

# OVER ALDERLEY PARISH COUNCIL

## Minutes of the Parish Council meeting held

Tuesday 2<sup>nd</sup> January, 2024 at 7:00p.m.

at Over Alderley & Birtles Reading Room, Birtles Lane, Over Alderley

Present – Councillors D. Burns (Chairman), I. Beaumont, F. Douglas, N. Potts, J. Wilson.

Members of the public (0).

Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

### 1. Apologies for absence –

Councillor S. Pett – Personal reason.

**001/24 RESOLVED (a) To receive the apology for absence above. (All in favour)**

Councillor S. Feather was absent from the meeting.

### 2. Declarations of interest – None.

**002/24 RESOLVED (a) To note that no declarations of interest were made. (All in favour)**

### 3. Minutes

(a) Minutes of the Parish Council meeting held 7<sup>th</sup> November, 2023 had been previously circulated to all Members.

**003/24 RESOLVED (a) That the minutes of the Parish Council meeting held 7<sup>th</sup> November, 2023 be approved as a correct record and signed by the Chairman. (All in favour)**

### 4. Public forum for questions – No questions were received from members of the public.

**004/24 RESOLVED (a) To note that no questions were received from members of the public. (All in favour)**

### 5. Reports from external organisations

(a) **Cheshire East Ward Member Cllr. T. Jackson** – Councillor T. Jackson was not present at the meeting to report.

**005/24 RESOLVED (a) To note that Borough Councillor T. Jackson was not present at the meeting. (All in favour)**

### 6. Finance

(a) **Financial Statement 2023/24 as at 2<sup>nd</sup> January, 2024** – Members considered the financial statement 2023/24 which was unanimously accepted. (Appendix A)

(b) **Receipts** – The Chairman outlined the receipts listed at Appendix B.

(c) **Payments** – The Chairman outlined the payments listed at Appendix C.

**006/24 RESOLVED (a) That the Statement of Account as at 2<sup>nd</sup> January, 2024 be received and the Chairman's observations duly noted. (Appendix A)**

**(b) That the report on receipts since the last meeting be received and duly noted. (Appendix B)**

**(c) That the payments listed at Appendix C be approved. (All in favour)**

(d) **Quotation for provision and installation of bench** – It was reported that a quotation from Cheshire East Council for the provision and installation of the replacement bench at the junction of Macclesfield Road and School Lane had been received.

**007/24 RESOLVED (a) To receive the quotation from Cheshire East Council. (b) That the Clerk submit a grant application to support proceeding with the project. (All in favour)**

# OVER ALDERLEY PARISH COUNCIL

## 7. Planning

- (a) **Recent Planning Decisions** – Members noted the recent planning decisions that had been issued by Cheshire East Council in respect of development within the Parish. (Appendix D)
- (b) **Planning applications for consideration**
  - i. **23/4236M**: 12 Ashbrook Road, Over Alderley. SK10 4SH  
Application to regularise as-built single storey extensions with 500mm wide infill strip between existing lawful extensions.

**008/24 RESOLVED**

**(a) That the following comments be submitted to Cheshire East Council in respect of application 23/4236M: Over Alderley Parish Council object to the above application on the grounds that:**

**(a) The application seeks to regularise extensions which appear to have been deliberately built contrary to approved permissions and plans. The officer's report for application 23/0579M clearly identifies anomalies between submitted plans and building work. Furthermore, the amended plans also clearly state, "Rear single storey sitting room extension amended so that it does not attach to a side elevation".**

**(b) That the built extensions have weakened the design intent from the original intention set out in the original design (23/0579 pre-amendment plans) resulting in a building which is considered to lack design merit.**

**(c) The built extensions appear to have departed from the original design and the revised design. The current application to regularise the extensions with a 500mm wide infill strip, therefore, appears to neglect other, additional, departures from approved permissions. (All in favour)**

- ii. **23/4416M**: Smithy Cottage, Birtles Lane, Over Alderley. SK10 4RX  
Certificate of proposed lawful use for single storey domestic outbuilding.

