

# OVER ALDERLEY PARISH COUNCIL

## Minutes of the Parish Council meeting held

Tuesday 17<sup>th</sup> January, 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. Pett.

Members of the public (5).

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

### 1. Apologies for absence -

Councillor S. Clarke - Work commitment.

Councillor J. Wilson - Work commitment.

Borough Councillor P. Findlow.

**001/23 RESOLVED (a) That the above apologies for absence be received.**

**(All in favour)**

Councillor D. Caplin was absent from the meeting.

### 2. Declarations of interest - None.

7:03p.m. - Two members of the public joined the meeting.

### 3. Public forum for questions - A planning applicant, present at the meeting, provided information relating to their application and answered questions raised by Members and residents.

Residents raised concerns about the impact unauthorised reprofiling of land off Macclesfield Road was having on local drainage and land condition. There was also concern regarding the nature of material which had been imported to the site.

Further concerns were raised regarding flooding at Hocker Lane. It was noted that some of the flooding may be arising from land drains which are the responsibility of the landowners.

**002/23 RESOLVED (a) To receive and note the information and observations from residents at the meeting. (All in favour)**

7:14p.m. - Councillor S. Pett joined the meeting during item 3.

7:41p.m. - Five members of the public excused themselves from the meeting and left.

### 4. Reports from external organisations

(a) **Alderley Edge & Prestbury Wards Policing Team** - It was reported that there had been no incidents reported within the Parish during the past month. It had been noted, however, that there had been a number of reports of suspicious persons in the Alderley Edge and Prestbury areas, therefore, residents should remain vigilant.

**003/23 RESOLVED (a) To receive and note the report from the Alderley Edge and Prestbury Wards Policing Team. (All in favour)**

(b) **Cheshire East Ward Member Cllr. P. Findlow** - Borough Councillor P. Findlow was not present at the meeting to report.

### 5. Minutes

(a) Minutes of the Parish Council meeting held 15<sup>th</sup> November, 2022 had been previously circulated to all Members.

**004/23 RESOLVED (a) That the minutes of the Parish Council meeting held 15<sup>th</sup> November, 2022 be approved as a correct record and signed by the Chairman. (All in favour)**

### 6. Finance

(a) **Financial Statement 2022/23 as at 17<sup>th</sup> January, 2023** - Members considered the

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financial statement 2022/23 which was unanimously accepted. (Appendix A)

(b) **Receipts** - The Chairman noted the receipts listed at Appendix B.

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

- 005/23 RESOLVED** (a) **That the Statement of Account as at 17<sup>th</sup> January, 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 payment listed at Appendix C be approved.**  
(All in favour)

(d) **External Auditor 2022/23** - It was reported that the SAAA had appointed PKF Littlejohn LLP as the external auditor for the period 2022/23 - 2026/27.

- 006/23 RESOLVED** (a) **That the appointment of the external auditor be received and duly noted.**  
(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. **22/4306M** - Block 30 Mereside and entrance to Glasshouse, Alderley Park, Congleton Road, Nether Alderley. SK10 4TF  
Advertisement consent for the display of one fascia sign at the entrance of Mereside Building and one totem signage on the roundabout approach to Glasshouse Building.

- 007/23 RESOLVED** (a) **That the following comment be submitted in respect of application 22/4306M: That no objections be raised to the principle of the proposed signage subject to no illuminated elements being included.**  
(All in favour)

- ii. **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. 1000m<sup>2</sup>)

- 008/23 RESOLVED** (a) **That no comments be submitted to Cheshire East Council in respect of application 22/4414D.**  
(All in favour)

- iii. **22/4869M** - 30 Morris Drive, Nether Alderley. SK10 4YX  
Single storey extension.

- 009/23 RESOLVED** (a) **That no comments be submitted to Cheshire East Council in respect of application 22/4869M.**  
(All in favour)

- iv. **22/4903M** - Land off Hocker Lane, Over Alderley.  
Demolition of existing buildings and erection of 1 no. dwelling, landscaping and associated works.

