

OVER ALDERLEY PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD

MONDAY 15TH JULY, 2019 at 7:45p.m.

at OVER ALDERLEY & BIRTLES READING ROOM, BIRTLES LANE, OVER ALDERLEY.

PRESENT - Councillors: D. Burns (Chairman), I. Beaumont, D. Folkes, J. Wilson, S. Pett.
Members of the Public (2).
Cheshire East Borough Councillor P. Findlow.
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. **APOLOGIES FOR ABSENCE** - Councillor S. Clarke - Personal commitment.
Councillor D. Caplin - Personal commitment.

34/19 RESOLVED a) That the apologies for absence, as listed above, be received and approved.

Proposed Councillor D. Burns Seconded: Councillor I. Beaumont All in favour

2. **DECLARATIONS OF INTEREST** - None.

3. **MINUTES** -

- i) The Minutes of the Annual Parish Council Meeting held 21st June, 2019 had been previously circulated to all Members.

35/19 RESOLVED a) That the Minutes of the Annual Parish Council Meeting held 21st June, 2019 be confirmed as a correct record and signed by the Chairman.

Proposed Councillor D. Folkes Seconded: Councillor J. Wilson All in favour

4. **PUBLIC FORUM FOR QUESTIONS** -

A resident raised concern about boundary hedgerows causing obstruction when turning into Birtles Lane from Macclesfield Road (when travelling from Alderley Edge). The Clerk reported that Cheshire East Highways has inspected the hedge and concluded that the hedge is not encroaching into the highway. It is, also, not considered to present an obstruction to visibility for highway users. The road is inspected three times annually, therefore, any future issues can be identified through this process.

A resident raised a query about development at Lower Yew Tree Farm relating to the requirements within the planning permission for the hedge bank to be re-aligned and a replacement hedge to be planted. Members advised that this query would be referred to Cheshire East Council.

A resident raised concern about vehicles parking along Birtles Lane near to Varden Town Cottages. Members noted that the majority of these vehicles appeared to be associated with the properties opposite, therefore, it may be difficult to address this issue in a manner which is satisfactory to both highway users and local residents.

A resident raised concern that the septic tank provision for Varden Town Cottages did not appear to be sufficient for the present usage which was causing effluent to flood onto adjacent land. Members suggested that the matter be referred to the Environment Agency.

A resident raised concern about the lack of useable footway along School Lane near to Brook Cottage. It was reported that there used to be a footway, however, this has become overgrown. This is a popular route for pedestrians walking from Hare Hill to Alderley Edge. Members advised that this query would be referred to Cheshire East Council.

- DECISION**
- a) **That the Clerk submit a query to Cheshire East Council regarding the boundary treatments at Lower Yew Tree Farm, Birtles Lane.**
 - b) **That the Clerk submit a query to the Environment Agency regarding the septic tank at Varden Town Cottages following receipt of photographs from the resident.**
 - c) **That the Clerk submit a report to Cheshire East Highways regarding the footway along School Lane.**

5. **REPORTS FROM EXTERNAL ORGANISATIONS** -

- i) **Macclesfield Local Policing Team** - No police officers were available to attend the meeting, however, a written report had been made available which identified that, since 1st June, 2019, the following incident had taken place: a single vehicle road traffic collision (damage only) on Macclesfield Road.
- ii) **Cheshire East Ward Member Cllr. P. Findlow** - Borough Councillor P. Findlow had nothing to report.

6. **FINANCE** -

- i) **Financial Statement 2019/20 as at 15th July, 2019.** (Appendix A)

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Members considered the financial statement 2019/20 which was unanimously accepted.

ii) **To authorise the following payments -**

a) Direct Debit United Utilities £8.58 Water charges: 22/01/19 - 12/04/19.

iii) **Receipts -** the Clerk reported that the following receipts had been received since the last meeting:

a) H.M. Revenue & Customs £50.65 VAT Reclaim 2018/19.

36/19 RESOLVED a) That the Statement of Account, as at 15th July, 2019 be received and the Clerk's observations duly noted.

b) That the schedule of 1 payments be approved and duly authorised.

c) That the report on receipts since the last meeting be received and duly noted.

Proposed Councillor D. Folkes

Seconded: Councillor J. Wilson

All in favour

7. CORRESPONDENCE -

i) To note correspondence received since the date of the last meeting. (Appendix B)

DECISION a) That items of correspondence be received and noted.