**009/24 RESOLVED**

**(a) That no comments be submitted to Cheshire East Council in respect of application 23/4416M. (All in favour)**

- iii. **Applications received following issue of the agenda: None.**

**010/24 RESOLVED**

**(a) To note that no further applications had been received since the issuing of the agenda. (All in favour)**

- (c) **Planning enforcement updates** – It was reported that Cheshire East Council is currently reviewing existing enforcement matters within the Parish.
- (d) **Further matters for reporting to planning enforcement** – It was reported that development works had been taking place at Birtles Lane.

**011/23 RESOLVED**

**(a) That the Clerk refer the above report to Cheshire East Council for attention. (All in favour)**

- (e) **Environment Agency Update** – It was reported that there had been no updates relating to applications for activities within the Parish.
- (f) **Local flooding issues** – Members discussed the current flooding along Birtles Lane and possible causes for the excess water. It was not considered that the possible causes for the flooding were due to matters which could be address via planning enforcement action.

**012/24 RESOLVED**

**(a) That no further action be taken at this time in respect of**

# OVER ALDERLEY PARISH COUNCIL

flooding matters.

**(b) That Councillor J. Wilson report the outcome of the discussion to residents who had raised concerns.**

**(All in favour)**

## 8. Neighbourhood Plan

- (a) **Update on activities** – It was reported that the Neighbourhood Plan documents were currently being finalised. It was anticipated that the draft Plan would be complete by March, 2024.
- (b) **Funding application** – It was reported that the funding application had been successful and that £5,565 had been awarded to the Parish Council to support the preparation of the Neighbourhood Plan.

**013/24 RESOLVED**

**(a) To receive and note the updates.**

**(All in favour)**

## 9. Highway Maintenance and Enhancements

- (a) Updates relating to the following highway matters –
- i. Holes on Birtles Lane (near to access point to Highlees Farm).  
Update: No update. (Holes to be reviewed and re-reported)
  - ii. Removal of surplus signs (change of priority) at School Lane.  
Update: Signage work is not currently allocated highest priority.
  - iii. Deterioration of highway surface on Slade Lane.  
Update: No update.
  - iv. Verge obstruction at Slade Lane.  
Update: Cheshire East Highways currently chasing Records Team for their input into resolving the current issue.
  - v. Grit bin position at Slade Lane.  
Update: see (iv) above.
  - vi. Potholes on Macclesfield Road near to Smithy Cottage.  
Update: No update.
  - vii. Broken bridleway sign at Cross Lane.  
Update: Matter referred to Public Rights of Way team for attention.
  - viii. Damaged sign on Macclesfield Road near to junction with Greyhound Lane.  
Update: Signage work is not currently allocated highest priority.
  - ix. Muddy section along Nether Alderley FP55.  
Update: Matter referred to Public Rights of Way team for attention.
  - x. Blocked drains at Slade Lane causing flooding of Hocker Lane.  
Update: No update.
  - xi. Potholes at Birtles Lane (near Varden Town Cottages).  
Update: No update.
  - xii. Missing street sign at School Lane.  
Update: It may be possible for the Parish Council to fund the replacement of the sign, details of the cost and potential timescale for the work are awaited.
  - xiii. Flooding at Birtles Lane.  
Update: Flooding in three places present today. Re-report the issues.

**014/24 RESOLVED**

**(a) That the Clerk continue to pursue updates relating outstanding matters.**

**(All in favour)**

- (b) **Highway matters for attention from Members** – No new issues were reported.

**015/24 RESOLVED**

**(a) To note that no new highway defects had been identified.**

**(All in favour)**

# OVER ALDERLEY PARISH COUNCIL

## 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. Cheshire East Council: Strategic Leisure Review Consultation 2023.

**016/24 RESOLVED (a) That no response be submitted to the consultation. (All in favour)**

ii. NALC: Notification of the Local Government Services Pay Agreement.

**017/24 RESOLVED (a) To receive and adopt the new pay scales. (All in favour)**

iii. ChALC: Invitation to information briefing regarding the Cheshire Archives.

