

OVER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council meeting held

Tuesday 19th July, 2022 at 7:30p.m.

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

Present - Councillors D. Burns (Chairman), F. Douglas, J. Wilson, S. Pett.

Members of the public (1).

Cheshire East Ward Member: Cllr. P. Findlow.

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

1. Apologies for absence -

Councillor I. Beaumont - Personal commitment.

Councillor D. Caplin - Personal commitment.

Councillor S. Clarke - Personal commitment.

029/22 RESOLVED (a) That the above apologies for absence be received and approved.

Proposed: Councillor J. Wilson Seconded: Councillor F. Douglas All in favour

2. Declarations of interest - None.

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

4. Reports from external organisations

(a) **Alderley Edge & Prestbury Wards Policing Team** - A written report had been received noting that there had been no reported crimes within the Parish during the past few months. It was noted that there had been burglaries in Prestbury and Alderley Edge and thefts of Land Rovers in Alderley Edge, therefore, residents were encouraged to be vigilant of suspicious activity.

(b) **Cheshire East Ward Member Cllr. P. Findlow** - Borough Councillor P. Findlow reported that a road closure along Birtles Lane is planned. Members raised a query relating to temporary signs and cones which had not been collected following highway repairs.

DECISION (a) To receive and note the report of Borough Councillor P. Findlow.

(b) That Councillor J. Wilson supply a list to Borough Councillor P. Findlow of the locations of temporary signs and cones which are waiting to be collected.

5. Minutes

(a) Minutes of the Annual Parish Council meeting held 3rd May, 2022 had been previously circulated to all Members.

030/22 RESOLVED (a) That the minutes of the Annual Parish Council meeting held 3rd May, 2022 be approved as a correct record and signed by the Chairman.

Proposed Councillor F. Douglas Seconded Councillor J. Wilson All in favour

(b) Minutes of the Annual Parish Meeting held 3rd May, 2022 had been previously circulated to all Members.

031/22 RESOLVED (a) That the minutes of the Annual Parish Meeting be confirmed as a correct record.

Proposed Councillor F. Douglas Seconded Councillor J. Wilson All in favour

6. Finance

(a) **Financial Statement 2022/23 as at 19th July, 2022** - 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.

- 032/22 RESOLVED**
- (a) **That the Statement of Account as at 19th July, 2022 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 schedule of two payments listed at Appendix C be approved.**

Proposed Councillor J. Wilson Seconded Councillor F. Douglas All in favour

7. Review of Parish Council policies

(a) Members considered the suggested amendments to existing policies.

- 033/22 RESOLVED**
- (a) **That the Information and Data Retention and Disposal Policy be re-approved subject to the deletion of duplicate information in table 2 on page 4.**
 - (b) **That the Information available from Over Alderley Parish Council under the model publication scheme document be re-approved with no amendments.**
 - (c) **That the Privacy Notice - General be re-approved subject to the substitution of the words 'use of council hall' for 'the renting of an allotment'.**
 - (d) **That the Privacy Notice - staff, councillors and role holders be re-approved with no amendments.**
 - (e) **That the re-drafted Subject Access Policy be approved as presented.**

Proposed Councillor J. Wilson Seconded Councillor F. Douglas All in favour

8. 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. **22/1810D** - 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.

- 034/22 RESOLVED**
- (a) **That the following comments be submitted to Cheshire East Council:
Over Alderley Parish Council objects to the above application on the following grounds:
The site sits within an extremely important natural landscape setting. Public access to the Edge provides health, wellbeing and recreational opportunities to a substantial number of visitors. Where the proposed building and its private garden do not remain respectful and subservient to this, they will create conflict. The design should merge and blend with the natural setting; screening with naturalistic locally relevant hedging and tree planting should be incorporated where the**

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conflict cannot be designed out and views from the publicly accessible areas will be impacted.

I note, below, the comments submitted in respect of the original application (21/2052M) for your convenience:

Over Alderley Parish Council objects to the above proposal on the following grounds:

1. The applicant refers to the site being in a semi-rural setting but the critical and defining characteristic is that the site is in greenbelt. The proposals must comply with relevant policy and guidance in this respect.
2. The scale and massing create a bulky appearance in the sensitive landscape setting. The proposal does seem to be materially larger than the existing house and will appear even more so due to the overbearing nature of the chosen design solution.
3. There is a lack of substance to the reasoning for the design which fails to draw on local character and distinctiveness in form, visual appearance or materiality. Such a departure from policy demands a design of outstanding quality, complete with full justification which should be the subject of rigorous assessment including independent design review.

Proposed Councillor J. Wilson Seconded Councillor F. Douglas All in favour

- ii. **22/2110M** - Baguley Farm, Hocker Lane, Over Alderley. SK10 4SB
Construction of cow shed.