8. PLANNING APPLICATIONS -

i) **To receive the latest planning schedule and discuss new applications.** (Appendix C)

Members noted that no planning decisions had been issued by Cheshire East Council in respect of development within the Parish since the last meeting.

19/3217M - Members raised concerns about the proposed development and assertions within the application.

19/3292M - Members did not raise any comments in respect of this application.

37/19 RESOLVED a) That the following objection be submitted in respect of planning application 19/3217M:

1. The site of the proposed dwelling lies within the Green Belt and it is not considered that any very special circumstances have been demonstrated to justify such development nor is Over Alderley defined as an infill village in the Draft Site Allocations and Development Policies Document.

2. It is considered that the proposed development does not constitute 'infill development' as the site does not form part of an otherwise built up frontage nor is Over Alderley defined as an infill village in the Draft Site Allocations and Development Policies Document.

3. The proposed development, accommodated by the division of an existing curtilage, is considered to be over intensification of a rural plot and to detrimentally affect the openness of the countryside in this rural location.

4. Over Alderley is a very popular location for walkers due to the National Trust land at Hare Hill and Alderley Edge. Over Alderley FP7 passes directly adjacent to Adders Wood, therefore, the proposed development will detrimentally affect the enjoyment of walkers in this popular, rural location by introducing urbanising features into an otherwise rural setting.

5. Members note the recent removal of the agricultural clause on the property known as Adders Wood (planning application 18/1646M). The planning officer for this application described the site and context in the Officer's Report as, "Adders Wood is a detached dwellinghouse in a relatively isolated location in the Green Belt, off Prestbury Road in Over Alderley". This supports the views of the Parish Council in points (1), (2) and (3) above.

6. It is noted that planning application 19/3045M, also associated with Adders Wood, has been recently approved. It is considered that when taking into consideration this approved 8m extension, together with the additional proposed dwelling, there will be further exacerbation of the urbanisation of this rural location which will be detrimental to the local area.

b) That 'no objections' be submitted in respect of planning application 19/3292M.

Proposed Councillor I. Beaumont

Seconded: Councillor J. Wilson

All in favour

9. HIGHWAY MAINTENANCE & ENHANCEMENTS -

i) **Update on outstanding highway matters -**

- Signage repairs had not yet been completed.

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- Flood on Prestbury Road, near to Hare Hill, has been inspected, however, further work is required due to a blockage within the system. A date for this further work is not presently available.
- ii) **To receive highway matters for attention from Members -**
- Footway condition near to Brook Cottage, School Lane.

DECISION a) That the Clerk report the above highway defect to Cheshire East Council.

- iii) **Macclesfield Road (B5087) Speed Review -** The Clerk reported that she was awaiting a response from the officer who is dealing with this review.

Members discussed the speed limits on Macclesfield Road and Birtles Lane. It was considered that these should be reduced to encourage drivers to travel more slowly through the Parish. Borough Councillor P. Findlow advised that it was unlikely that the speed limit on Birtles Lane would be reduced as it did not meet the criteria presently used to determine speed limit areas.

DECISION a) That the Clerk obtain the criteria for the implementation of speed limits on rural roads.

b) That the Clerk circulate the speed review report to Members.

10. COMMUNITY -

- i) **Over Alderley Primary School Charity -** Borough Councillor P. Findlow reported that this matter is still being pursued by the Cheshire East Legal Team.
- ii) **Update on Superfast Broadband Provision within Parish -** There was nothing to report.
- iii) **Ashbrook Road Allotments -** There was nothing to report.
- iv) **Red Telephone Kiosk within Parish -** Councillor D. Burns confirmed that the Over Alderley & Birtles Reading Room do not wish for the kiosk to be relocated to their site. The Clerk reported that she had not yet concluded the investigation into possible options available to dispose of the telephone kiosk.
- v) **Alderley Park Liaison Committee -** Councillor I. Beaumont reported that he was unable to attend the last meeting, however, the key issue affecting the Parish is the timetable for the release of the s106 funds. This is being pursued by the relevant parties to allow work at the Over Alderley & Birtles Reading Rooms to commence as soon as possible. Councillor J. Wilson enquired about the footpath and bridleway provision within the Alderley Park site. It was reported that there will be footpaths and bridleways available for public use as the development progresses.
- vi) **Parish Council Notice Boards -** The Clerk reported that two of the Parish Council notice boards are deteriorating in condition and require replacing.