**018/24 RESOLVED (a) To receive and note the information. (All in favour)**

iv. Cheshire East Council: Confirmation of taxbase 2024/25.

**019/24 RESOLVED (a) To receive and note the information. (All in favour)**

v. Cheshire East Council: Invitation to Holocaust Memorial Day Service.

**020/24 RESOLVED (a) To receive and note the information. (All in favour)**

vi. Cheshire East Council: Strategic Planning Update (December, 2023).

**021/24 RESOLVED (a) To receive and note the information. (All in favour)**

## 11. Community Issues

- (a) **Prestbury Ward Policing Team** – It was reported that no report had been received from the local Policing Team.

### (b) Alderley Park

i. **Alderley Park Liaison Committee** – It was reported that no meeting had taken place. It was suggested that a query should be raised as to when committee meetings would re-commence.

ii. **Other matters relating to Alderley Park** – It was noted that residents of Alderley Park had been active in submitting views in respect of the recent planning application (23/3619M).

**022/24 RESOLVED (a) That the Clerk make enquiries as to when Alderley Park Liaison Committee meetings will recommence. (All in favour)**

- (c) **Over Alderley Primary School Charity** – There was nothing to report. It was noted, however, that there had been some recent tree works taking place at the site.

(d) **Mobile phone coverage within the area** – There was nothing to report.

(e) **Allotments** – It was reported that three allotments had become vacant following issue of the annual invoices. Two plots had been re-allocated with the third due to be allocated shortly. It was suggested that the policy relating to the allocation of allotment plots should be reviewed.

**023/24 RESOLVED (a) To receive and note the update. (b) That the policy relating to the allocation of allotment plots be reviewed at the next meeting. (All in favour)**

- 12. Parish Councillor Vacancy** – It was reported that a resident had expressed interest in joining the Parish Council.

**024/24 RESOLVED (a) That Mr. N. Potts be co-opted to Over Alderley Parish Council. (b) That the declaration of acceptance of office be received. (All in favour)**

# OVER ALDERLEY PARISH COUNCIL

**13. Matters for inclusion on next/future meeting agenda**

(a) Allotment allocation policy.

**14. Dates of next meeting – Tuesday 5<sup>th</sup> March, 2024 at 7:00p.m.**

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 (Section 100(a) of the Local Government Act 1972) 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.

**025/24 RESOLVED (a) That it was not necessary to exclude the Public and Press from the remainder of the Meeting as no items were to be considered at Item 15.**

**15. Matters for consideration including those transferred from above items – None.**

The meeting was declared closed by the Chairman at 7:31p.m.

Signed:..... Approval date: 5<sup>th</sup> March, 2024

# OVER ALDERLEY PARISH COUNCIL

## APPENDIX A

Financial Statement – 2023/24 as at 2 <sup>nd</sup> January, 2024					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to Nov. 23 £	Agenda Jan. 24 £	Budget Balance £
	<b>Receipts</b>				
5,266.00	Precept	5,309.00	5,309.00		0.00
1,658.52	Balances	1,693.00	0.00		0.00
10.95	Investment interest		15.46	21.04	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		3,645.95		0.00
166.46	Allotment Rent		20.75	30.70	0.00
738.83	VAT refund		1,170.50		360.50
257.60	Unpresented cheque 2021/22		0.00		
<b>14,957.76</b>	<b>Total receipts</b>	<b>7,002.00</b>	<b>10,161.66</b>	<b>51.74</b>	<b>360.50</b>
	<b>Payments</b>				
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	74.26		70.74
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	1,737.00	1,650.00	-3,387.00
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		36.50	324.00	
<b>14,957.76</b>	<b>Total payments</b>	<b>7,002.00</b>	<b>2,132.74</b>	<b>1,974.00</b>	<b>3,255.76</b>

