

# OVER ALDERLEY PARISH COUNCIL

## NOTICE OF PARISH COUNCIL MEETING

**Date:** Tuesday 7<sup>th</sup> September, 2021

**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 1<sup>st</sup> September, 2021

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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, have been contacted by Test and Trace and asked to self isolate 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.**

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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** - To approve the Minutes of the Parish Council meeting held on 19<sup>th</sup> July, 2021 as a correct record.
- 6. Finance**
  - (a) To receive and consider the Financial Statement 2021/22 as at 7<sup>th</sup> September, 2021. (Appendix A)
  - (b) To note receipts since the meeting held 19<sup>th</sup> July, 2021 - None.
  - (c) To note payments due since the meeting held 19<sup>th</sup> July, 2021 - None.
  - (d) To receive and consider a request for a grant in the sum of £1,000 towards upkeep and maintenance at Over Alderley & Birtles Reading Room.
  - (e) To approve the issuing of allotment invoices on the same terms as 2020/21.
- 7. Planning**
  - (a) To receive and note recent planning decisions issued by Cheshire East Council in respect of development within the Parish. (Appendix B)

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- (b) To consider the following planning applications -
- i. 21/3961M - 2 Birtles Hall Cottage, Birtles Hall, Birtles Lane, Over Alderley. Existing single storey detached shed within curtilage of listed buildings. (21/4081M - Listed Building Consent application)  
[Link to information: <http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=21/3961M&query=d5da56e1-309a-4efa-83f7-a37a7dc684d9>]
  - ii. 21/3986M - Birtles Farm, Hocker Lane, Over Alderley, Macclesfield. SK10 4SB Variation of condition 4 to planning application 19/4291M - Variation of condition 2 of 17/4607M - Extension to the farm house.  
[Link to information: <http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=21/3986M&query=7e5ad880-f869-4216-9efa-73089b25c95a>]
  - iii. 21/4098M - Trugs Farm House, Macclesfield Road, Over Alderley. SK10 4SW Install an air source heat pump to replace the existing oil boiler. Both the existing boiler and the new heat pump are external to the property.  
[Link to information: <http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=21/4098M&query=02e720f2-78d6-44c4-85e6-8e8593daf711>]
  - iv. 21/4180M - The Great Barn, Higher House Farm, Hocker Lane, Over Alderley. Replacement of French windows on barn, external alterations to roof lantern, French windows and 3 no. windows on C21st side extension. (21/4181M - Listed Building Consent application)  
[Link to information: <http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=21/4180M&query=d7bc89c9-abd4-43e8-8a67-5c535b9f760e>]
  - v. 21/4291M - The Old Vicarage, Birtles Lane, Over Alderley. Current awaiting development description.  
[Link to information: Not yet available]
  - vi. Any applications received following issue of Agenda will be included for discussion if required.
- (c) To receive an update relating to planning enforcement at land south of Dunge Farm, Macclesfield Road, Over Alderley.
- (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. ChALC - Invitation to attend Annual Meeting on 20<sup>th</sup> October, 2021 (7:00p.m.) and to submit motions for debate.
  - ii. Cheshire East Council - Tour of Britain travelling through Cheshire East on Thursday 9<sup>th</sup> September, 2021.  
[Link to information: <https://www.tourofbritain.co.uk/stages/stage-five/>]
  - iii. Cheshire East Council - Road closure: Wrigley Lane from the junction with Hocker Lane to the junction with Whirley Lane - 13<sup>th</sup> - 15<sup>th</sup> September, 2021.
  - iv. Manchester Airport - Update relating to Manchester Airport Future Airspace project.
  - v. Cheshire East Council - Draft Sustainable urban Drainage Systems Supplementary Planning Document (SuDS SPD) consultation. (Closes: 20/09/21)  
[Link to information: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>]

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## 10. Highway Maintenance and Enhancements

- (a) To receive updates relating to the following highway matters:
  - i. Pothole on Birtles Lane (near to junction with Chelford Road)
  - ii. Pothole on Birtles Lane (between access points to Birtles Hall and The Wall House) [Work complete]
  - iii. Holes on Birtles Lane (near to access point to Highlees Farm)
  - iv. Pothole on Birtles Lane (near to Over Alderley Methodist Church) [Work complete]
  - v. Pothole on Prestbury Road (on bends between Hare Hill and Dunge Cottages)
  - vi. Removal of surplus signs (change of priority) at School Lane.
  - vii. Pothole on Prestbury Road (opposite entrance to Over Alderley FP7)
  - viii. Detached chevron sign at junction of Prestbury Road with Macclesfield Road.
  - ix. Deterioration of highway surface on Slade Lane.
  - x. Issues caused by vehicles using on bridleways within Parish.
  - xi. Concern about pedestrian safety when walking along Macclesfield Road between access points to Over Alderley FP21 and Over Alderley BR22.
- (b) To receive highway matters for attention from Members.
- (c) To consider actions to be taken to support an application to reduce the speed limit along Macclesfield Road.