034/22 RESOLVED

(a) That the following comments be submitted to Cheshire East Council:

Over Alderley Parish Council objects to the above proposal on the following grounds:

1. That the proposed building will be within 400m of a number of residential (non-agricultural) properties.
2. That the proposed building, to be used for the accommodation of livestock (cattle), will be very close to the boundary of the adjacent residential property, thereby, potentially negatively impacting upon the residential amenity of the property for reasons including noise and odour.
3. That the proposed building, to be used for the accommodation of livestock (cattle), will be approximately 100m from a Grade II listed building.
4. That the proposed erection of an agricultural building would take place less than ten years from the granting of planning permission to the same applicant to convert existing barns to ancillary residential accommodation, thereby causing unjustified encroachment into the Green Belt. (See planning history in Officer's Report relating to application 15/2701M)
5. That the proposed building will be close to the lane known as Hocker Lane. This is a popular walking/equestrian route, linking several public rights of way, which will be negatively impacted by the highly visible proposed building. The building will also detrimentally affect the overall setting of two

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nearby woodlands protected by tree preservation orders.

6. That the proposed development is not consistent with the policies within the emerging Neighbourhood Plan.

Further to the above observations it is requested that the Local Planning Authority verify the following points prior to a decision being made:

1. That the proposed building is associated with an active agricultural business.
2. That appropriate arrangements are already in place for the storage and disposal of waste arising from use of the building together with storage and disposal of manure/slurry/effluent from the site.
3. That the authenticity of the application objectives be verified given the perceived unusual choice of architect for this type of proposed development.

The Parish Council is aware that objections to the proposed development have been submitted by nearby residents, the content of which are supported by the Parish Council.

Finally, it is requested that, should the Local Planning Authority grant the application, a condition be applied to require the removal of the building, and associated landscaping, should the building become surplus to requirements or if the agricultural business ceases trading.

Proposed Councillor J. Wilson Seconded Councillor S. Pett All in favour

- iii. 22/2598M - Land adjoining Birtles Lane, Over Alderley.
Agricultural storage building.

035/22 RESOLVED

(a) That the following comments be submitted to Cheshire East Council:

Over Alderley Parish Council objects to the above proposal on the following grounds:

1. The land parcel within which the proposed building would be sited is not contiguous with the land it is suggested as providing support to which raises uncertainty regarding the authenticity of the proposed use and requirement. It has been noted that the Justification Statement states, "The building has been designed to meet the fictional requirement of the agricultural operation."
2. It is considered that the need for the building has not been sufficiently demonstrated to justify the proposed encroachment into the Green Belt. Local information suggests that the larger holding has primarily been in use as landfill under the applicant's ownership, therefore, there is uncertainty as to the authenticity of the proposed use and requirement.
3. Barns already exist to support agricultural activities at the land, however, these have been taken out of use to create new dwellings under consent 21/1848M, thereby raising doubt as

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to the authenticity of the proposed use and the “planned farm business”. [Ref: Justification Statement, conclusions section]

4. It is considered that the siting of the building is not appropriate in the wider landscape context. Should sufficient justification for a proposed building be provided, it is requested that a landscape impact assessment is undertaken across the whole landholding to consider where and if such a facility could be properly and appropriately sited.

5. It is also considered that the proposed access from Birtles Lane to the proposed building is not appropriate. Existing access to the land parcel is within a busy, narrow, residential section of Birtles Lane. Given that the land is not contiguous with the land it is suggested as providing support to there is concern that the width of the highway is not sufficient to accommodate, without damage to verges, trees and other vegetation and features, the access and egress of the large equipment which it is proposed will be stored at the site.

6. There is concern that the proposed use of the building would create additional noise in this rural setting causing disturbance to the residential amenity of nearby properties.

Proposed Councillor J. Wilson Seconded Councillor S. Pett All in favour

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

- (c) **Planning enforcement updates** - It was reported that current planning enforcement matters were still being pursued by Cheshire East Council. It was noted that several residents had raised concerns about continuing activities at each of the sites.

DECISION (a) **That the Clerk continue to request updates regarding ongoing planning enforcement matters.**

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

9. **Neighbourhood Plan** - It was reported that a meeting of the Steering Group was due to take place shortly. The budget for the next phase of the project was currently being prepared.

10. Correspondence

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

i. Nether Alderley Parish Council - Proposal to develop local cluster group.

DECISION (a) **That the Clerk notify Nether Alderley Parish Council that Over Alderley Parish Council is interested in participating in the initiative.**

ii. Cheshire Community Action - Membership invitation.

