

OVER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council meeting held

Tuesday 7th November, 2023 at 7:00p.m.

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

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

Members of the public (1).

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

1. **Apologies for absence** – Cheshire East Ward Member Cllr. T. Jackson.

137/23 **RESOLVED** (a) **To receive the apology for absence above.** (All in favour)

2. **Declarations of interest**

Dr. E. M. Maddock – Item 6(g) – Clerk & Responsible Financial Officer.

138/23 **RESOLVED** (a) **To note the above declaration of interest.** (All in favour)

3. **Minutes**

(a) Minutes of the Parish Council meeting held 5th September, 2023 had been previously circulated to all Members.

139/23 **RESOLVED** (a) **That the minutes of the Parish Council meeting held 5th September, 2023 be approved as a correct record and signed by the Chairman.** (All in favour)

4. **Public forum for questions** – A member of the public requested information regarding possible opportunities to obtain pre-planning application feedback from residents. Members suggested that information should be communicated direct, e.g. via a leaflet, to relevant residents by the member of the public.

140/23 **RESOLVED** (a) **To receive and note the query from the member 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.

141/23 **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 7th November, 2023** – 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.

142/23 **RESOLVED** (a) **That the Statement of Account as at 7th November 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)

(d) **Grant towards Parish Picnic** – It was reported that no grant was to be requested as funding for the event had been secured from other sources.

143/23 **RESOLVED** (a) **To receive and note the update.** (All in favour)

(e) **Internal Auditor 2023/24** – The Clerk reported that it was necessary to appoint an Internal Auditor for the 2023/24 financial year. Members considered the service

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provided during the 2022/23 audit and considered that it was satisfactory.

144/23 RESOLVED (a) That JDH Business Services Ltd. be appointed as Internal Auditor for the 2023/24 financial year. (All in favour)

(f) **Financial Risk Assessment** – Members considered the Financial Risk Assessment 2023/24. (Appendix D)

145/23 RESOLVED (a) That the Financial Risk Assessment 2023/24 be approved as presented at Appendix D. (All in favour)

(g) **Budget 2024/25 -**

i. **Revised budget 2023/24** – Members considered the revised budget 2023/24.

ii. **Draft budget 2024/25** – Members considered the draft budget 2024/25.

iii. **Precept requirements for 2024/25** – Members considered the precept requirements for 2024/25.

146/23 RESOLVED (a) That the revised budget 2023/24 be approved as presented. (Appendix E)

(b) That the draft budget 2024/25 be approved as presented. (Appendix E)

(c) That a precept demand in the sum of £5,574 be submitted to Cheshire East Council.

(d) That approval be given for the Clerk's salary to be increased by one salary increment with effect from 1st April, 2024.

(e) That the Clerk's working hours be increased by 0.5 hours per week with effect from 1st April, 2024. (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 F)

(b) **Planning applications for consideration**

i. **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)

147/23 RESOLVED (a) That the comments at Appendix G be submitted to Cheshire East Council in respect of application 23/3619M. (All in favour)

ii. **23/3683M:** Shawcross, Hocker Lane, Over Alderley. SK10 4SB
Alterations and minor extensions; add car port to existing garage.

148/23 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 23/3683M. (All in favour)

iii. **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.

149/23 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 23/3770D. (All in favour)

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- iv. **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.

150/23 RESOLVED (a) That the following comment be submitted to Cheshire East Council in respect of application 23/3868M:
Over Alderley Parish Council object to the conversion of tennis courts to padel courts on the grounds that:
(a) the increased noise arising from the use of the padel courts will cause detrimental disturbance to nearby wildlife.
(b) the use of floodlighting will lead to unnecessary light pollution in the surrounding rural landscape. (All in favour)

- v. Applications received following issue of the agenda: None.

151/23 RESOLVED (a) To note that no further applications had been received since the issuing of the agenda. (All in favour)

- (c) **Environment Agency Update** – It was reported that there had been no updates relating to applications for activities within the Parish.
(d) **Planning enforcement updates** – It was reported that Cheshire East Council is currently reviewing existing enforcement matters within the Parish.
(e) **Further matters for reporting to planning enforcement** – It was reported that extensive grounds works had been taking place at Birtles Lane.