- 010/23 RESOLVED** (a) **That the following comments be submitted to Cheshire East Council in respect of application 22/4903M:  
Over Alderley Parish Council questions the principle of the development:**

**The issues are not comparable with the scheme for 11 dwellings at Mobberley. In favour of the Mobberley scheme,**

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**the report states “the site is some distance from many facilities but is considered to be adequately sustainable due to the proximity of a nearby bus stop.”**

**Here, the proposed dwelling is some considerable distance from all facilities. There are no bus stops in the Parish, the nearest being over a mile away on Chelford Road**

**The proposal will not contribute positively to the area, it will not create or reinforce local distinctiveness:**

**The existing buildings and the facilities existing on the site are in keeping with the rural context. The further domestication and urbanization arising from the removal of the existing single storey buildings and facilities and their replacement with a large house will have a harmful impact on the surrounding rural area, its character and openness.**

**Arguments put forward in support of the proposal that it will be read in the context of Yew Tree Cottage as part of a grouping are not relevant. The distinctive characteristic of dwellings in the Parish, is that they exist in isolation, on one side of a lane and not as groups, to be read together across a lane.**

**The proposed development is harmful to the rural character by virtue of its prominence, scale, bulk and visual intrusion.**

**The three storey development will rise to 8.2m creating a 66% increase in height over the single storey stables and workshops presently on the site. This will clearly have a greater impact on the openness of the greenbelt than the existing buildings at the site, causing substantial harm.**

**The LVIA fails to provide visualisations of the proposal in the selected views, failing to illustrate the harmful impacts of the bulk of the development on the openness of the countryside.**

**The existing single storey agricultural buildings on the site are low lying and are read as being visually continuous with the hedgerows. The only dominant elements puncturing the skyline are mature trees. This natural, open landscape, of fields, hedgerows, isolated trees, small tree groupings and ancient woodland, is the defining distinctive character of the Parish. The scale and bulk of the proposed development will puncture the skyline creating substantial harm to the rural character.**

**The external envelope of the existing single storey agricultural buildings is predominantly blank. The proposed development by its nature has many openings rising through three storeys . The domesticating urbanizing impact on the rural setting and the impact on the night sky degrades the quality of the greenbelt.**

**Developments of this kind bring with them further harmful impacts in their domestic curtilage and external illumination which is inconsistent with the distinctive rural character.**

**(All in favour)**

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- v. **22/4577D** - Broad Heath House, Slade Lane, Over Alderley. SK10 4SF  
Discharge of condition 3 on application 20/1765M: Demolition of existing dwelling and construction of replacement dwelling.

**011/23 RESOLVED** (a) That the following comments be submitted to Cheshire East Council in respect of application 22/4577D:  
Over Alderley Parish Council reiterate our concerns regarding the materials which are not characteristic of the materials within the parish. (All in favour)

vi. Applications received following receipt of the agenda: None.

(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 a meeting had been held with Cheshire East Council Neighbourhood Planning officers. Work is continuing to finalise the draft Neighbourhood Plan document with a view to holding the Regulation 14 consultation in the spring. Work is also continuing to develop the design codes and to collate a schedule of buildings which have local heritage value.

## **9. Correspondence**

(a) To consider specific correspondence received by the Parish Council since the date of the last ordinary meeting and determine such actions as Members consider appropriate thereto -

i. Cheshire East Council - Notice that a new Code of Conduct will be introduced following the May 2023 elections.

**012/23 RESOLVED** (a) To receive and note the information. (All in favour)

ii. Cheshire East Council - Notice of approval of taxbase 2023/24.

**013/23 RESOLVED** (a) To receive and note the information. (All in favour)

iii. Cheshire East Council - Notice of adoption of Site Allocation & Development Policies Document.

**014/23 RESOLVED** (a) To receive and note the information. (All in favour)

iv. Manchester Airport - Civil Aviation Authority response to the documentation submitted by Manchester Airport relating to Stage 2 (Develop & Assess Gateway) of the future airspace review.

It was reported that the CAA was not satisfied that the change sponsor had met the requirements of the Process up to this point. The CAA does not approve progress to the next step.

**015/23 RESOLVED** (a) To receive and note the information. (All in favour)

v. Cheshire East Council - Invitation to briefing regarding 2023-27 Medium Term Financial Strategy consultation.

**016/23 RESOLVED** (a) That no Members were available to attend the meeting. (All in favour)

vi. Cheshire East Council - 2023-27 Medium Term Financial Strategy consultation.

**017/23 RESOLVED** (a) To receive and note the information. (All in favour)

vii. Police & Crime Commissioner - Notice of public consultation regarding Police budget 2023/24.

**018/23 RESOLVED** (a) To receive and note the information. (All in favour)

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viii. Cheshire East Council - Holocaust Memorial Day event.