DECISION (a) **To receive and note the invitation.**

iii. ChALC - Briefing notes on Biodiversity Net Gain and the Levelling Up Bill.

DECISION (a) **To receive and note the information.**

11. Highway Maintenance and Enhancements

- (a) Updates relating to the following highway matters - It was reported that work

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relating to items (ii), (iv) and (x) had been completed. It was reported that some potholes on Finlow Hill had been repaired, however, the verge obstruction and grit bin position at Slade Lane were causing increasing local concern.

- i. Holes on Birtles Lane (near to access point to Highlees Farm)
- ii. Pothole on Prestbury Road (on bends between Hare Hill and Dunge Cottages)
- iii. Removal of surplus signs (change of priority) at School Lane.
- iv. Pothole on Prestbury Road (opposite entrance to Over Alderley FP7)
- v. Detached chevron sign at junction of Prestbury Road with Macclesfield Road.
- vi. Deterioration of highway surface on Slade Lane.
- vii. Concern about pedestrian safety when walking along Macclesfield Road between access points to Over Alderley FP21 and Over Alderley BR22.
- viii. Verge obstruction at Slade Lane.
- ix. Grit bin position at Slade Lane.
- x. Potholes at junction of Greyhound Road and Chelford Road.
- xi. Pothole outside Smithy Cottage, Macclesfield Road.
- xii. Potholes near to Yew Tree Cottage, Hocker Lane.

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

- (b) **Highway matters for attention from Members** - A query was raised as to whether resurfacing work would be extended along Macclesfield Road from the junction with Birtles Lane to Trugs Farm.
- (c) **Macclesfield Road - Speed Limit Review** - There was nothing to report.

12. Community Issues

(a) **Alderley Park -**

- i. **Consultation event on 20th May, 2022** - Disappointment was expressed regarding the quality and lack of detail in the information presented at the event.
- ii. **Alderley Park Liaison Committee** - No meeting had taken place since the last Parish Council meeting, however, several issues were identified in readiness for the next liaison committee meeting.

- (b) **Over Alderley Primary School Charity** - It was reported that efforts continue to progress the sale of the former school building.
- (c) **The Queen's Platinum Jubilee** - It was reported that a very successful Jubilee event had been held. Thanks were expressed to all who helped to organise the celebrations.

13. Assets

- (a) **Replacement notice board and bench** - Members considered possible design options for the replacement notice board and bench. It was considered that refurbishment work to the two other benches should be carried out at the same time.

036/22 RESOLVED

(a) That a wooden notice board with glass door and thumb locks be purchased to replace the notice board at St. Catherine's Church.

(b) That a wooden bench (1.8m long), with associated plaque, be purchased to replace the bench at Macclesfield Road.

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(c) That the Clerk submit a grant application for funds to support the purchase of the new notice board and bench together with the refurbishment of the two existing benches.

Proposed Councillor S. Pett Seconded Councillor J. Wilson All in favour

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

15. Dates of next meeting - Tuesday 6th September, 2022 at 7:30p.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.

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 16.

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

The meeting was declared closed by the Chairman at 8:25p.m.

Signed:..... Approval date: 6th September, 2022

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APPENDIX A

Financial Statement - 2022/23					
as at 19th July, 2022					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to May 22 £.	Agenda Jul. 22 £.	Budget Balance £.
Receipts					
4,445.00	Precept	5,266.00	2,633.00		2,633.00
0.00	Balances	1,000.00	0.00		0.00
0.24	Investment Interest	0.00	0.00	0.59	0.00
0.00	Sale of Assets	0.00	0.00		0.00
5,408.00	Grants, Donations & Refunds	13,000.00	0.00		13,000.00
198.70	Allotment Fees	0.00	0.00		0.00
0.00	Unpresented cheques	0.00	257.60		0.00
51.31	V.A.T. Refund	0.00	0.00	738.83	31.50
10,103.25	Total Receipts	19,266.00	2,890.60	739.42	15,664.50
Payments					
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	0.00		1,600.00
0.00	s.137 Donations	200.00	0.00		200.00
836.63	Allotments - Water Charges	145.00	0.00		145.00
130.40	Subscriptions/Affiliation Fees	165.00	109.44		55.56
0.00	Room Hire	160.00	0.00		160.00
0.00	Notice Board Maintenance	100.00	0.00		100.00
2,882.81	Neighbourhood Plan	13,000.00	0.00	2,525.19	10,474.81
0.00	The Queen's Platinum Jubilee	1,000.00	0.00	669.72	330.28
61.50	Contingency	100.00	0.00		100.00
738.83	V.A.T.		31.50		
7,508.52	Total Payments	19,266.00	556.04	3,194.91	15,546.55

