

Nether Alderley Parish Council

Minutes of the Parish Council Meeting held on Tuesday 13th August 2024 1.30pm at The Glass House Alderley Park

In the Chair Cllr. Lesley Gleave.

Parish Councillors present: Geoff Linnell, Sue Joseph, Angela Farrell, Melanie Connor, Ruth Morgan.

Also present: David Naylor Parish Council Clerk.

Members of the Public: There was one.

To receive apologies for absence. Cllrs. Mandy Kirk and Marcus Raphael, Anthony Harrison Cheshire East Council Ward Cllr. for the Chelford Ward, which includes Nether Alderley.

1. To receive Declarations of Interests

- To declare disclosable pecuniary interests (Councillors with disclosable pecuniary interest(s) must leave the room for the relevant items). There were None.
- To declare interests conflicting with the Nolan principles/non-pecuniary interests. There were none.
- To allow Councillors to consider amendments required to their Declaration of Pecuniary Interest forms. There were None.

2. To consider and approve Applications for Dispensations. There were none.

3. To resolve to approve that the Minutes of the Nether Alderley Parish Council Meeting held on 16th July 2024 as a true and accurate record. The Minutes were approved. **Proposed** Cllr. Connor **Seconded** Cllr. Gleave.

4. Public Participation - to adjourn the meeting to receive representation from members of the Nether Alderley Parish.

A gentleman, (Mr. B), was present concerning Manchester Airport's consultation on its Noise Action Plan 2024 - 2028. The consultation closes on 27th September and he urged the Parish Council to raise awareness of it and encourage responses. It was conceivable that changes to aircraft routing could affect the noise climate of Nether Alderley. The matter was on this Agenda of this Parish Council Meeting and would be discussed again at the September meeting confirming the Parish Council's response. The Parish Council would also rejoin the Manchester Airport Forum. Click on [This Link](#) to access action plan and how to respond. The Parish Council would also add it to its Website and Facebook. Cllr Linnell would attend the forums and help to co-ordinate a Parish Council response.

Also raised was the **potential changes to Green Belt policy** because of proposed changes to the National Planning Policy Framework (NPPF). Click on [This Link](#) to view a tracked changes Government document for consultation showing existing and proposed changes to the NPPF. The response deadline is 25th September. **See particularly** – **Section 5** "Delivering a sufficient Supply of Homes", **Section 13** "Protecting Green Belt Land" and **The Glossary** "for the Definition of Grey Belt".

Mr. B was thanked for his comments.

5. The Parish Council meeting was then resumed

6. Parish Hall Renovation Progress.

The Clerk provided an update following the site meeting and the progress meeting held that

morning. An electronic copy of the Contractor's Progress Report was displayed on the AV system and a copy can be found by clicking on [this link](#). This was week 17 of the 31 week contract. Good progress was being made with the limecrete hall floor with its new underfloor heating; the timber frame to the toilet extension; the lead work to the roof and the stripping of the Kitchen ready for its new units and energy efficient equipment. The Site Visit Notes from the Architect can be found by clicking on [this link](#). The Current and Forecast Cost Graph is on the projected curve and can be found by clicking [this link](#).

A timber survey has been commissioned, which has reported on some issues which need further investigation. A contingency of £30,000 is included in the Contract Price but it is hoped that all this will not be required.

Site visits (which all councillors can attend) are usually held weekly on Tuesdays at 9.30am except on Site Progress meeting days when they will precede the Site Progress Meetings. **Enclosure 1 in the Agenda Documents Pack.**

The following Site Progress Meeting dates are shown below.

- Site Progress Meeting 04: Tuesday 10th September 2024, 10:00 am
- Site Progress Meeting 05: Wednesday 9th October 2024, 10:00 am
- Site Progress Meeting 06: Tuesday 5th November 2024, 10:00 am

A discussion then followed concerning hours lost to funerals at the Church. It was necessary to obtain as much advanced notice as possible of such events which would enable the contractors to move to less intrusive work for the duration instead of stopping work. Estimates were also being obtained for the new kitchen equipment. B & E Boyes would also provide an estimate.

7. **VAT.** The Clerk has signed up through the Government Gateway for Making Tax Digital. This will expedite the reclaim of VAT (and payment of VAT in due course). The claims will be submitted via Scribe Accounts on the next working day following the end of the monthly claim period. This should greatly ease any VAT related cash flow issues. The first two claims for June and July were in **Enclosure 1 in the Agenda Documents Pack**. Claims will be monthly from now on. The application for opting to tax on just the Parish Hall is in progress.

8. **Section 106 Claim from Cheshire East Council (£163,727) – Progress Report.** A letter 25th July to CEC was in **Enclosure 2 in the Agenda Documents Pack**. CEC Ward Councillor Anthony Harrison was being very helpful and had raised this at the CEC Council Meeting on 17th July 2024. The minute text is shown below:

“Councillor A Harrison sought reassurance that the Council would respond to himself or his constituents in a timely manner. The chair of Nether Alderley Parish Council and Cllr Harrison had chased updates in respect of S106 monies for the community of Nether Alderley since November 2023. He requested as a matter of urgency due to the necessary work of Alderley Parish Council, that the allocated funds needed to be drawn down. Cllr Harrison requested that a detailed response be provided before additional costs were imposed on the taxpayers of Nether Alderley Parish Council, as alternative funds would need to be sought in the short term where borrowing would be required. It was agreed that a written response would be provided.