152/23 RESOLVED (a) That the Clerk refer the above report to Cheshire East Council for attention. (All in favour)

- (f) **Refurbishment work at the Reading Rooms** – Members reported that during refurbishment works at the Reading Rooms illustrated glass had been removed from the windows and replaced with plain glass. Cheshire East Council, following receipt of representations by an individual, appear to consider that the work was not in breach of planning regulations. Members expressed disappointment at the loss of this unique character feature of the building.

8. **Neighbourhood Plan** – It was reported that the Neighbourhood Plan documents were currently being finalised. A grant application to support the final stages of the work had been submitted to Locality.

153/23 RESOLVED (a) To receive and note the update. (All in favour)

9. Highway Maintenance and Enhancements

- (a) Updates relating to the following highway matters –

- 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.

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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.

- 154/23 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 there were two areas of flooded highway along Birtles Lane. It was also reported that the flooding at Hocker Lane was continuing to cause problems for residents.
- 155/23 RESOLVED (a) That the Clerk report the above matters to Cheshire East Council. (All in favour)**

10. Reports from meetings of external organisations

- (a) **Cheshire East Council Climate Conference (03/10/23)** – It was reported that Cheshire East Council had set ambitious targets to reach carbon net zero. The use of electric or hydrogen vehicles had already been implemented and a new solar farm is expected to be built in the south of the Borough.
- (b) **Manchester Airport Town & Parish Council Forum (11/10/23)** – It was reported that the meeting had provided updates relating to community engagement activities, the airport transformation project, complaints to the airport and the airspace review project.
- (c) **ChALC Annual Meeting (12/10/23)** – It was reported that the meeting considered six motions, all of which were approved. It had also been agreed to increase the subscription charges, payable by Town and Parish Councils, for 2024/25.
- (d) **Introduction to The Mersey Forest (16/10/23)** – It was reported that The Mersey Forest is making trees available to landowners for planting in appropriate locations. Hedge planting is also being promoted.

- 156/23 RESOLVED (a) To receive and note the reports from the above meetings. (All in favour)**

11. 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: Green Spaces Maintenance Review Consultation.

- 157/23 RESOLVED (a) To submit an objection to the proposed reduction in maintenance of the open space at Ashbrook Drive on the grounds of the likely detrimental impact on residents, including children, using the site and the likely increase in**

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waste being left at the site. (All in favour)

- ii. Cheshire Fire Authority: 2024-2028 Draft Community Risk Management Plan consultation.

158/23 RESOLVED (a) To receive and note the consultation. (All in favour)

- iii. Police & Crime Commissioner: Commissioner's Review 2023 Q3.

159/23 RESOLVED (a) To receive and note the information. (All in favour)

- iv. Slow Ways: National walking network creation.

160/23 RESOLVED (a) To receive and note the information. (All in favour)

- v. Cheshire East Council: Consultation on Final Draft Biodiversity Net Gain Supplementary Planning Document.

161/23 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

12. 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.
ii. **Other matters relating to Alderley Park** – No other matters currently required discussion.

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

- (d) **Mobile phone coverage within the area** – It was reported that support had been received from David Rutley MP regarding the project. Local concern had been expressed regarding the proposed removal of the copper landline network prior to full fibre being installed and/or mobile phone coverage being improved.

- (e) **Allotments** – It was reported that the allotment invoices were to be issued imminently with a polite reminder to request that plots are kept maintained at all times.

162/23 RESOLVED (a) To receive and note the updates relating to community issues. (All in favour)

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

163/23 RESOLVED (a) That the resident be invited to the next meeting. (All in favour)

14. **Matters for inclusion on next/future meeting agenda** – None.

15. **Dates of next meeting** – Tuesday 2nd January, 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.

164/22 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 16.

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

The meeting was declared closed by the Chairman at 8:55p.m.

