

OVER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council meeting held

Tuesday 4th July, 2023 at 7:00p.m.

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

Present – Councillors D. Burns (Chairman), I. Beaumont, S. Feather, S. Pett, J. Wilson.

Members of the public (0).

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

1. **Apologies for absence** – Councillor F. Douglas – Personal commitment.

091/23 **RESOLVED** (a) **To receive and approve the apology for absence above.**
(All in favour)

2. **Declarations of interest** – None.

092/23 **RESOLVED** (a) **To note that no declarations of interest were made.**
(All in favour)

3. **Minutes**

(a) Minutes of the Annual Parish Council meeting held 16th May, 2023 had been previously circulated to all Members.

093/23 **RESOLVED** (a) **That the minutes of the Annual Parish Council meeting held 16th May, 2023 be approved as a correct record and signed by the Chairman.** (All in favour)

(b) Minutes of the Annual Parish Meeting held 16th May, 2023 had been previously circulated to all Members.

094/23 **RESOLVED** (a) **That the minutes of the Annual Parish Meeting held 16th May, 2023 be confirmed as a correct record.** (All in favour)

7:05p.m. - Councillor S. Pett joined the meeting.

4. **Public forum for questions** – No questions had been received from or were presented by members of the public.

095/23 **RESOLVED** (a) **To note that no questions were raised by members of the public.** (All in favour)

Item 12 was brought forward to this point in the meeting.

5. **Reports from external organisations**

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

096/23 **RESOLVED** (a) **To note Borough Councillor T. Jackson was not present at the meeting.** (All in favour)

(b) **Alderley Edge & Prestbury Wards Policing Team** – The local PCSO had forwarded a report outlining that there had been four reported incidents within the Parish during the last month. Suspicious vehicles had been reported at Findlow Hill Lane and at the car park at Dunge Farm. Suspected stolen goods had been reported in a van. Males being verbally abusive and smashing bottles had been reported at Macclesfield Road. Residents are reminded to review home, outbuilding and vehicle security.

097/23 **RESOLVED** (a) **To receive and note the report from the Police.** (All in favour)

6. **Finance**

(a) **Financial Statement 2023/24 as at 4th July, 2023** – Members considered the financial statement 2023/24 which was unanimously accepted. (Appendix A)

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

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

- 098/23 RESOLVED** (a) **That the Statement of Account as at 4th July, 2023 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)

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. **23/2055D** – 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.

099/23 RESOLVED (a) **That no comments be submitted to Cheshire East Council in respect of application 23/2055D.**
(All in favour)

- ii. **23/2193M** – Valais Farm, Birtles Lane, Over Alderley. SK10 4RY
Agricultural determination for an agricultural building to store hay, straw and agricultural machinery.

100/23 RESOLVED (a) **That a query be submitted to Cheshire East Council in respect of application 23/2193M to query the legitimacy of the need for further agricultural buildings at the site given recent similar applications.**
(All in favour)

- iii. **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)

101/23 RESOLVED (a) **That the following comments be submitted to Cheshire East Council in respect of application 23/2287M:**
Over Alderley Parish Council considers that the scale, nature and massing of the proposed extension will be detrimental to the original Grade II listed building.
It is considered that the proposed extension will adversely affect the setting of the Grade II listed building due to the disproportionately large size of the proposed extension compared with the listed building. The proposed glazed link and extension building are not considered to be in keeping with the original Grade II listed building.
The Parish Council suggests that the application be referred to an independent design panel to assess the quality of the proposed design and to secure more detailed information about the proposal.
(All in favour)

- iv. **Applications received following receipt of the agenda:** None.

102/23 RESOLVED (a) **To note that no further application had been received.**

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(All in favour)

- (c) **Planning enforcement updates** – No updates had been received.
- (d) **Environment Agency Update** – It was reported that there had been no updates relating to applications for activities within the Parish.

8. Neighbourhood Plan – It was reported that the Regulation 14 consultation was currently open. Consideration will need to be given to the responses received and any required amendments to the draft Neighbourhood Plan.