Cash/Bank reconciliation	01/04/23	07/11/23	02/01/24	31/03/24
Balance B/Fwd	8,622.56	8,622.56	16,651.48	14,729.22
Add total receipts	7,002.00	10,161.66	51.74	360.50
Less total payments	7,002.00	2,132.74	1,974.00	3,255.76
Balance C/Fwd	8,622.56	16,651.48	14,729.22	11,833.96
<b>Cumulative balances</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/23</b>	<b>07/11/23</b>	<b>02/01/24</b>	<b>31/03/24</b>
General funds	3,675.56	9,505.53	7,583.27	4,688.01
Earmarked reserves	4,947.00	7,145.95	7,145.95	7,145.95
	8,622.56	16,651.48	14,729.22	11,833.96

# OVER ALDERLEY PARISH COUNCIL

## Cash/Bank Reconciliation as at 2<sup>nd</sup> January, 2024

### Cash

Balance brought forward 01/04/23		
Current Account	6,120.20	
Business Reserve Account	2,502.36	
	8,622.56	
Plus receipts	10,213.40	
Less payments	4,106.74	
Balance carried forward 02/01/24:	14,729.22	

### Bank (NatWest)

<b>Business Reserve Account</b>	2,517.82		05/10/23
Add receipts/transfer since above statement			
	0.00		
		0.00	
Less unrepresented cheques			
	0.00		
		0.00	
		2,517.82	02/01/24
<b>Current Account</b>	4,164.36		05/12/23
Add receipts/transfer since above statement			
	0.00		
		0.00	
Less unrepresented cheques			
Approved	0.00		
For approval	-1,974.00		
		-1,974.00	
		2,190.36	02/01/24
<b>Liquidity Manager Account</b>	10,021.04		01/12/23
Add receipts/transfer since above statement			
	0.00		
		0.00	
Less unrepresented cheques			
	0.00		
		0.00	
		10,021.04	02/01/24
<b>Total bank balances 02/01/24</b>		14,729.22	

# OVER ALDERLEY PARISH COUNCIL

## APPENDIX B

### Receipts

NatWest Bank plc	£21.04	Gross interest – November 2023 (LM)
Allotment holder	£30.70	Allotment rent 2023/24

## APPENDIX C

### Payment for approval

Cheque No 000335	Over Alderley & Birtles Reading Room	£30.00	Room hire (Neighbourhood Plan)
Cheque No 000336	Kirkwells Limited	£1,944.00	Neighbourhood Plan support

## APPENDIX D

### Outstanding planning applications & recent planning decisions

- 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
- 21/1945M 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
- 22/4903M Land off Hocker Lane, Over Alderley.  
Demolition of existing buildings and erection of 1 no. dwelling, landscaping and associated works.  
DECISION STATUS – Undecided
- 23/0668M 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



## OVER ALDERLEY PARISH COUNCIL

- 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
- 23/1731M 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 – Approved with conditions (18/12/23)
- 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.  
DECISION STATUS – Undecided
- 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)  
DECISION STATUS – Undecided
- 23/2978M Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN  
Rebuilding works to provide 2 no. dwellings with associated works (resubmission of 21/1848M).  
DECISION STATUS – Undecided
- 23/3619M Heatherley Woods, Alderley Park, Nether Alderley, Macclesfield. SK10 4TG  
Proposed redevelopment of the site to create a single Integrated Retirement Community (Use Class C2) comprising 139 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. (resubmission of application – 22/2819M)  
DECISION STATUS – Undecided (Scheduled for Strategic Planning Board: 31/01/24)
- 23/3683M Shawcross, Hocker Lane, Over Alderley. SK10 4SB  
Alterations and minor extensions; add car port to existing garage.  
DECISION STATUS – Undecided
- 23/3770D Finlows Villa, Mottram Road, Alderley Edge. SK9 7JF  
Discharge of conditions 2, 5, 6, 9, 10, 11, 13, 15, 17, 18, 19 and 20 on approval 21/2052M.  
DECISION STATUS – Undecided
- 23/3868M Everybody at Alderley Park, Congleton Road, Nether Alderley.  
Retrospective application for full planning permission to convert 2 x tennis courts into 3 x padel tennis courts, erection of customer kiosk, creation of new pedestrian access and associated boundary treatments.  
DECISION STATUS – Undecided