38/19 RESOLVED a) That the Clerk obtain quotations for replacement notice boards.

Proposed Councillor J. Wilson

Seconded: Councillor I. Beaumont

All in favour

11. MATTERS FOR INCLUSION ON NEXT/FUTURE MEETING AGENDA -

- i) None.

12. DATE OF NEXT MEETING - Monday 16th September, 2019 at 7:45p.m. at Over Alderley & Birtles Reading Room.

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.

DECISION a) That a resolution to exclude the Public and Press from the remainder of the Meeting was not necessary as no items were to be considered at Item 13.

13. MATTERS FOR CONSIDERATION INCLUDING THOSE TRANSFERRED FROM ABOVE ITEMS -

None.

The Meeting was declared closed by the Chairman at 8:40 p.m.

Signed:

Approval Date - 16th September, 2019

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APPENDIX A

Financial Statement - 2019/20 as at 15th July 2019					
Actual 2018/19 £.	Details	2019/20 Budget £.	Actual to Jun. 19 £.	Agenda Jul. 19 £.	Budget Balance £.
Receipts					
3,150.00	Precept	3,295.00	1,647.50		1,647.50
0.00	Balances	0.00	0.00		0.00
3.08	Investment Interest	0.00	0.00		0.00
0.00	Sale of Assets	0.00	0.00		0.00
0.00	Grants, Donations & Refunds	0.00	0.00		0.00
166.46	Allotment Fees	0.00	0.00		0.00
33.71	V.A.T. Refund	0.00	0.00	50.65	21.83
3,353.25	Total Receipts	3,295.00	1,647.50	50.65	1,669.33
Payments					
908.16	Salary (Clerk)	930.00	0.00		930.00
0.00	National Insurance (Employer)	0.00	0.00		0.00
128.70	Allowances (Clerk)	120.00	0.00		120.00
0.00	Chairman/Member Allowances	0.00	0.00		0.00
25.94	Administration	50.00	0.00		50.00
99.00	Audit Fees (internal & external)	110.00	102.00		8.00
257.60	Insurance	300.00	0.00		300.00
1,000.00	Grant - Over Alderley & Birtles Reading Room	1,000.00	0.00		1,000.00
0.00	s.137 Donations	200.00	0.00		200.00
118.42	Allotments - Water Charges	145.00	0.00	7.15	137.85
126.08	Subscriptions/Affiliation Fees	135.00	95.40		39.60
90.00	Room Hire	105.00	0.00		105.00
0.00	Notice Board Maintenance	100.00	0.00		100.00
34.20	Contingency	100.00	0.00		100.00
50.65	V.A.T.		20.40	1.43	
2,838.75	Total Payments	3,295.00	217.80	8.58	3,090.45

Cash/Bank Reconciliation	01/04/19	21/06/19	15/07/19	31/03/20
Balance B/Fwd.	4,500.51	4,500.51	5,930.21	5,972.28
Add Total Receipts	0.00	1,647.50	50.65	1,669.33
Less Total Payments	0.00	-217.80	-8.58	-3,090.45
Balance C/Fwd.	4,500.51	5,930.21	5,972.28	4,551.16
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/19	21/06/19	15/07/19	31/03/20
General Funds	3,500.51	4,930.21	4,972.28	3,551.16
Earmarked Reserves	1,000.00	1,000.00	1,000.00	1,000.00
	4,500.51	5,930.21	5,972.28	4,551.16

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CASH/BANK RECONCILIATION AS AT - 15th July, 2019

CASH

Balance Brought Forward 01/04/19	
Current Account	2,015.37
Business Reserve Account	2,485.14
Plus Receipts	1,698.15
	6,198.66
Less Payments	226.38
Balance Carried Forward 15/07/19	5,972.28

BANK (Natwest)

Business Reserve Account -	2,485.14	05/04/19
Add income/transfer received since above Statement		
	0.00	
Less unrepresented cheques		
	0.00	
		2,485.14 15/07/19
Current Account -	3,704.94	05/06/19
Add income received since above Statement		
	0.00	
Less unrepresented cheques/ Transfer		
Approved	-217.80	
For approval	-8.58	
Less payment already issued	8.58	
	-217.80	
		3,487.14 15/07/19
Total Bank Balances 15/07/19	5,972.28	

APPENDIX B

CORRESPONDENCE

Cheshire Association of Local Councils (ChALC)

- ChALC Weekly Bulletin - 30 May 2019; 6, 13, 20, 27 June 2019; 4 July 2019.
- Introduction to Local Councils - 04/07/19.
- Information Commissioner developing further resources for local councils.
- Cheshire and Warrington LEP: Local Industrial Strategy Discussion Session - 08/07/19.
- Cheshire East Code of Conduct Training - 31/07/19.