103/23 RESOLVED (a) To receive and note the update. (All in favour)

9. Highway Maintenance and Enhancements

- (a) Updates relating to the following highway matters – Members noted the following updates:
 - i. Holes on Birtles Lane (near to access point to Highlees Farm).
No update.
 - ii. Removal of surplus signs (change of priority) at School Lane.
No update.
 - iii. Deterioration of highway surface on Slade Lane.
No update.
 - iv. Concern about pedestrian safety when walking along Macclesfield Road between access points to Over Alderley FP21 and Over Alderley BR22. Reports of issues experienced need to be reported to Cheshire East Council via Fix my Street in order for the matter to be progressed.
 - v. Verge obstruction at Slade Lane.
Matter re-reported – relevant information and documents being reviewed.
 - vi. Grit bin position at Slade Lane.
Matter re-reported – awaiting update.
 - vii. Deterioration of carriageway and verges along Birtles Lane due to increased volume and size of traffic.
Specific reports for individual potholes/damage required to progress matter.
 - viii. Missing road name plate at School Lane.
Report has been assessed and been added to the improvement programme for repair over the longer term. It is unlikely to be repaired within this financial year.
 - ix. Flooding at Hocker Lane.
Appears resolved at present.
 - x. Potholes on Macclesfield Road near to Smithy Cottage.
No update.
 - xi. Broken bridleway sign at Cross Lane.
No update.
 - xii. Damaged sign on Macclesfield Road near to junction with Greyhound Lane.
No update.

104/23 RESOLVED (a) That the Clerk continue to pursue updates relating outstanding matters. (All in favour)

- (b) **Highway matters for attention from Members** – It was reported that the condition of Nether Alderley FP55 is deteriorating. A section becomes very muddy during wet weather.

105/23 RESOLVED (a) That the Clerk report the above matter to Cheshire East Council. (All in favour)

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- (c) **Highway priorities** – It was noted that no feedback had yet been received regarding the highway priorities which had been submitted to Cheshire East Council. ChALC was also pursuing, without success, responses from Cheshire East Highways.

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. ChALC – Invitation to submit motions to the Annual Meeting for debate.

106/23 RESOLVED (a) That no motions be submitted to the meeting. (All in favour)

ii. Cheshire East Council – Cheshire East Libraries Service Review: Public Consultation Launch..

107/23 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

iii. Invitation to meeting with Police & Crime Commissioner on 4th July, 2023.

108/23 RESOLVED (a) To note that no-one was available to attend the meeting. (All in favour)

iv. Invitation to Cheshire East Town & Parish Council Network Meeting on 12th July, 2023. Topic: Code of Conduct.

109/23 RESOLVED (a) To receive and note the invitation. (All in favour)

v. ChALC – Notice of preparation for national events to commemorate the 80th Anniversary of D-Day on 6th June, 2024.

110/23 RESOLVED (a) To receive and note the information. (All in favour)

vi. Police & Crime Commissioner – Quarterly Review.

111/23 RESOLVED (a) To receive and note the information. (All in favour)

vii. Symphony Park – Invitation to preview exhibition of proposed planning application for development at Alderley Park.

112/23 RESOLVED (a) That Councillor J. Wilson attend the exhibition on behalf of Over Alderley Parish Council. (All in favour)

11. Community Issues

(a) Alderley Park

i. **Alderley Park Liaison Committee** – It was reported that no meeting was currently scheduled. The future of this committee was currently unclear, therefore, Councillor I. Beaumont would make enquiries to establish current position.

ii. **Other matters relating to Alderley Park** – No issues were raised.

- (b) **Over Alderley Primary School Charity** – It was reported that progress was awaited regarding the legal processes which would enable the sale of the site.

12. Parish Councillor Vacancies

- (a) **Co-option of Parish Councillors** – One resident had expressed interest to be co-opted to the Parish Council.

113/23 RESOLVED (a) That Mr. Simon Feather be co-opted to Over Alderley Parish Council. (b) That the Declaration of Acceptance of Office from Councillor S. Feather be received.

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(b) That a further Member be co-opted at a future meeting.
(All in favour)

13. Matters for inclusion on next/future meeting agenda

(a) Several carried forward from previous meetings.

14. Dates of next meeting - Tuesday 5th September, 2023 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.

114/22 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 8:08p.m.

