

OVER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council meeting held

Tuesday 1st March, 2022 at 8:15p.m.

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

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

Members of the public (3).

Cheshire East Ward Member: Cllr. P. Findlow.

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

1. **Apologies for absence** - None.
2. **Declarations of interest** - None.
3. **Public forum for questions** - A planning applicant and agent attended the meeting to provide background information to an application which had recently been submitted to Cheshire East Council.

8:40p.m. - Two members of the public excused themselves from the meeting and left.

4. Reports from external organisations

- (a) **Alderley Edge & Prestbury Wards Policing Team** - No report had been received from the local Policing Team.
- (b) **Cheshire East Ward Member Cllr. P. Findlow** - Borough Councillor P. Findlow reported that he had updates relating to several agenda items and would present them at the relevant points in the meeting.

5. Minutes

- (a) Minutes of the All Member Working Party meeting held 4th January, 2022 had been previously circulated to all Members.

- 001/22 RESOLVED**
- (a) **That the minutes of the All Member Working Party meeting held 4th January, 2022 be approved as a correct record and signed by the Chairman.**
 - (b) **That all recommendations within the All Member Working Party meeting minutes be approved.**

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

6. Finance

- (a) **Financial Statement 2021/22 as at 1st March, 2022** - Members considered the financial statement 2021/22 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.

- 002/22 RESOLVED**
- (a) **That the Statement of Account as at 1st March, 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 six payments listed at Appendix C be approved.**

Proposed Councillor F. Douglas Seconded Councillor S. Clarke 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)

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(b) Ratification of planning application comments

- i. **22/0297M** - Baguley Farm, Hocker Lane, Over Alderley. SK10 4SB
Prior notification of a single storey agricultural building with pitched roof and covered external area.

003/22 RESOLVED

(a) That the following submitted comments be approved:

Over Alderley Parish Council makes the following observations in respect of the above proposed development:

- 1. That the proposed building will be within 400m of a number of residential (non-agricultural) properties which appears contrary to the The Town and Country Planning (General Permitted Development) (England) Order 2015. No evidence has been presented to justify that an appropriate exemption can be applied.**
- 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 nearby woodlands protected by tree preservation orders.**

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.**

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

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requirements or if the agricultural business ceases trading.

(c) Planning applications for consideration

- i. **22/0618M** - Barn 4, Dunge Farm, Macclesfield Road, Over Alderley. SK10 4SN

Rear single storey extension to existing lounge.

DECISION (a) That no comments be submitted to Cheshire East Council in respect of planning application 22/0618M.

- ii. **Applications received following receipt of the agenda:**

- **22/0682M** - 12 Ashbrook Road, Over Alderley. SK10 4SH
Double storey side extension to replace existing single storey annex.

DECISION (a) That no comments be submitted to Cheshire East Council in respect of planning application 22/0682M.

- **22/0518S** - Symphony Park - Alderley Park, Congleton Road, Nether Alderley
EIA scoping request for proposed retirement care village.

DECISION (a) That the following comments be submitted to Cheshire East Council in respect of planning application 22/0518S:

Over Alderley Parish Council makes the following observations in respect of the above environmental impact assessment scoping request:

1. That there appears to be inconsistencies in information available relating to proposed development. For example, the scoping request refers to approximately 170 residential units whilst the recent public consultation document refers to approximately 160 residential units.
2. 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.
3. That the proposed development, described as, “within a maximum seven storey building” 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.
4. That the proposed development is likely to have a detrimental impact upon wildlife currently present in the surrounding rural area.
5. 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

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facilities together with a restaurant, bar and coffee lounge will also contribute to the cumulative impact of the development on wildlife and air quality.

6. The intended occupants will be retired, therefore, there may be greater healthcare needs for the proposed additional site population. As a consequence, there will be a reliance on further vehicle movements to access local hospital and healthcare services.

7. The scoping report refers to the need to remove trees to facilitate the development of a service access. Removal of trees from the site, for convenience purposes, is not considered acceptable.