Cheshire East Council

- Acton, Edleston and Henhull Neighbourhood Plan - Regulation 16 Consultation - 31/05/19 - 12/07/19.
- Alsager Neighbourhood Plan - Regulation 16 Consultation - 14/06/19 - 26/07/19.
- Cheshire Police are encouraging shoppers to be vigilant.
- Connected Communities Newsletter.
- Cheshire East Council - Proposed expansion of Park Lane School - Public Drop In Session.

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Cheshire East Council - Temporary Road Closures / Restrictions

- Springbank Lane, Adlington for its full extent - 12/07/19 - 16/08/19.
- Grimshaw Lane, Bollington from the junction with Clough Bank to the junction with Cedarway - 31/05/19.
- Bollington Road, Bollington (for its full extent); Henshall Road, Bollington (for its full extent); Wellington Road, Bollington (for its full extent); Palmerston Street, Bollington (for its full extent); Overhouse Lane, Bollington (for its full extent); Shrigley Road, Bollington (from the junction with Palmerston Street to the junction with Brookledge Lane); Brookledge Lane, Bollington (from the junction with Shrigley Road to the entrance of Hibbertbrow Farm) - 04/08/19 (10:00 - 14:00).
- Stapleton Road, Macclesfield from the junction with Maidstone Close to the junction with Wetheral Road - 16/07/19.
- Bluedot Festival: The following roads will be closed from 07:00 on Thursday 18th July to 16:00 on Sunday 21st July 2019 or for such less time as is necessary to enable the event to take place: Bomish Lane, Goostrey (from the junction with Red Lane to the entrance of Jodrell Bank); Holmes Chapel Road, Chelford (for its full extent); Holmes Chapel Road, Lower Withington (for its full extent); Macclesfield Road, Lower Withington (for its full extent); Chelford Road, Goostrey (for its full extent); Macclesfield Road, Twemlow (for its full extent); Macclesfield Road, Holmes Chapel (from the junction with London Road to the junction with Manor Lane); Catchpenny Lane, Lower Withington (for its full extent).
The following roads will have No Waiting Restrictions from 07:00 on Thursday 18th July to 16:00 on Sunday 21st July 2019: Bomish Lane, Goostrey (from the junction with Red Lane to the junction with Macclesfield Road); Macclesfield Road, Lower Withington (from the junction with Bomish Lane to the junction with Catchpenny Lane).
The following roads will have Temporary Speed Restrictions of 30mph from 07:00 on Thursday 18th July to 16:00 on Sunday 21st July 2019: Macclesfield Road, Lower Withington (from the junction with Farm Lane to Chelford Roundabout); Bomish Lane, Lower Withington (from the junction with Macclesfield Road to the junction with Bridge Lane).
- Grimshaw Lane, Bollington from the junction with Clough Bank to the junction with Cedarway - 18/06/19.
- Chestergate, Macclesfield (from its junction with Churchill Way to its junction with Market Place); Market Place, Macclesfield (for its full extent); Mill Street, Macclesfield (from its junction with Market Place to its junction with Queen Victoria Street) - 06/09/19.
- Speed Restriction: Calrofold Lane, Rainow for its full extent - 12-24/06/19.
- Lane Closure: The Silk Road (Southbound), Macclesfield from Ball Lane Roundabout to Brockhurst Roundabout - 15/07/19 - 04/08/19.
- Lane Closure: The Silk Road (Northbound), Macclesfield from Brockhurst Roundabout to Ball Lane Roundabout - 04-29/08/19.
- Calrofold Lane, Rainow outside Chante Cliffe Farm - 24-28/06/19.
- Westminster Road, Macclesfield from junction with Abbey Road to junction with Westbrook Drive - 22/07/19 - 25/08/19.
- Chestergate, Macclesfield (from the junction with Churchill Way to the junction with Mill Street); Market Place (from the junction with Unicorn Gateway to the junction with Chestergate); Mill Street, Macclesfield (from the junction with Chestergate to the junction with Queen Victoria Street) - 24/10/19.
- Flash Lane, Bollington from the junction with Bollington Road to outside the car park entrance of the Cock & Pheasant Public House - 06/07/19.
- Castle Street, Macclesfield for its full extent - 01/07/19 - 29/11/19.
- The Silk Road, Bollington from junction with Brocklehurst Way to junction with Bollington Road - 12-31/07/19.
- Advance Notice of Proposed Carriageway Treatment: Coppice Road, Macclesfield; Stoneley Road, Crewe; Cromwell Drive, Shavington cum Gresty; Brocklehurst Avenue, Macclesfield; The Avenue, Alsager; Macclesfield Road, Holmes Chapel; Weston Road, Crewe; Congleton Road, Nether Alderley; Fence Avenue, Macclesfield; Buxton Road, Wildboarclough; Nantwich By Pass, Willaston; Haslington By Pass, Haslington.
- A34 Congleton Road/Manchester Road, Marton from the junction with Cocks Moss Lane to the junction with Moss Lane - 26-30/08/19.
- Shrigley Road, Pott Shrigley from the junction with Bakestonedale Road to the junction with Brookledge Lane - 20-21/08/19.
- A523 London Road, Macclesfield from the junction with Moss Lane to Lindrum Avenue - 30/09/19 - 02/10/19.
- B5090 Wellington Road/Henshall Road/Bollington Road, Bollington from the junction with Albert Road to the junction with Flash Lane/Bollington Road - 29/07/19 - 01/08/19.