**019/23 RESOLVED (a) To note the information. (All in favour)**

## **10. Highway Maintenance and Enhancements**

(a) Updates relating to the following highway matters - The following updates were reported:

- 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.  
No update.
- v. Verge obstruction at Slade Lane.  
No update.
- vi. Grit bin position at Slade Lane.  
No update.
- vii. Pothole outside Smithy Cottage, Macclesfield Road.  
No update.
- viii. Potholes near to Yew Tree Cottage, Hocker Lane.  
Work complete. It was noted that this area was currently flooded.
- ix. Carriageway condition along Macclesfield Road (from junction with Birtles Lane to Trugs Farm).  
This is in the list for consideration to be included in a future programme of works when funding and resources become available. Isolated patching works have been carried out when the road was closed for drainage improvements at the beginning of October.
- x. Deterioration of carriageway and verges along Birtles Lane due to increased volume and size of traffic.  
No update.
- xi. Finger post sign knocked down opposite junction of Prestbury Road and Macclesfield Road.  
This is not considered as a CAT 1 defect so a repair cannot be carried out immediately. Repairs will be carried out when resources are available on a future signage programme.
- xii. Missing road name plate at School Lane.  
No update.
- xiii. Flooding at Hocker Lane.  
An initial assessment has been carried out and consideration is being given to what action can be taken to resolve the issue. No timescale to resolve the issue can be provided at this time.

**020/23 RESOLVED (a) That the Clerk continue to pursue updates relating outstanding matters. (b) That representations be submitted in respect of items (v) and (vi). (All in favour)**

(b) **Highway matters for attention from Members** - It was reported that routine gully

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emptying was to be undertaken in January and February 2023. It was reported that there is a further pothole on Macclesfield Road near to Smithy Cottage.

**021/23 RESOLVED (a) That the Clerk report the above highway matter to Cheshire East Council. (All in favour)**

- (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.
- (d) **Cheshire East Highways meeting (11/01/23)** - It was reported that the meeting had been disappointing. It was acknowledged that there are ongoing issues relating to highways, however, work is limited by available resources. Rural areas and matters considered to be low priority are not currently progressing. It was also acknowledged that the online defect reporting system is generating many complaints due to the way in which updates are provided.

## 11. Community Issues

### (a) Alderley Park -

- i. **Alderley Park Liaison Committee** - It was reported that representation continues to be made at the committee meetings.
  - ii. **Other matters relating to Alderley Park** - It was reported that Nether Alderley Parish Council were currently concerned about signage at Alderley Park and were making representations to the relevant organisations.
- (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.
- (c) **Allotments** - It was reported that one allotment holder had advised that they no longer wished to use the allotment. An individual on the current waiting list had indicated that they were interested in renting the plot.

**022/23 RESOLVED (a) To receive and note the update. (b) To approve the offering of the allotment plot to the individual on the waiting list. (All in favour)**

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

- (a) Replacement notice board and bench. (Update re: grant application and project progress)
- (b) Proposal for an application to reduce speed limit along Macclesfield Road.

## 13. Dates of next meeting - Tuesday 7<sup>th</sup> March, 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.

**023/22 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 14.**

## 14. Matters for consideration including those transferred from above items - None.

The meeting was declared closed by the Chairman at 8:13p.m.

Signed:..... Approval date: 7<sup>th</sup> March, 2023

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## APPENDIX A

Financial Statement - 2022/23					
as at 17th January, 2023					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Nov. 22 £.	Agenda Jan. 23 £.	Budget Balance £.
<b>Receipts</b>					
4,445.00	Precept	5,266.00	5,266.00		0.00
0.00	Balances	1,000.00	0.00		0.00
0.24	Investment Interest	0.00	1.47	3.88	0.00
0.00	Sale of Assets	0.00	0.00		0.00
5,408.00	Grants, Donations & Refunds	13,000.00	0.00	7,117.00	5,883.00
198.70	Allotment Fees	0.00	0.00	166.46	0.00
0.00	Unpresented cheques	0.00	257.60		0.00
51.31	V.A.T. Refund	0.00	738.83		571.50
<b>10,103.25</b>	<b>Total Receipts</b>	<b>19,266.00</b>	<b>6,263.90</b>	<b>7,287.34</b>	<b>6,454.50</b>
<b>Payments</b>					
1,297.92	Salary (Clerk)	2,111.00	0.00		2,111.00
0.00	National Insurance (Employer)	0.00	0.00		0.00
128.30	Allowances (Clerk)	150.00	0.00		150.00
0.00	Chairman/Member Allowances	0.00	0.00		0.00
42.23	Administration	95.00	0.00		95.00
132.30	Audit Fees (internal & external)	140.00	157.50		-17.50
257.60	Insurance	300.00	257.60		42.40
1,000.00	Grants	1,600.00	1,500.00		100.00
0.00	s.137 Donations	200.00	0.00		200.00
836.63	Allotments - Water Charges	145.00	51.09		93.91
130.40	Subscriptions/Affiliation Fees	165.00	109.44		55.56
0.00	Room Hire	160.00	135.00		25.00
0.00	Notice Board Maintenance	100.00	0.00		100.00
2,882.81	Neighbourhood Plan	13,000.00	4,685.19	540.00	7,774.81
0.00	The Queen's Platinum Jubilee	1,000.00	669.72		330.28
61.50	Contingency	100.00	0.00		100.00
738.83	V.A.T.		463.50	108.00	
<b>7,508.52</b>	<b>Total Payments</b>	<b>19,266.00</b>	<b>8,029.04</b>	<b>648.00</b>	<b>11,160.46</b>