Signed:..... Approval date: 2nd January, 2024

APPENDIX A

Financial Statement – 2023/24 as at 7 th November, 2023					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to Sep. 23 £	Agenda Nov. 23 £	Budget Balance £
	Receipts				
5,266.00	Precept	5,309.00	2,654.50	2,654.50	0.00
1,658.52	Balances	1,693.00	0.00		0.00
10.95	Investment interest		6.75	8.71	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		0.00	20.75	0.00
738.83	VAT refund		1,170.50		36.50
257.60	Unpresented cheque 2021/22		0.00		
14,957.76	Total receipts	7,002.00	7,477.70	2,683.96	36.50
	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	68.59	5.67	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		-1,737.00
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		36.50		
14,957.76	Total payments	7,002.00	2,127.07	5.67	4,905.76

Cash/Bank reconciliation	01/04/23	05/09/23	07/11/23	31/03/24
Balance B/Fwd	8,622.56	8,622.56	13,973.19	16,651.48
Add total receipts	7,002.00	7,477.70	2,683.96	36.50
Less total payments	7,002.00	2,127.07	5.67	4,905.76
Balance C/Fwd	8,622.56	13,973.19	16,651.48	11,782.22
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/23	05/09/23	07/11/23	31/03/24
General funds	3,675.56	6,827.24	9,505.53	4,636.27
Earmarked reserves	4,947.00	7,145.95	7,145.95	7,145.95
	8,622.56	13,973.19	16,651.48	11,782.22

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Cash/Bank Reconciliation as at 7th November, 2023

Cash

Balance brought forward 01/04/23		
Current Account	6,120.20	
Business Reserve Account	2,502.36	
	8,622.56	
Plus receipts	10,161.66	
Less payments	2,132.74	
Balance carried forward 07/11/23:	16,651.48	

Bank (NatWest)

Business Reserve Account	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	07/11/23
Current Account	14,151.33		05/10/23
Add receipts/transfer since above statement			
	0.00	0.00	
Less unrepresented cheques			
Approved	-12.00		
For approval	-5.67	-17.67	
		14,133.66	07/11/23
Total bank balances 07/11/23		16,651.48	

APPENDIX B

Receipts

NatWest Bank plc	£2.82	Gross interest – July 2023
NatWest Bank plc	£2.99	Gross interest – August 2023
Cheshire East Borough Council	£2,654.50	Precept 2023/24 (50%)
Allotment holder	£20.75	Allotment rent 2023/24
NatWest Bank plc	£2.90	Gross interest – September 2023

APPENDIX C

Payment for approval

Direct Debit	United Utilities	£5.67	Allotment water charges (Jul-Oct.23)
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APPENDIX D

OVER ALDERLEY PARISH COUNCIL FINANCIAL RISK ASSESSMENT - 2023/24

Subject	Risk(s) Identified	H/M/L	Management/Control of Risk	Review/Assess/Revise
Business continuity	Risk of Council not being able to continue its business due to an unexpected or tragic circumstance.	L	In the event of the Clerk being indisposed the Chairman (or other nominated Member) may perform the necessary duties.	Existing procedure adequate. Review when necessary.
	Loss of paper/electronic records.	M	Files and records kept at the Clerk's home. Regular backup of electronic files is made. Paper documents stored in metal filing cabinets. Approved Minutes scanned. Electronic minutes published on website.	Existing procedure adequate.
Precept	Adequacy of precept for Council to carry out its Statutory duties.	H	Budgetary Control statement presented to Council at each meeting.	Existing procedure adequate.
	Requirements not submitted to CEC.	L	Full Minute - RFO to follow up.	Existing procedure adequate.
Financial records	Amount not received from CEC.	L	RFO to confirm receipt and Minute at next Meeting of Council.	Existing procedure adequate.
	Inadequate records.	L	Financial Regulations specify requirements of Council.	Existing procedure adequate. Review Financial Regulations 2024.
	Financial irregularities.	L	Internal Audit of accounts by competent, independent person. Periodic financial reports are presented to Council. Cheque signatories are separate from person raising the cheque.	Existing procedure adequate. Review bank signatories when change of Councillors/circumstances.
	Inadequate checks.	L	Bank reconciliation produced at each meeting.	Existing procedure adequate. Review Financial Regulations 2024.
Bank and banking	Bank mistakes.	L	RFO check all bank statements against Council records and query errors immediately.	Existing procedure adequate.
	Loss.	L	RFO check all bank statements against Council records and query inconsistencies immediately.	Existing procedure adequate.
	Charges.	L	RFO check adequate funds prior to issuing cheques. RFO challenge charges where errors made by bank.	Existing procedure adequate.
Cash	Loss through theft or dishonesty.	L	Cash handling is not encouraged but where cash received - banked within 7 days.	Existing procedure adequate.
Reserves - General	Adequacy.	L	Consider at Budget setting.	Existing procedure adequate.
Reserves - Earmarked	Adequacy.	L	Consider at Budget and review of final accounts.	Existing procedure adequate.