Cash/Bank Reconciliation	01/04/22	03/05/22	19/07/22	31/03/23
Balance B/Fwd.	10,023.48	10,023.48	12,358.04	9,902.55
Add Total Receipts	19,266.00	2,890.60	739.42	15,664.50
Less Total Payments	-19,266.00	-556.04	-3,194.91	-15,546.55
Balance C/Fwd.	10,023.48	12,358.04	9,902.55	10,020.50
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/22	03/05/22	19/07/22	31/03/23
General Funds	3,498.29	5,832.85	3,377.36	3,495.31
Earmarked Reserves	6,525.19	6,525.19	6,525.19	6,525.19
	10,023.48	12,358.04	9,902.55	10,020.50

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CASH/BANK RECONCILIATION AS AT - 19th July, 2022

CASH

Balance Brought Forward 01/04/22	
Current Account	7,532.07
Business Reserve Account	2,491.41
Plus Receipts	3,630.02
	13,653.50
Less Payments	3,750.95
Balance Carried Forward 19/07/22	9,902.55

BANK (Natwest)

Business Reserve Account -	2,492.00	05/07/22
Add income/transfer received since above Statement		
	0.00	
Less unrepresented cheques		
	0.00	
		2,492.00 19/07/22
Current Account -	8,080.27	05/07/22
Add income received since above Statement		
	0.00	
	0.00	
Less unrepresented cheques/ Transfer		
For approval	-3,194.91	
Less payment already issued	2,525.19	
	-669.72	
		7,410.55 19/07/22
Total Bank Balances 19/07/22	9,902.55	

Verification of Bank Statement to Bank Reconciliation

Certified by:

that the Bank Statement reconciles with the bank reconciliation presented to Council.

Signed:

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APPENDIX B

Receipts

a. H.M. Revenue & Customs	£738.83	VAT reclaim 2021/22
b. NatWest Bank plc	£0.17	Gross interest - April 2022
c. NatWest Bank plc	£0.22	Gross interest - May 2022
d. NatWest Bank plc	£0.20	Gross interest - June 2022

APPENDIX C

Payments for approval

a. Cheque No 000320	Groundwork UK	£2,525.19	Repayment of unused Neighbourhood Grant funds
b. Cheque No 000321	Over Alderley Reading Room	£669.72	Grant towards The Queen's Platinum Jubilee celebrations

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
First floor annex over existing triple garage
DECISION STATUS - Undecided
- 21/1945M - Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB
Retrospective application for conservatory and boundary wall.
DECISION STATUS - Undecided
- 21/2052M - Finlows Villa, Mottram Road, Alderley Edge. SK9 7JF
Demolition of existing dwelling and construction of a replacement dwelling with basement and associated landscaping works.
DECISION STATUS - Approved with conditions (28/04/22)

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- 21/2960M - Land west of Springhill, Chelford Road, Prestbury. SK10 4PT
Retrospective application for hardstanding, chicken coop and shed.
DECISION STATUS - Undecided
- 21/2998M - New Church House, Birtles Lane, Over Alderley. SK10 4SN
Change of use of land from agricultural to residential garden.
DECISION STATUS - Approved with conditions (23/06/22)
- 21/3188M - Land off Hocker Lane, Over Alderley.
Certificate of lawful existing use existing buildings have been operating for stables, domestic vehicular storage, and an associated hobby workshop for more than 10 years.
DECISION STATUS - Undecided
- 21/3986M - Birtles Farm, Hocker Lane, Over Alderley. SK10 4SB
Variation of condition 4 to planning application 19/4291M - Variation of condition 2 of 17/4607M - Extension to the farm house.
DECISION STATUS - Refused (20/12/21) - Under appeal
- 21/4180M - The Great Barn, Higher House Farm, Hocker Lane, Over Alderley.
Replacement of French windows on barn, external alterations to roof lantern, French windows and 3 no. windows on C21st side extension.
(21/4181M - Listed Building Consent application)
DECISION STATUS - Approved with conditions (27/05/22)
- 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
- 22/0518S - Symphony Park - Alderley Park, Congleton Road, Nether Alderley
EIA scoping request for proposed retirement care village.
DECISION STATUS - Undecided
- 22/0618M - Barn 4, Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN
Rear single storey extension to existing lounge.
DECISION STATUS - Undecided
- 22/0682M - 12 Ashbrook Road, Over Alderley. SK10 4SH
Double storey side extension to replace existing single storey annex.
DECISION STATUS - Undecided
- 22/0692M - Adders Moss, Macclesfield Road, Over Alderley. SK10 4UD
Replacement of existing dwelling and outbuildings with a new dwelling and outbuilding of exceptional design quality. Including landscaping scheme and new vehicle access from Prestbury Road, and associated development.
DECISION STATUS - Undecided