Other Correspondence

- Cheshire Police - 24/06/19 - Knife Awareness Event - 18th July, 2019; 25/06/19 - Police & Crime Commissioner - Stakeholder Bulletin.
- Manchester Airport - 14/06/19 - Level 1 Certificate in Exploring the aviation industry.
- Community & Voluntary Services - e-Bulletin - 10, 24 May 2019; 7, 14, 21 June 2019; 5 July 2019.
- Information Commissioner's Office - Newsletter - June 2019; July 2019.

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- Town & Parish Council Websites - Newsletter - May 2019; June 2019.
- Cheshire & Warrington Growth Hub - Newsletter - 30 May 2019; 28 June 2019.
- Terrain Safety - 16/06/19 - Health & Safety updates.

APPENDIX C

OUTSTANDING PLANNING APPLICATIONS & RECENT PLANNING DECISIONS

Application Reference	Location	Proposed Development	Cheshire East Council Decision
16/1420M (23/03/16)	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.	06/10/17 - Recommendation of approval subject to legal agreement and conditions.
17/0530M (07/02/17)	Alderley Park, Congleton Road, Nether Alderley. SK10 4TJ	Reserved matters application for demolition of existing waste transfer station and redevelopment for a Full-Sized Sports Pitch (Use Class D2) including ground engineering works, erection of site boundaries and landscaping.	
18/0868M (28/02/18)	Land to north and south of Lower Courtyard Buildings, Alderley Park, Congleton Road, Nether Alderley. SK10 4TF	Application for approval of reserved matters (access, appearance, landscaping, layout and scale) (following the grant of planning permission reference 15/5401M) to secure approval for different house types to the south of the lower courtyard buildings without podium car parking and for alternative car parking layout to land north of the lower courtyard buildings.	
18/2585M (30/05/18)	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.	Currently scheduled for Strategic Planning Board.
18/4728M 18/4729M (25/09/18)	Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB	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 as enabling works (resubmission of application reference 18/0831M).	
19/2200M (14/05/19)	Alderley House and Car Park Sites, Alderley Park, Congleton Road, Nether Alderley. SK10 4TF	Reserved matters application including details of access, layout, landscaping, appearance and scale for a residential development comprising 12 new dwellings, new internal roads, boundary treatments and associated landscaping and infrastructure.	
19/2428M (12/06/19)	Higher Park Farm, Birtles Lane, Over Alderley. SK10 4RX	Conversion of existing barn to form new dwelling.	

NEW PLANNING APPLICATIONS

Application Reference	Location	Proposed Development	Comments Deadline
19/3217M (09/07/19)	Adders Wood, Prestbury Road, Over Alderley. SK10 4SL	Erection of one dwelling.	07/08/19
19/3292M (12/07/19)	Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB	Extension to dwelling.	04/08/19