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Subject	Risk(s) Identified	H/M/L	Management/Control of Risk	Review/Assess/Revise
Reporting and auditing	Information communication.	L	A monitoring statement is produced regularly before each Council meeting and approved at the meeting. This statement includes bank reconciliation and budget update.	Existing procedure adequate.
	Compliance.	L	An independent internal auditor has been appointed. Annual reports detailing compliance with audit regulations are presented to Council.	Existing procedure adequate.
Direct costs & overhead expenses	Goods not supplied but billed.	L	Procurement undertaken in accordance with best practice guidance. RFO to follow up on all orders.	Existing procedure adequate. Review Financial Regulations 2024.
	Invoice incorrectly calculated or recorded.	L	RFO to check arithmetic on all invoices and perform regular bank reconciliations.	Existing procedure adequate.
	Cheque payable incorrect (excessive or to wrong party).	L	Signatories initial Stub and Voucher to confirm accuracy.	Existing procedure adequate.
	Salary paid incorrectly.	M	Check salary to Minute, check hours and rate to contract. Salary analysis is detailed on the payment vouchers issued.	Existing procedure adequate.
Salaries and associated costs.	Wrong deduction of NI and Tax.	M	NI and Tax deductions are calculated using the HMRC PAYE RTI System which is regularly updated. Check PAYE calculations.	Existing procedure adequate.
	Unpaid Tax and NI contributions to Inland Revenue.	L	Payments are made to HMRC by cheque and detailed in the financial statements presented to Council.	Existing procedure adequate.
Employees.	Loss of clerk.	L	Hours, health, stress, training, long term sick, early departure - risk monitored and managed as appropriate.	Existing procedure adequate. Review annually.
	Fraud by employee.	L	Fidelity Guarantee value reviewed annually and insurance cover arranged.	Existing procedure adequate.
	Actions taken by staff.	L	Relevant training, resources and access to professional advice made available to Clerk.	Existing procedure adequate.
VAT	VAT analysis.	L	All items analysed in cash book. Analysis presented to Council at each meeting.	Existing procedure adequate.
	Claimed within time limits.	L	VAT reclaim submitted annually at year end.	Existing procedure adequate.
Legal powers	Illegal activity or payments.	M	All activity and payments within the powers of the Parish Council to be resolved and minuted at Parish Council Meetings. Relevant procedures set out in Standing Orders and Financial Regulations.	Existing procedure adequate. Review Standing Orders and Financial Regulations 2024.