## 11. Community Issues

- (a) Alderley Park
  - i. To receive information relating to woodland path closures at Alderley Park. [Link to information: <https://overalderleypc.weebly.com/latest-updates/woodland-closures-at-alderley-park>]
  - ii. To receive updates from the Alderley Park Liaison Meeting.
- (b) To receive updates relating to the Over Alderley Primary School Charity.
- (c) To consider matters relating to possible local events to mark The Queen's Platinum Jubilee.

## 12. Community Governance Review

- (a) To receive a report from the community governance review virtual engagement event. [Link to recording of presentation: <https://www.youtube.com/watch?v=4SMKMWHMHbo>]
- (b) To consider actions required to support the collation of a response to Community Governance Review consultation for approval at the next meeting. (Consultation opens 6<sup>th</sup> September, 2021 for 12 weeks)

## 13. Assets

- (a) To receive update and quotations for a new notice board at St. Catherine's Church.

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

## 15. Dates of next meeting - Tuesday 2<sup>nd</sup> November, 2021 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.

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

*E.M. Maddock*

Dr. E. M. Maddock PSLCC,  
Clerk & Responsible Financial Officer.      Dated 1<sup>st</sup> September, 2021

### APPENDIX A

| Financial Statement - 2021/22<br>as at 7th September, 2021 |                                  |                         |                            |                         |                         |
|--|----------------------------------|-------------------------|----------------------------|-------------------------|-------------------------|
| Actual<br>2020/21<br>£.                                    | Details                          | 2021/22<br>Budget<br>£. | Actual to<br>Jul. 21<br>£. | Agenda<br>Sep. 21<br>£. | Budget<br>Balance<br>£. |
| <b>Receipts</b>  |                                  |                         |                            |                         |                         |
| 4,015.00   | Precept                          | 4,445.00                | 2,222.50                   |                         | 2,222.50                |
| 0.00   | Balances                         | 0.00                    | 0.00                       |                         | 0.00                    |
| 1.01   | Investment Interest              | 0.00                    | 0.06                       |                         | 0.00                    |
| 850.00   | Sale of Assets                   | 0.00                    | 0.00                       |                         | 0.00                    |
| 0.00   | Grants, Donations & Refunds      | 9,000.00                | 0.00                       |                         | 9,000.00                |
| 166.46   | Allotment Fees                   | 0.00                    | 16.12                      |                         | 0.00                    |
| 128.24   | V.A.T. Refund                    | 0.00                    | 51.31                      |                         | 83.66                   |
| <b>5,160.71</b>  | <b>Total Receipts</b>            | <b>13,445.00</b>        | <b>2,289.99</b>            | <b>0.00</b>             | <b>11,306.16</b>        |
| <b>Payments</b>  |                                  |                         |                            |                         |                         |
| 954.72   | Salary (Clerk)                   | 1,335.00                | 0.00                       |                         | 1,335.00                |
| 0.00   | National Insurance (Employer)    | 0.00                    | 0.00                       |                         | 0.00                    |
| 125.00   | Allowances (Clerk)               | 135.00                  | 0.00                       |                         | 135.00                  |
| 0.00   | Chairman/Member Allowances       | 0.00                    | 0.00                       |                         | 0.00                    |
| 51.59  | Administration                   | 75.00                   | 0.00                       |                         | 75.00                   |
| 119.00   | Audit Fees (internal & external) | 130.00                  | 132.30                     |                         | -2.30                   |
| 257.60   | Insurance                        | 300.00                  | 0.00                       |                         | 300.00                  |
| 0.00   | Grants                           | 1,600.00                | 0.00                       |                         | 1,600.00                |
| 0.00   | s.137 Donations                  | 200.00                  | 0.00                       |                         | 200.00                  |
| 137.53   | Allotments - Water Charges       | 145.00                  | 286.01                     |                         | -141.01                 |
| 130.40   | Subscriptions/Affiliation Fees   | 165.00                  | 95.40                      |                         | 69.60                   |
| 0.00   | Room Hire                        | 160.00                  | 0.00                       |                         | 160.00                  |
| 0.00   | Notice Board Maintenance         | 100.00                  | 0.00                       |                         | 100.00                  |
| 0.00   | Neighbourhood Plan               | 9,000.00                | 0.00                       |                         | 9,000.00                |
| 0.00   | Contingency                      | 100.00                  | 25.00                      |                         | 75.00                   |
| 51.31  | V.A.T.                           |                         | 83.66                      |                         |                         |
| <b>1,827.15</b>  | <b>Total Payments</b>            | <b>13,445.00</b>        | <b>622.37</b>              | <b>0.00</b>             | <b>12,906.29</b>        |