8. 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).

9. References to re-use of reports associated with planning application 15/5401M appear to be unjustified as the original application referred to, "Up to 275 residential dwellinghouses, where up to 60 units could be for retirement / care (Use Classes C2 and C3);". The current proposal exceeds the previously approved retirement/care intention by approximately 100-110 units and it also believed that the previous intention for the total number of residential units on site has also been exceeded. This renders previous assessments out of date.

10. The report refers to artificial lighting being used, "to enhance the environment by means of decorative and flood lighting of areas, features and buildings". This 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. Details of the lighting schemes should be provided as part of the full planning application to ensure that light pollution to the surrounding area is minimised.

11. The report refers to several viewpoints from which the potential impact of the development is being assessed. It is noted that these are not natural viewpoints e.g. the footpath on which viewpoint 15 is listed is behind a hill (and silage bales currently). A walk 200ft further along to the stile is the natural viewpoint and the visual impact will be much more evident from there. Likewise, viewpoint 17 is a road junction on Birtles Lane but walking along the footpath from the junction there is a more natural viewpoint and similarly, a clearer view of the development. These are just two examples of unusual points which appear to have been selected. At least seven of the 22 viewpoints are considered to be in questionable locations with more natural viewpoints close by,

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therefore, the location of the viewpoints should be revised to ensure that the full and realistic visual impact of the proposed development is being assessed.

- (d) **Proposed upgrade of the radio base station installation at Barns off Slade Lane, Slade Lane, Over Alderley. SK10 4SF** - Members noted that the proposed upgrade involved installing one additional dish to the existing mast.
- (e) **Planning enforcement updates** - It was reported that there had been no updates relating to planning enforcement cases within the Parish.
- (f) **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 some responses to the vision and aims document consultation have been received. These will be analysed in the near future ahead of commencing work on the next stages of the project. Work is also starting in respect of the proposed design code.

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 - Introduction to Rural Affordable Housing (for Parish Councils) webinar.

DECISION (a) That Councillor J. Wilson attend the event on behalf of the Parish Council.

- ii. Cheshire East Council - Community Governance Review update.

**DECISION (a) To receive and note the information.
(b) To note that the update had been published on the Parish Council website for resident information.**

- iii. ChALC - 2023 Parliamentary Constituency Boundary Review consultation.

DECISION (a) To note that no changes are currently proposed for the Macclesfield Constituency.

10. Highway Maintenance and Enhancements

- (a) Updates relating to the following highway matters - No updates were available from Cheshire East Council relating to the following matters:
 - 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.
[Signs to be programmed for removal as soon as possible.]
 - iv. Pothole on Prestbury Road (opposite entrance to Over Alderley FP7)
 - v. Detached chevron sign at junction of Prestbury Road with Macclesfield Road.
[Sign to be programmed for re-planting as soon as possible.]
 - 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.

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xi. Pothole outside Smithy Cottage, Macclesfield Road.

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

(b) **Highway matters for attention from Members** - It was reported that there were potholes on Hocker Lane near to Yewtree Cottage.

DECISION (a) That the Clerk report the above issue to Cheshire East Council for attention.

(c) **Macclesfield Road - Speed Limit Review** - There was nothing to report.

11. Community Issues

(a) **Alderley Park** -

i. **Alderley Park Liaison Committee** - It was reported that the last planned meeting was cancelled due to the recent consultation relating to proposed further development at the site.

ii. **Proposed development of Symphony Park** - Members discussed the proposed development and noted that further consideration of the implications of the proposed development would be needed at a future date.

(b) **Over Alderley Primary School Charity** - Borough Councillor P. Findlow reported that legal issues continue to cause delay to the disposal of the asset.

(c) **The Queen's Platinum Jubilee** - There was nothing to report.

12. Matters for inclusion on next/future meeting agenda

(a) Replacement notice board at St. Catherine's Church

13. Dates of next meeting - Tuesday 3rd May, 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 14.

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

The meeting was declared closed by the Chairman at 9:08p.m.

