

OVER ALDERLEY PARISH COUNCIL

Minutes of the Parish Council meeting held

Tuesday 7th March, 2023 at 7:25p.m.

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

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

Members of the public (1).

Borough Councillor P. Findlow.

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

1. Apologies for absence -

Councillor I. Beaumont - Work commitment.

Councillor D. Caplin - Personal commitment.

Councillor S. Clarke - Work commitment.

Councillor S. Pett - Personal commitment.

024/23 RESOLVED (a) That the above apologies for absence be received.

(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** - No report had been received from the Policing Team.

(b) **Cheshire East Ward Member Cllr. P. Findlow** - Borough Councillor P. Findlow reported that this would be his last meeting as Ward Councillor as he was retiring at the May 2023 elections. Borough Councillor P. Findlow noted the positive relationship he had enjoyed with the parish of Over Alderley during his years in office and expressed delight at recent successes for the parish including retaining independence during the recent community governance review and the refusal of the recent planning application at Alderley Park (22/2819M).

025/23 RESOLVED (a) To receive and note the report of Borough Councillor P. Findlow.

(b) To record an expression of thanks for the work that Borough Councillor P. Findlow had undertaken to represent residents of Over Alderley and to wish him well for the future.

(All in favour)

5. Minutes

(a) Minutes of the Parish Council meeting held 17th January, 2023 had been previously circulated to all Members.

026/23 RESOLVED (a) That the minutes of the Parish Council meeting held 17th January, 2023 be approved as a correct record and signed by the Chairman.

(All in favour)

6. Finance

(a) **Financial Statement 2022/23 as at 7th March, 2023** - Members considered the financial statement 2022/23 which was unanimously accepted. (Appendix A)

(b) **Receipts** - The Chairman noted that no receipts had been received since the last meeting.

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

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- 027/23 RESOLVED** (a) That the Statement of Account as at 7th March, 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.
- (c) That the payments listed at Appendix B be approved. (All in favour)
- (d) **Workplace pensions** - It was reported that it was necessary to submit a workplace pensions re-enrolment declaration to The Pensions Regulator.

- 028/23 RESOLVED** (a) That the Clerk be authorised to submit the workplace pensions re-enrolment declaration. (All in favour)
- (e) **Grant application** - It was reported that progress had been made to secure a quotation for some of the refurbishment work. The grant application will be submitted as soon as the last quotation has been received.

- 029/23 RESOLVED** (a) To receive and note the update. (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 C)
- (b) **Planning applications for consideration**
- i. **23/0270M** - Barn at Nearly Nine Acres Wood, Birtles Lane, Over Alderley. Agricultural determination for traditional wooden pole type barn. It will be constructed of tanalised softwood timber using 100x100 posts (in the corners and along the sides/ends of the building) which are placed on steel post-support spikes sunk into the ground. There will be no use of concrete or any other 'permanent' building material. Vertical planks with air gaps will make up the walls - clearly this negates any suggestion that it is a dwelling. There will be no running water nor mains electricity linked to the building as these facilities are not available on site.

- 030/23 RESOLVED** (a) That the following comment be submitted in respect of application 23/0270M:
Over Alderley Parish Council fully supports the objections raised by the Nature Conservation officer and their recommendation for refusal of the application. It is noted that, although reference is made to woodland improvement, there are no detailed comprehensive landscape proposal or woodland management plans to accompany the application for the barn. (All in favour)
- ii. **23/0579M** - 12 Ashbrook Road, Over Alderley. SK10 4SH
Existing dwelling house built in the mid 1960's and shown to Ordnance Survey mapping by 1969. The proposal is for two single storey extensions at the rear of the existing dwelling that will not exceed 3 metres in depth and therefore qualify as permitted development and are lawful.

- 031/23 RESOLVED** (a) That the following comments be submitted to Cheshire East Council in respect of application 23/0579M.
Over Alderley Parish Council requests that the Case Officer carry out careful assessment of any permitted development rights applicable to the property as it is considered that the proposed extensions would result in a disproportionate over

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development of a small plot within a Green Belt setting.

(All in favour)

- iii. **23/0668M** - Broadheath Farm, Macclesfield Road, Over Alderley. SK10 4SN Variation of Condition 2 on approval 21/1848M for extensions to farmhouse, conversion of existing brickbuilt barn to a dwelling and erection of a new dwelling, repositioning of the existing northern access and demolition of all other existing buildings and structures.

032/23 RESOLVED

(a) That the following comments be submitted to Cheshire East Council in respect of application 23/0668M.

The removal of the chimney and removal of verge detailing to the rear elevation represents a reduction in the design quality in relation to the local character.

The introduction of additional transoms and top hung opening lights in the large glazed area changes the aesthetic from a simple vertical mathematical order. The appearance will be something more suited to an industrial estate than that necessary in this important setting in greenbelt.

The loss of symmetry in the placing of the glazed openings in the wall caused by the removal of the chimney is a dilution of the quality of the external appearance. (All in favour)

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

(c) **Planning enforcement updates** - No updates had been received. It was noted that some hedging whips had been observed at the land at Macclefield Road.

(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 good progress was being made towards preparing for the next consultation. Work relating to the identification of local heritage assets was also progressing well.

9. Highway Maintenance and Enhancements

(a) Updates relating to the following highway matters - No updates had been received in respect of the following highway defects.