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Subject	Risk(s) Identified	H/M/L	Management/Control of Risk	Review/Assess/Revise
Supplier (procurement) fraud	Loss through supplier fraud	L	<p>Training for staff to alert them to potential risks of providing sensitive company information, by telephone or other means, especially contract and account information. All supplier detail changes to be verified using contact details held by Parish Council.</p> <p>Periodic review of supplier accounts to remove any dormant accounts.</p> <p>Periodic review of supplier address and financial health details with Companies House.</p> <p>Review insurance provision.</p>	<p>Review training needs 2023/24.</p> <p>Existing procedure adequate.</p> <p>Existing procedure adequate.</p> <p>Existing procedure adequate.</p> <p>Review 2023/24.</p>

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APPENDIX E

REVISED BUDGET 2023/24 & DRAFT BUDGET 2024/25

		Projected 23/24 & Budget 2024/25	Variances 23/24	Balance as at 07/11/23
Clerk's Salary				
2023/24	£2,586.22 p.a. (based upon 3.5 hrs. per week)	2,587	-1	
	NJC Salary Award	182	-26	
		2,769	-27	2,742
2024/25				
	£2,586.22 p.a. (based upon 3.5 hrs. per week)	2,587		
	NJC Salary Award (2023/24)	182		
	Contingency for salary review	91		
	Contingency for working hours review (+0.5hrs/wk)	402		
	Contingency for NJC Salary Award (2024/25)	182		
		3,444		
National Insurance (Employer)				
2023/24	Based on basic salary	0	0	0
2024/25				
	Based on basic salary	0		
Allowances (Clerk)				
2023/24	Employment Expenses	175	0	175
2024/25				
	Employment Expenses	200		
Chairman/Member Allowances				
2023/24	Member Allowances - Nov. 23 - Mar. 24	0	0	0
2024/25				
	Member Allowances	0		
Administration				
2023/24	Stationery & General Office Supplies	110	0	110
2024/25				
	Stationery & General Office Supplies	150		
Audit Fees				
2023/24	External Audit Fees 2022/23	0	0	
	Internal Audit Fees 2022/23	0	2	
		0	2	2
2024/25				
	External Audit Fees 2023/24	0		
	Internal Audit Fees 2023/24	190		
		190		
Insurance				
2023/24	Premium due March 2024	300	0	300
2024/25				
	Premium due March 2025	300		
Grants				
2023/24	Over Alderley & Birtles Reading Room	1,000	0	
	St. Catherine's Church - Monthly Messenger	600	0	
		1,600	0	1,600
2024/25				
	Over Alderley & Birtles Reading Room	1,000		
	Provision	600		
		1,600		
s.137 Donations				
2023/24	Contingency	200	0	200
2024/25				
	Contingency	200		

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		Projected 23/24 & Budget 2024/25	Variances 23/24	Balance as at 07/11/23
Allotments - Water Charges				
2023/24	Standing Charge	11	6	
	Water Charges	39	0	
	Contingency	10	5	
		60	11	71
2024/25				
	Standing Charge	35		
	Water Charges	100		
	Contingency	10		
		145		
Subscriptions/Affiliation Fees				
2023/24	Data Protection Registration	35	0	
	ChALC	0	27	
	Cheshire Community Action	0	20	
		35	47	82
2024/25				
	Data Protection Registration	35		
	ChALC	150		
		185		
Room Hire				
2023/24	Ordinary Parish Council Meetings	90	0	
	Extra Ordinary Parish Council Meetings	30	0	
	Contingency	40	0	
		160	0	160
2024/25				
	Ordinary Parish Council Meetings	90		
	Extra Ordinary Parish Council Meetings	30		
	Contingency	40		
		160		
Asset Maintenance				
2023/24	Notice Boards	100	0	
	Benches	200	-200	
		300	-200	100
2024/25				
	Notice Boards	100		
	Benches	200		
		300		
Neighbourhood Plan				
2023/24	Grant funding from Locality	0	-1,447	
	Activities funded by Parish Council	0	-290	
	Grant funding from Locality	5,295	-5,295	
		5,295	-7,032	-1,737
2024/25				
	Grant funding from Locality	0		
Royal Events				
2023/24	Coronation - King Charles III	0	1,000	1,000
2024/25				
	None	0		
Other				
2023/24	Contingency provision	100	0	100
2024/25				
	Contingency provision	100		