Signed:..... Approval date: 5th September, 2023

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APPENDIX A

Financial Statement – 2023/24 as at 4 th July, 2023					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to May 23 £	Agenda Jul. 23 £	Budget Balance £
	Receipts				
5,266.00	Precept	5,309.00	0.00	2,654.50	2,654.50
1,658.52	Balances	1,693.00	0.00		0.00
10.95	Investment interest		0.00		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		0.00	3,645.95	0.00
166.46	Allotment Rent		0.00		0.00
738.83	VAT refund		0.00	1,170.50	36.50
257.60	Unpresented cheque 2021/22		0.00		
14,957.76	Total receipts	7,002.00	0.00	7,470.95	2,691.00
	Payments				
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	15.96		129.04
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	1,447.00	290.00	-1,737.00
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		34.50	2.00	
14,957.76	Total payments	7,002.00	1,782.44	292.00	4,964.06

Cash/Bank reconciliation	01/04/23	16/05/23	04/07/23	31/03/24
Balance B/Fwd	8,622.56	8,622.56	6,840.12	14,019.07
Add total receipts	7,002.00	0.00	7,470.95	2,691.00
Less total payments	7,002.00	1,782.44	292.00	4,964.06
Balance C/Fwd	8,622.56	6,840.12	14,019.07	11,746.01
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/23	16/05/23	04/07/23	31/03/24
General funds	3,675.56	3,340.12	6,873.12	8,246.01
Earmarked reserves	4,947.00	3,500.00	7,145.95	3,500.00
	8,622.56	6,840.12	14,019.07	11,746.01

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Cash/Bank Reconciliation as at 4th July, 2023

Cash

Balance brought forward 01/04/23	
Current Account	6,120.20
Business Reserve Account	2,502.36
	8,622.56
Plus receipts	7,470.95
Less payments	2,074.44
Balance carried forward 04/07/23:	14,019.07

Bank (NatWest)

Business Reserve Account	2,502.36		05/04/23
Add receipts/transfer since above statement			
	0.00		
		0.00	
Less unrepresented cheques			
	0.00		
		0.00	
		2,502.36	04/07/23
Current Account	11,921.19		05/06/23
Add receipts/transfer since above statement			
	0.00		
		0.00	
Less unrepresented cheques			
Approved	-112.48		
For approval	-292.00		
		-404.48	
		11,516.71	04/07/23
Total bank balances 04/07/23		14,019.07	

APPENDIX B

Receipts

Cheshire East Borough Council	£2,654.50	Precept 2023/24 (50%)
HM Revenue & Customs	£1,170.50	VAT reclaim 2022/23
Cheshire East Borough Council	£3,645.95	Community Infrastructure Levy (Oct.22 – Mar.23)

APPENDIX C

Payment for approval

Cheque No. 000333	J. Wilson	£12.00	Neighbourhood Plan printing
Cheque No. 000334	Soterios Design & Print	£280.00	Neighbourhood Plan printing

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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; Appeal - 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 – Approved (15/05/23)
- 22/3327M Caravan at Herb Garden, Birtles Lane, Over Alderley.
Certificate of lawful proposed development of replacement of lodge style caravan.
DECISION STATUS – Undecided

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- 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
- 22/4903M Land off Hocker Lane, Over Alderley.
Demolition of existing buildings and erection of 1 no. dwelling, landscaping and associated works.
DECISION STATUS – Undecided
- 23/0579M 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.
DECISION STATUS – Positive certificate (18/05/23)
- 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
- 23/1045M 3 Ashbrook Drive, Over Alderley. SK10 4SH
Rear single storey extension with associated raised terrace, steps and garden access ramp (or lift access).
DECISION STATUS – Undecided
- 23/1397M Windmill Farm, Wrigley Lane, Over Alderley. SK10 4SA
Certificate of proposed lawful development for the construction of a two-storey rear extension.
DECISION STATUS – Negative certificate (02/06/23)
- 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
- 23/1507M Valais Farm, Birtles Lane, Over Alderley. SK10 4RY
Prior approval for a proposed agricultural building to store hay, straw and agricultural machinery.
DECISION STATUS – Determination – approval not required (stage 1) (24/05/23)
- 23/1602D Birtles Old Hall, Chelford Road, Henbury. SK10 4RS
Discharge of condition 3 on approval 21/2158M.
DECISION STATUS – Approved (10/05/23)
- 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 – Undecided