Cash/Bank Reconciliation	01/04/22	15/11/22	17/01/23	31/03/23
Balance B/Fwd.	10,023.48	10,023.48	8,258.34	14,897.68
Add Total Receipts	19,266.00	6,263.90	7,287.34	6,454.50
Less Total Payments	-19,266.00	-8,029.04	-648.00	-11,160.46
<b>Balance C/Fwd.</b>	<b>10,023.48</b>	<b>8,258.34</b>	<b>14,897.68</b>	<b>10,191.72</b>
<b>Cumulative Balances</b>				
	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/22</b>	<b>15/11/22</b>	<b>17/01/23</b>	<b>31/03/23</b>
General Funds	3,498.29	1,733.15	8,372.49	3,666.53
Earmarked Reserves	6,525.19	6,525.19	6,525.19	6,525.19
	<b>10,023.48</b>	<b>8,258.34</b>	<b>14,897.68</b>	<b>10,191.72</b>

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## CASH/BANK RECONCILIATION AS AT - 17<sup>th</sup> January, 2023

### CASH

Balance Brought Forward 01/04/22	
Current Account	7,532.07
Business Reserve Account	2,491.41
Plus Receipts	13,551.24
	<u>23,574.72</u>
Less Payments	8,677.04
Balance Carried Forward 17/01/23	<u><u>14,897.68</u></u>

### BANK (Natwest)

<b>Business Reserve Account -</b>	2,496.76	05/01/23
Add income/transfer received since above Statement		
	<u>0.00</u>	
Less unrepresented cheques		
	<u>0.00</u>	
	2,496.76	17/01/23
<b>Current Account -</b>	13,048.92	05/01/23
Add income received since above Statement		
	<u>0.00</u>	
	0.00	
Less unrepresented cheques/ Transfer		
Approved	0.00	
For approval	<u>-648.00</u>	
	<u>-648.00</u>	
	12,400.92	17/01/23
<b>Total Bank Balances 17/01/23</b>	<u><u>14,897.68</u></u>	

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## APPENDIX B

### Receipts

a. NatWest Bank plc	£0.81	Gross interest - October 2022
b. Groundwork UK	£7,117.00	Neighbourhood Plan Grant
c. Allotment Holder	£16.12	Allotment Rent 2022/23
d. Allotment Holder	£30.00	Allotment Rent 2022/23
e. Allotment Holder	£15.04	Allotment Rent 2022/23
f. Allotment Holder	£14.58	Allotment Rent 2022/23
g. Allotment Holder	£29.63	Allotment Rent 2022/23
h. NatWest Bank plc	£1.43	Gross interest - November 2022
i. Allotment Holder	£30.70	Allotment Rent 2022/23
j. Allotment Holder	£30.39	Allotment Rent 2022/23
k. NatWest Bank plc	£1.64	Gross interest - December 2022

## APPENDIX C

### Payment for approval

a. Cheque No. 000325	Kirkwells Limited	£648.00	Neighbourhood Plan Consultant
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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
- 21/1852M - Finlow Hill, Finlow Hill Lane, Over Alderley. SK10 4UG  
Single storey extension to existing garage to provide annex accommodation.  
[Original scheme description: First floor annex over existing triple garage]  
DECISION STATUS - Approved with conditions (14/11/22)

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- 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
- 22/0618M - Barn 4, Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN  
Rear single storey extension to existing lounge.  
DECISION STATUS - Approved with conditions (09/11/22)
- 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 - Undecided
- 22/2819M - Land within Heatherley Woods, Alderley Park, Congleton Road, Nether Alderley. SK10 4TG  
Full planning application proposing redevelopment of the Site to create a single Integrated Retirement Community (Use Class C2) comprising 159 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.  
DECISION STATUS - Undecided [Currently scheduled for committee on 25/01/23]
- 22/3450M - The Old House, Hocker Lane, Over Alderley.  
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. (Application 22/3451M - Listed Building Consent for proposed development)  
DECISION STATUS - Undecided
- 22/3327M - Caravan at Herb Garden, Birtles Lane, Over Alderley.  
Certificate of lawful proposed development of replacement of lodge style caravan.  
DECISION STATUS - Undecided