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2023/24 Sub Totals	11,104	-6,199	4,905
2023/24 Income - Grants	-5,295	0	
2023/24 Expenditure Projection and Variance Totals	5,809	-6,199	
2024/25 Draft Budget Expenditure Total	6,974		
Less Funds already held:			
King Charles II Coronation (unspent budget from reserves)	-1,000		
2023/24 savings	0		
From reserves	-400		
Gross Precept Requirement 2024/25	5,574		

Analysis of funds

01/04/23	Balance brought forward	8,622.56	
	Plus receipts (actual)	10,161.66	
	Less payments (actual)	-2,132.74	
	Plus receipts (projected)	5,331.50	
	Less payments (projected)	<u>-11,104.00</u>	
			10,878.98
	Less Earmarked Reserves:		
	Community Infrastructure Levy (CIL)	-3,645.95	
	Asset Maintenance Fund	-1,500.00	
	Bench purchase (School Lane)	-1,000.00	
	Notice Board purchase (Birtles Lane)	<u>-1,000.00</u>	
			-7,145.95
31/03/24	General funds carried forward		<u><u>3,733.03</u></u>

Tax Base 2024/25 (Band D) and Precept impact on Property Bands

2023/24				2024/25			
Band	Ratio	Tax Base	£	Band	Ratio	Tax Base	£
A	6/9		12.79	A	6/9		12.87
B	7/9		14.93	B	7/9		15.01
C	8/9		17.06	C	8/9		17.15
D	9/9	276.65	19.19	D	9/9	288.82	19.30
E	11/9		23.45	E	11/9		23.59
F	13/9		27.72	F	13/9		27.88
G	15/9		31.98	G	15/9		32.17
H	18/9		38.38	H	18/9		38.60
	Precept	£5,309			Precept	£5,574	

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APPENDIX F

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 – “Finally disposed of” (11/10/23)
- 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
- 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 – Approved with conditions (08/09/23)
- 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

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- 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
- 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
- 23/2510M 12 Ashbrook Road, Over Alderley. SK10 4SH
Certificate of lawful proposed use for the provision of hard surface to frontage of existing dwelling to form extended parking area. Hard surface to comprise compacted stone sub-base and decorative gravel surface.
DECISION STATUS – Positive certificate (13/09/23)
- 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

APPENDIX G

23/3619M: Planning Application Response

Planning Reference: 23/3619M

Location: Heatherley Woods, Alderley Park, Congleton Road, Nether Alderley, Macclesfield, Cheshire. SK10 4TG

Proposal: 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)

Objection:

1. Impact on Green Belt - Light pollution:

That the proposed development site, which lies within the parish of Over Alderley, will have a significant impact upon the rural character of this Green Belt parish by further exacerbating unwelcome light pollution from the Alderley Park site.

A defining characteristic of the parish is the night-time dark landscape. The application documents clearly show (Figure 6.6: Night-time photo sheets) that the surrounding countryside of Over Alderley is dark, therefore, the introduction of a 22m high building which will be visible by many existing dwellings (see Figure 6.2: Zone of theoretical visibility) is

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considered unacceptable. The scale and nature of the proposed development, Use Class C2 and its physical position closer to the open countryside, make it inevitable that there will be unacceptable light pollution from the building and grounds when seen from the parish.

2. Design sympathetic to the surrounding rural landscape and ancient woodland:

The proposed development is not sympathetic to the surrounding rural landscape, which includes ancient woodland. The proposed scale of the development introduces a new significant urbanising feature at the periphery of the overall Alderley Park development which does not demonstrate a sensitive approach to development within the rural setting nor provides an appropriate or sympathetic transition between the urban style science centre and surrounding rural landscapes.

The Cheshire East Landscape Character Assessment refers to “the potential for discrete high quality residential development which responds to the woodland enclave, creating a positive relationship and edges between the proposed development and the woodland.” This development is based primarily on achieving a land value and not on addressing local and national policy or government guidance on design and placemaking. The scale of non-compliance is fully exposed through the submission documents. A scheme that has no justification in policy, guidance and best practice, but relies for mitigation on the cross-subsidy contributions that will be generated is flawed from the outset.