- i. Holes on Birtles Lane (near to access point to Highlees Farm)
- ii. Removal of surplus signs (change of priority) at School Lane.
- iii. Deterioration of highway surface on Slade Lane.
- iv. Concern about pedestrian safety when walking along Macclesfield Road between access points to Over Alderley FP21 and Over Alderley BR22.
- v. Verge obstruction at Slade Lane.
- vi. Grit bin position at Slade Lane.
- vii. Deterioration of carriageway and verges along Birtles Lane due to increased volume and size of traffic.
- viii. Missing road name plate at School Lane.
- ix. Flooding at Hocker Lane.
- x. Potholes on Macclesfield Road near to Smithy Cottage.

033/23 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)

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- (b) **Highway matters for attention from Members** - It was reported that a brideway sign was broken at Cross Lane.

034/23 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. ChALC was also pursuing, without success, responses from Cheshire East Highways.

10. Community Issues

(a) Alderley Park -

- i. **Alderley Park Liaison Committee** - It was reported that the last scheduled Liaison Committee meeting had been cancelled. Borough Councillor P. Findlow had expressed dissatisfaction to Cheshire East Council regarding the current situation.
- ii. **Other matters relating to Alderley Park** - Members noted that the planning application for a retirement facility at Heatherley Woods had been refused by the Cheshire East Council Strategic Planning Board.

- (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.

11. Election 2023 - Members were reminded that the deadline for the submission of nomination papers for the forthcoming election was 4th April, 2023.

12. Matters for inclusion on next/future meeting agenda

- (a) Proposal for an application to reduce speed limit along Macclesfield Road.

13. Dates of next meeting - Tuesday 16th May, 2023 at 7:00p.m. - Annual Parish Meeting immediately followed by Annual Parish Council meeting.

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.

035/22 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 7:50p.m.

Signed:..... Approval date: 16th May, 2023

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APPENDIX A

Financial Statement - 2022/23					
as at 7th March, 2023					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Jan. 23 £.	Agenda Mar. 23 £.	Budget Balance £.
Receipts					
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	5.35		0.00
0.00	Sale of Assets	0.00	0.00		0.00
5,408.00	Grants, Donations & Refunds	13,000.00	7,117.00		5,883.00
198.70	Allotment Fees	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		1,165.50
10,103.25	Total Receipts	19,266.00	13,551.24	0.00	7,048.50
Payments					
1,297.92	Salary (Clerk)	2,111.00	0.00	2,199.08	-88.08
0.00	National Insurance (Employer)	0.00	0.00		0.00
128.30	Allowances (Clerk)	150.00	0.00	168.80	-18.80
0.00	Chairman/Member Allowances	0.00	0.00		0.00
42.23	Administration	95.00	0.00	55.83	39.17
132.30	Audit Fees (internal & external)	140.00	157.50		-17.50
257.60	Insurance	300.00	257.60	257.60	-215.20
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	0.41	93.50
130.40	Subscriptions/Affiliation Fees	165.00	109.44	35.00	20.56
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	5,225.19	2,970.00	4,804.81
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.		571.50	594.00	
7,508.52	Total Payments	19,266.00	8,677.04	6,280.72	5,473.74

Cash/Bank Reconciliation	01/04/22	17/01/23	07/03/23	31/03/23
Balance B/Fwd.	10,023.48	10,023.48	14,897.68	8,616.96
Add Total Receipts	19,266.00	13,551.24	0.00	7,048.50
Less Total Payments	-19,266.00	-8,677.04	-6,280.72	-5,473.74
Balance C/Fwd.	10,023.48	14,897.68	8,616.96	10,191.72
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/22	17/01/23	07/03/23	31/03/23
General Funds	3,498.29	8,372.49	2,091.77	3,666.53
Earmarked Reserves	6,525.19	6,525.19	6,525.19	6,525.19
	10,023.48	14,897.68	8,616.96	10,191.72

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CASH/BANK RECONCILIATION AS AT - 7th March, 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	14,957.76
Balance Carried Forward 07/03/23	<u><u>8,616.96</u></u>

BANK (Natwest)

Business Reserve Account -	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 07/03/23
Current Account -	13,048.92	05/01/23
Add income received since above Statement		
	<u>0.00</u>	
		0.00
Less unrepresented cheques/ Transfer		
Approved	-648.00	
For approval	<u>-6,280.72</u>	
		-6,928.72
		6,120.20 07/03/23
Total Bank Balances 07/03/23		<u><u>8,616.96</u></u>

APPENDIX B

Payment for approval

a. Cheque No. 000326	E. M. Maddock	£1,973.91	Salary, allowances and expenses 2022/23
b. Cheque No. 000327	H.M. Revenue & Customs	£449.80	Employee income tax
c. Cheque No. 000328	Zurich Municipal	£257.60	Insurance premium 2023/24
d. Cheque No. 000329	Kirkwells Limited	£3,564.00	Neighbourhood Plan Consultant
e. Direct Debit	United Utilities	£0.41	Allotment water charges
f. Direct Debit	Information Commissioner's Office	£35.00	Data Protection Fee 2023/24

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APPENDIX C

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
- 21/1945M - 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
- 22/0692M - 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 - Strategic Planning Board 01/03/23 - Refused.

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- 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 - Withdrawn (27/01/23)
- 22/3327M - Caravan at Herb Garden, Birtles Lane, Over Alderley.
Certificate of lawful proposed development of replacement of lodge style caravan.
DECISION STATUS - Undecided
- 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.
DECISION STATUS - Approved with conditions (31/01/23)
- 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. 1000m²)
DECISION STATUS - Undecided
- 22/4869M - 30 Morris Drive, Nether Alderley. SK10 4YX
Single storey extension.
DECISION STATUS - Undecided
- 22/4903M - Land off Hocker Lane, Over Alderley.
Demolition of existing buildings and erection of 1 no. dwelling, landscaping and associated works.
DECISION STATUS - Undecided
- 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.
DECISION STATUS - Undecided