| Cash/Bank Reconciliation   | 01/04/21        | 19/07/21        | 07/09/21        | 31/03/22        |
|----------------------------|-----------------|-----------------|-----------------|-----------------|
| Balance B/Fwd.             | 7,428.75        | 7,428.75        | 9,096.37        | 9,096.37        |
| Add Total Receipts         | 13,445.00       | 2,289.99        | 0.00            | 11,306.16       |
| Less Total Payments        | -13,445.00      | -622.37         | 0.00            | -12,906.29      |
| <b>Balance C/Fwd.</b>      | <b>7,428.75</b> | <b>9,096.37</b> | <b>9,096.37</b> | <b>7,496.24</b> |
| <b>Cumulative Balances</b> |                 |                 |                 |                 |
|                            | <b>Balance</b>  | <b>Balance</b>  | <b>Balance</b>  | <b>Balance</b>  |
|                            | <b>01/04/21</b> | <b>19/07/21</b> | <b>07/09/21</b> | <b>31/03/22</b> |
| General Funds              | 5,928.75        | 7,596.37        | 7,596.37        | 5,996.24        |
| Earmarked Reserves         | 1,500.00        | 1,500.00        | 1,500.00        | 1,500.00        |
|                            | <b>7,428.75</b> | <b>9,096.37</b> | <b>9,096.37</b> | <b>7,496.24</b> |

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## CASH/BANK RECONCILIATION AS AT - 7<sup>th</sup> September, 2021

### CASH

|                                  |          |  |
|----------------------------------|----------|--|
| Balance Brought Forward 01/04/21 |          |  |
| Current Account                  | 4,937.58 |  |
| Business Reserve Account         | 2,491.17 |  |
| Plus Receipts                    | 2,289.99 |  |
|                                  | 9,718.74 |  |
| Less Payments                    | 622.37   |  |
| Balance Carried Forward 07/09/21 | 9,096.37 |  |

### BANK (Natwest)

|  |                 |                   |
|--|-----------------|-------------------|
| <b>Business Reserve Account -</b>                  | 2,491.23        | 05/07/21          |
| Add income/transfer received since above Statement |                 |                   |
|  | 0.00            |                   |
| Less unrepresented cheques                         |                 |                   |
|  | 0.00            |                   |
|  |                 | 2,491.23 07/09/21 |
| <b>Current Account -</b>                           | 6,605.14        | 05/07/21          |
| Add income received since above Statement          |                 |                   |
|  | 0.00            |                   |
|  | 0.00            |                   |
| Less unrepresented cheques/ Transfer               |                 |                   |
| For approval                                       | 0.00            |                   |
| Less payments already issued                       | 0.00            |                   |
|  | 0.00            |                   |
|  |                 | 6,605.14 07/09/21 |
| <b>Total Bank Balances 07/09/21</b>                | <b>9,096.37</b> |                   |

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## APPENDIX B

### 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
- 20/4241M - Beech Cottage, Birtles Hall, Birtles Lane, Over Alderley. SK10 4RU  
Orangery and patio.  
[Also application 20/4242M - Listed Building Consent]  
DECISION STATUS - Appeal decision awaited.
- 20/3112M - Yew Tree, Hocker Lane, Over Alderley. SK10 4SB  
Two storey rear extension and internal remodelling.  
DECISION STATUS - Undecided
- 21/0111M - Higher Park Farm, Birtles Lane, Over Alderley. SK10 4ZB  
Conversion of existing barn to form new dwelling further to approval 19/2428M.  
DECISION STATUS - Undecided
- 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
- 21/1848M - Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN  
Extensions to existing farmhouse, conversion of existing brick built 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.1,000m<sup>2</sup>).  
DECISION STATUS - Undecided
- 21/1852M - Finlow Hill, Finlow Hill Lane, Over Alderley. SK10 4UG  
First floor annex over existing triple garage  
DECISION STATUS - Undecided
- 21/1900M - Higher Park Farm, Birtles Lane, Over Alderley. SK10 4ZB  
Erection of new garage.  
DECISION STATUS - Undecided
- 21/1945M - Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB  
Retrospective application for conservatory and boundary wall.  
DECISION STATUS - Undecided

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- 21/2052M - Finlows Villa, Mottram Road, Alderley Edge. SK9 7JF  
Demolition of existing dwelling and construction of a replacement dwelling with basement and associated landscaping works.  
DECISION STATUS - Undecided
- 21/2158M - Birtles Old Hall, Chelford Road, Henbury. SK10 4RS  
Enlargement of existing garage with housekeepers accommodation above.  
Demolishing existing utility and stores and covering existing courtyard with roof and lantern light above. Outbuildings converted to store, boot room, pantry and laundry.  
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
- 21/2998M - New Church House, Birtles Lane, Over Alderley. SK10 4SN  
Change of use of land from agricultural to residential garden.  
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