3. Detrimental impact on wildlife:

There is concern that the proposed development is likely to have a detrimental impact upon wildlife currently present in the surrounding rural area.

4. Impacts on the population, services and infrastructure:

There is concern that the proposed development will lead to a significant increase in population at the site. As a consequence, this will increase the number of vehicles within the wider development site further impacting on local wildlife together with general air quality. The proposal to include leisure, spa and beauty facilities together with a restaurant, bar and coffee lounge will also contribute to the cumulative impact of the development on wildlife and air quality by the need for multiple, regular deliveries to the site.

The proposed development, which includes provision of 50 on site car parking spaces and the lease of a further 116 car parking spaces from a nearby site, indicates the need to rely on transport by car for both prospective residents and employees of the development. The need to lease off site car parking spaces appears to indicate that the development design is not self-sustaining nor does it appear to reconcile with the target resident demographic. The provision of two chauffeur driven vehicles, available free of charge to residents, does not appear consistent with a development of 139 units and further demonstrates the exclusive ‘luxury’ nature of the proposed development which is considered a barrier to social cohesion in the locality.

5. Removal of trees:

Removal of trees from the site, for convenience purposes, is not considered acceptable.

The requirement to remove trees solely for fire tender access reveals a weakness in the

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design solution and a consequent diversion from policy. The re-development of Alderley Park has successfully created permeable walkable neighbourhoods linking thoughtfully landscaped development into the parkland and woodland setting, promoting health and wellbeing through an inclusive approach to design and access. This proposal strikes a major departure from the preceding strategy in providing a private, exclusive enclave strictly for Symphony Park residents only. Together with the creation of a large monoculture, this serves to reinforce a sense of separation from the adjacent context. Removal of trees and ancient woodland is being undertaken at the expense of a coherent open space network across Alderley Park and to the detriment of a connected integrated community.

Over Alderley Parish Council wish to express opposition to development which would lead to loss or detriment to any of the trees covered by the tree preservation orders surrounding the proposed development site.

6. Impact on neighbouring development:

The proposed development, due to the significant scale and massing, is likely to negatively impact upon the residential amenity of dwellings in the neighbouring development site (Bellway Heatherley Woods).

Over Alderley Parish Council endorses the concerns of the parishioners in the Heatherley Woods development. The Symphony Park development is set on rising ground and is significantly higher than the adjacent residential development. References to “designing within an urban context” and “driving more efficient land use”, used to justify the over-development, fail to respond to the true context. A multi-million pound land receipt cannot be an acceptable reason for the over-development and policy departures of the Symphony Park proposal.

7. Artificial lighting:

Artificial lighting being used, “provide the reception team with visibility across the development” is not considered to be an acceptable approach within the rural setting of Over Alderley. The use of non-essential external artificial lighting which will negatively impact upon the surrounding rural area, wildlife and residential amenity does not demonstrate a sensitive approach.

A key component of the emerging Over Alderley Neighbourhood Plan is a dark skies policy which will seek to eliminate light pollution to reinforce the rural, agricultural character of the parish and to protect wildlife. We do not believe that the safety and amenity of residents using the external amenity spaces at ground and upper floors in the proposed development is compatible with the rest of the parish. It will simply not be possible to meet the two-opposing objectives. The level of artificial lighting required to support the commercial objectives of the developer and the safety and private enjoyment of residents, who, will be on average 80 years of age will create unacceptable light pollution.

8. Impact on adjacent open landscape-viewpoints:

Previous concerns have been raised regarding the approach to assessing the impact of the development on the surrounding open landscape. Previous concerns included that the points chosen were not natural viewpoints, and the revised documents do not appear to address the issues raised as some of the viewpoints now presented appear to focus on a different location (rather than a different angle to the same target location). It is requested that the location of

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the viewpoints is independently assessed by the Planning Officer to ensure that the full and realistic visual impact of the proposed development is being assessed.