Signed:..... Approval date:

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APPENDIX A

Financial Statement - 2021/22					
as at 1st March, 2022					
Actual 2020/21 £.	Details	2021/22 Budget £.	Actual to Jan. 22 £.	Agenda Mar. 22 £.	Budget Balance £.
Receipts					
4,015.00	Precept	4,445.00	4,445.00		0.00
0.00	Balances	0.00	0.00		0.00
1.01	Investment Interest	0.00	0.12	0.06	0.00
850.00	Sale of Assets	0.00	0.00		0.00
0.00	Grants, Donations & Refunds	9,000.00	0.00	5,408.00	3,592.00
166.46	Allotment Fees	0.00	106.91	91.79	0.00
128.24	V.A.T. Refund	0.00	51.31		738.83
5,160.71	Total Receipts	13,445.00	4,603.34	5,499.85	4,330.83
Payments					
954.72	Salary (Clerk)	1,335.00	0.00	1,297.92	37.08
0.00	National Insurance (Employer)	0.00	0.00		0.00
125.00	Allowances (Clerk)	135.00	0.00	128.30	6.70
0.00	Chairman/Member Allowances	0.00	0.00		0.00
51.59	Administration	75.00	0.00	42.23	32.77
119.00	Audit Fees (internal & external)	130.00	132.30		-2.30
257.60	Insurance	300.00	0.00	257.60	42.40
0.00	Grants	1,600.00	1,000.00		600.00
0.00	s.137 Donations	200.00	0.00		200.00
137.53	Allotments - Water Charges	145.00	830.19	6.44	-691.63
130.40	Subscriptions/Affiliation Fees	165.00	95.40	35.00	34.60
0.00	Room Hire	160.00	0.00		160.00
0.00	Notice Board Maintenance	100.00	0.00		100.00
0.00	Neighbourhood Plan	9,000.00	0.00	2,882.81	6,117.19
0.00	Contingency	100.00	61.50		38.50
51.31	V.A.T.		192.50	546.33	
1,827.15	Total Payments	13,445.00	2,311.89	5,196.63	6,675.31

Cash/Bank Reconciliation	01/04/21	04/01/22	01/03/22	31/03/22
Balance B/Fwd.	7,428.75	7,428.75	9,720.20	10,023.42
Add Total Receipts	13,445.00	4,603.34	5,499.85	4,330.83
Less Total Payments	-13,445.00	-2,311.89	-5,196.63	-6,675.31
Balance C/Fwd.	7,428.75	9,720.20	10,023.42	7,678.94
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/21	04/01/22	01/03/22	31/03/22
General Funds	5,928.75	8,220.20	8,523.42	6,178.94
Earmarked Reserves	1,500.00	1,500.00	1,500.00	1,500.00
	7,428.75	9,720.20	10,023.42	7,678.94

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CASH/BANK RECONCILIATION AS AT - 1st March, 2022

CASH

Balance Brought Forward 01/04/21	
Current Account	4,937.58
Business Reserve Account	2,491.17
Plus Receipts	10,103.19
	<u>17,531.94</u>
Less Payments	7,508.52
Balance Carried Forward 01/03/22	<u><u>10,023.42</u></u>

BANK (Natwest)

Business Reserve Account -	2,491.35	05/01/22
Add income/transfer received since above Statement		
	<u>0.00</u>	
Less unrepresented cheques		
	<u>0.00</u>	
		2,491.35 01/03/22
Current Account -	12,728.70	04/02/22
Add income received since above Statement		
	<u>0.00</u>	
		0.00
Less unrepresented cheques/ Transfer		
For approval <u>-5,196.63</u>	<u>-5,196.63</u>	
		7,532.07 01/03/22
Total Bank Balances 01/03/22	<u><u>10,023.42</u></u>	

