Road (from junction with Birtles Lane to Trugs Farm).
 - x. Deterioration of carriageway and verges along Birtles Lane due to increased volume and size of traffic.
 - xi. Finger post sign knocked down opposite junction of Prestbury Road and Macclesfield Road.
 - xii. Missing road name plate at School Lane.
 - xiii. Flooding at Hocker 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.
- (d) To receive a report from the Cheshire East Highways meeting held 11th January, 2023.

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.

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- (c) Allotments
 - i. To receive a notice to end tenancy of allotment.
 - ii. To approve entering into an allotment tenancy agreement with a new allotment tenant.

12. Matters for inclusion on next/future meeting agenda

- (a) Replacement notice board and bench. (Update re: grant application and project progress)
- (b) Proposal for an application to reduce speed limit along Macclesfield Road.

13. Date of next meeting - Tuesday 7th March, 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.

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 12th January, 2023

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APPENDIX A

Financial Statement - 2022/23					
as at 17th January, 2023					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Nov. 22 £.	Agenda Jan. 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	1.47	3.88	0.00
0.00	Sale of Assets	0.00	0.00		0.00
5,408.00	Grants, Donations & Refunds	13,000.00	0.00	7,117.00	5,883.00
198.70	Allotment Fees	0.00	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		571.50
10,103.25	Total Receipts	19,266.00	6,263.90	7,287.34	6,454.50
Payments					
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	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		93.91
130.40	Subscriptions/Affiliation Fees	165.00	109.44		55.56
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	4,685.19	540.00	7,774.81
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.		463.50	108.00	
7,508.52	Total Payments	19,266.00	8,029.04	648.00	11,160.46

Cash/Bank Reconciliation	01/04/22	15/11/22	17/01/23	31/03/23
Balance B/Fwd.	10,023.48	10,023.48	8,258.34	14,897.68
Add Total Receipts	19,266.00	6,263.90	7,287.34	6,454.50
Less Total Payments	-19,266.00	-8,029.04	-648.00	-11,160.46
Balance C/Fwd.	10,023.48	8,258.34	14,897.68	10,191.72
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/22	15/11/22	17/01/23	31/03/23
General Funds	3,498.29	1,733.15	8,372.49	3,666.53
Earmarked Reserves	6,525.19	6,525.19	6,525.19	6,525.19
	10,023.48	8,258.34	14,897.68	10,191.72

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CASH/BANK RECONCILIATION AS AT - 17th January, 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	8,677.04	
Balance Carried Forward 17/01/23	14,897.68	

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	17/01/23
 Current Account -	 13,048.92	 05/01/23
Add income received since above Statement		
	0.00	
	0.00	
Less unrepresented cheques/ Transfer		
Approved	0.00	
For approval	-648.00	
	-648.00	
	12,400.92	17/01/23
 Total Bank Balances 17/01/23	 14,897.68	

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APPENDIX B

Receipts

a. NatWest Bank plc	£0.81	Gross interest - October 2022
b. Groundwork UK	£7,117.00	Neighbourhood Plan Grant
c. Allotment Holder	£16.12	Allotment Rent 2022/23
d. Allotment Holder	£30.00	Allotment Rent 2022/23
e. Allotment Holder	£15.04	Allotment Rent 2022/23
f. Allotment Holder	£14.58	Allotment Rent 2022/23
g. Allotment Holder	£29.63	Allotment Rent 2022/23
h. NatWest Bank plc	£1.43	Gross interest - November 2022
i. Allotment Holder	£30.70	Allotment Rent 2022/23
j. Allotment Holder	£30.39	Allotment Rent 2022/23
k. NatWest Bank plc	£1.64	Gross interest - December 2022

APPENDIX C

Payment for approval

a. Cheque No. 000325 Kirkwells Limited	£648.00	Neighbourhood Plan Consultant
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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
- 21/1852M - Finlow Hill, Finlow Hill Lane, Over Alderley. SK10 4UG
Single storey extension to existing garage to provide annex accommodation.
[Original scheme description: First floor annex over existing triple garage]
DECISION STATUS - Approved with conditions (14/11/22)

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- 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
- 22/0618M - Barn 4, Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN
Rear single storey extension to existing lounge.
DECISION STATUS - Approved with conditions (09/11/22)
- 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
- 22/2819M - 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 - Undecided [Currently scheduled for committee on 25/01/23]
- 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 - Undecided
- 22/3327M - Caravan at Herb Garden, Birtles Lane, Over Alderley.
Certificate of lawful proposed development of replacement of lodge style caravan.
DECISION STATUS - Undecided