It is not realistic to assume that come dusk that ALL the lights will be off. The images provided do not appear to accurately represent the likely visual impact of the proposed development, particularly potential light pollution. Given that the development is targeted towards retired occupants, the potential light pollution from artificial light (both internal and external) is increased due to the likely safety needs and residential occupancy habits of the intended residents.

Over Alderley Parish Council question the accuracy of the proposed images and elevations of the proposed development given the stark variance in size of tree illustrations. It is further questioned whether the tree screening, suggested by the images, will be achievable, sustainable and sufficient to mitigate the large number of artificial lights which will be associated with such a large apartment block. Whilst tree planting in general is supported by the Parish Council, there appears to be a miscorrelation between the proposed building and the surrounding tree planting which is likely to give rise to significant levels of light pollution particularly during the winter period.

9. Socio-economics and health:

ES Chapter 10 - Socio-economics and Health - There are many local societal impacts that are missing from this document. All figures used are either national or Cheshire East-wide. There is no mention of Over Alderley, the parish in which the development sits. At the last count there were 322 electors in Over Alderley. This development will add 240 more (using Symphony Park's breakdown of occupancy) which is only 29 less than the previous, refused scheme for this site. It will nearly double the adult population. It will shift the entire parish from one of agricultural and teleworking to one dominated by a non-working retired population. It will change the nature of everyday life in terms of priorities, needs and social cohesion. This is overlooked by all the documents that form part of the application, including the socio-economic chapters.

ES Chapter 10 - Socio-economics and Health - Creating an exclusive community to which access is determined by wealth and age is not conducive to a diverse, inclusive and balanced community. Cheshire East local plan policies state:

SC4: New residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.

12.32 In order to create mixed, balanced and inclusive communities, provision will need to be made for a variety of housing tenures, types and sizes. An appropriate mix of housing will need to be provided within individual developments, proportionate to the scale of development proposed.

12.33 Facilitating more balanced communities, comprising a range of ages, household types and incomes may also help achieve wider social policy goals, such as reducing concentrations of income poverty and social exclusion.

12.41 A community's need for an appropriate balance and mix of housing, including the provision of affordable housing, is recognised at national level as a material consideration in determining planning applications for housing development. Government policy seeks to create sustainable communities that offer a wide range of housing types and tenures and are socially inclusive.

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ES Chapter 10 - Socio-economics and Health. Quoting of the levelling up agenda: Levelling up is about addressing geographic social inequality. It is far removed from those who will be fortunate enough live in a development with 'gym, swimming pool, spa, restaurant and bar, landscaped gardens and private car parking spaces'. It is not considered that the proposed development is consistent with the objectives of the national levelling up agenda.

10. Affordable housing:

It is interesting that the application now seeks to provide 110 key worker houses, of which circa 60 will be affordable, as part of a further proposed development at the Alderley Park site. This not only exacerbates the over development of the Alderley Park site over and above that which was originally approved, but does not address local housing need. Over Alderley Parish Council questions why the Cheshire East Local Plan policy SC5 does not appear to apply to the proposed development at Symphony Park?

Cheshire East local plan Policy SC5:

In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sq.m) in Local Service Centres and all other locations at least 30% of all units are to be affordable;

The affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities where people can live independently longer;

11. CIL contribution:

The Cheshire East Council Public Map Viewer clearly shows that the proposed development site lies within the Parish of Over Alderley, therefore, should the application be approved, the associated CIL contributions must be allocated in accordance with national policy and Cheshire East Council policy.

12. Conclusion:

In summary, Over Alderley Parish Council objects to the proposed development on the grounds that the significant negative consequences on the surrounding rural landscape, wildlife and residential amenity cannot be justified. The intrusive scale of the proposed building, coupled with the associated light pollution and encroachment into the dark rural landscape are not considered acceptable. The lack of provision of affordable housing which would meet local needs, together with the creation of a distinct, retired, residential enclave are not considered to offer socio-economic benefits to the community of Over Alderley. Overall, the proposed development is considered to be out of character and an unwelcome intrusion into a highly valued rural area.