APPENDIX B

Receipts

a. NatWest Bank plc	£0.02	Gross interest - October 2021
b. NatWest Bank plc	£0.02	Gross interest - November 2021
c. Allotment Rent 2021/22	£30.39	Invoice No. 06/2021
d. Allotment Rent 2021/22	£30.70	Invoice No. 07/2021
e. NatWest Bank plc	£0.02	Gross interest - December 2021
f. Groundwork UK	£5,408.00	Neighbourhood Plan Grant
g. Allotment Rent 2021/22	£14.58	Invoice No. 03/2021
h. Allotment Rent 2021/22	£16.12	Invoice No. 08/2021

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APPENDIX C

Payments for approval

a. Cheque No 000313	E. M. Maddock	£1,388.19	Salary 2021/22, expenses, allowances and Neighbourhood Plan brochure printing
b. Cheque No 000314	H.M. Revenue & Customs	£269.40	Employee income tax
c. Cheque No 000315	Zurich Municipal	£257.60	Insurance premium 2022/23
d. Cheque No 000316	Kirkwells Limited	£3,240.00	Neighbourhood Plan support
e. Direct Debit	United Utilities	£6.44	Water charges: Oct.21 - Jan.22
f. Direct Debit	Information Commissioner's Office	£35.00	Data Protection fee 2022/23

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
- 20/3112M - Yew Tree, Hocker Lane, Over Alderley. SK10 4SB
Two storey rear extension and internal remodelling.
DECISION STATUS - Approved with conditions (19/01/22)
- 21/0111M - Higher Park Farm, Birtles Lane, Over Alderley. SK10 4ZB
Conversion of existing barn to form new dwelling further to approval 19/2428M.
DECISION STATUS - Undecided
- 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
- 21/1848M - Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN
Extensions to existing farmhouse, conversion of existing brick built 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.1,000m²).
DECISION STATUS - Undecided
- 21/1852M - Finlow Hill, Finlow Hill Lane, Over Alderley. SK10 4UG
First floor annex over existing triple garage
DECISION STATUS - Undecided

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- 21/1900M - Higher Park Farm, Birtles Lane, Over Alderley. SK10 4ZB
Erection of new 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 - Undecided (Revised scheme submitted)
- 21/2158M - Birtles Old Hall, Chelford Road, Henbury. SK10 4RS
Enlargement of existing garage with housekeepers accommodation above. Demolishing existing utility and stores and covering existing courtyard with roof and lantern light above. Outbuildings converted to store, boot room, pantry and laundry.
DECISION STATUS - Approved with conditions (14/02/22)
- 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 - Undecided
- 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
- 21/3961M - 2 Birtles Hall Cottage, Birtles Hall, Birtles Lane, Over Alderley.
Existing single storey detached shed within curtilage of listed buildings.
(21/4081M - Listed Building Consent application - Approved with conditions [14/12/21])
DECISION STATUS - Approved with conditions (06/01/22)
- 21/3986M - Birtles Farm, Hocker Lane, Over Alderley, Macclesfield. 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)
- 21/4098M - Trugs Farm House, Macclesfield Road, Over Alderley. SK10 4SW
Install an air source heat pump to replace the existing oil boiler. Both the existing boiler and the new heat pump are external to the property.
DECISION STATUS - Undecided
- 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 - 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

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21/4617M - Adders Wood, Prestbury Road, Over Alderley. SK10 4SL
Replacement dwelling.
DECISION STATUS - Refused (01/02/22)

21/5106M - Birtles Farm, Hocker Lane, Over Alderley, Macclesfield. SK10 4SB
Change of use of barn for the purposes of storage (B8).
DECISION STATUS - Approved with conditions (16/02/22)

21/5416M - Birtles Mill, Birtles Lane, Over Alderley. SK10 4RX
Certificate of lawful existing development for site entrance and access track,
hardstanding to front and side of dwelling, linked garage and workshop/store, shed and
timber store and erection of fountain feature in side/rear garden.
DECISION STATUS - Undecided