He had also raised it with the Chief Executive who had given instructions that it be expedited as a matter of urgency. The S106 officer had responded that a meeting was scheduled with finance to resolve this. At the date of this August Parish Council meeting no funding had yet been transferred into the Parish Council's bank account..

The Clerk needed to move funds into the Council's Nat West current account as follow: £20,000 from its Nat West Reserve Account, £25,000 from its Unity Trust Account and £85,000 from its Skipton Building Society Account so as to ensure sufficient liquidity is available to pay expected September Council commitments.

There may also be the need to draw down £150,000 from the Parish Council's £250,000 borrowing approval from the Public Works Loans Board loan. This would be in consultation with all councillors and depend on lack of progress in CEC paying the S106 funding and lack of progress in receiving valuation 3 VAT reclaim monies from HMRC.

A Bank Statement on 21st August is attached showing what is available for the September Payment. If the s106 is not in the account before then.

It was **RESOLVED** to approve these requests

Proposed Cllr. Farrell **Seconded** Cllr. Gleave

- 9. Neighbourhood Planning (NP) Progress.** The Clerk has submitted the final versions of the NP and the Design Codes to Cheshire East Council's Neighbourhood Planning Team with a summary of the Section 14 responses. These responses have been addressed in this final NP version. A response to the submission is now awaited from CEC.

10. Report from the Parish Hall Marketing Group. Including the hire charges of similar parish venues locally. [Enclosure 3 in the Agenda Documents Pack](#)

Emails had been sent to past users of the Parish Hall. The National Trust is waiting to use the Hall again, as are funeral directors and users of St Mary's Church following weddings. An approach has also been made to the Parish Council from a furniture business to see if they could help in any way. The Operating plan has been updated by Keith Farrell. There are also no constraints in our current insurance arrangements to prevent significantly expanding the range uses of the Hall. Work has also been done on comparing the hire charges locally and a printout was circulated. Cllr. Linnell is to meet representatives of Alderley Park regarding any help they could provide with regard to audio visual equipment and they may be able to promote the Parish Hall as a local venue on their large screens in the Glass House atrium.

11. Finance Schedule (Appendix A)

- 11.1 **To note receipt of income, as listed in schedule (A1)**

Proposed: Cllr. Farrell **Seconded:** Cllr. Gleave

- 11.2 **To approve items for payments as listed in schedule (A2)**

Proposed: Cllr. Linnell **Seconded:** Cllr. Gleave

- 11.3 **To approve direct debit/standing order as listed in schedule (A3)**

Proposed: Cllr. Joseph **Seconded:** Cllr. Morgan

- 11.4 **To consider and approve the Clerk's expenses as listed in schedule (A4)**

Proposed: Cllr. Farrell **Seconded:** Cllr. Gleave

- 12. Progress with the Newsletter.** This will be wholly reserved for information about the Parish Hall's renovation, its progress and promotion of its use. It will contain a Just Giving Link with a QR code provided by the Clerk and will be ready for printing in early September. It will be A3, folded to A4, 4 sides, in colour and 220 GSM paper quality.

- 13. Improving the Parish Council's Social Media presence –** Feedback from Cllr. Melanie Connor who is undertaking a detailed review. She reported that most local councils had media postings on Facebook and Twitter and Nether Alderley needed to do the same. Also if the Parish Council used **Instagram it can be also be routed to its website and Facebook. It has been accepted by the Parish Council** that it needed to address the shortcomings of its website, not only in terms of its lack of compatibility with national accessibility standards but also to address its time consuming process in making postings and editing images and text. A new website, addressing these issues, was necessary. See Minute 14 below. Cllr Connor would report further on these matters.

- 14. Adopting .gov.uk suffixes to our emails and our website URL** The Parish Council Domains Helper Service Team are offering support with this process. The following are links to: [Approved Registrars](#) and [Aubergine Website](#). We will need Office 365 Licenses probably – [365 for Business](#). The Clerk could initially ask [AXON](#) (the supplier who was appointed at Bollington when the Parish Clerk was Town Clerk there) for an indicative quote or any other IT support company.

It is envisaged that the Parish Hall would have a high capacity broadband connection and the entire premises would have a internal wireless network. The Parish Councillors and Clerk would have access through this system to the Parish Council's cloud based 365 system.

This work would progress in consultation with, and the support of, Cllr Linnell. He will also be in touch with Alderley Park regarding any surplus AV equipment

15. **Date for the Clerk's presentation to members** concerning Standing Orders and the new Model Financial Regulation produced by ChALC. The date of **27th August 2024 1.30pm** at the Glass House Alderley Park was confirmed. Cllr. Joseph could not make this date and the Clerk would provide a one-to-one session for her.

16. Planning Applications

Application No:	24/2720M
Proposal	Certificate Of Lawful Existing Use/ Dev. Certificate of lawful development for proposed demolition of existing stable block (used for storage) and existing storage unit due to the condition of the existing structures, and replace these with a single storage unit, the proposed is no higher in overall height of the existing.
Location	Walnut Tree House, Bollington Lane, Nether Alderley, SK10 4TB
Response Deadline	20 th August 2024
NAPC Response	The Parish Council had no objection to this application

Application No:	24/2689M & 24/2690M (LB)
Proposal:	Consent listed building consent for construction of an oak framed outbuilding and associated works
Location:	Gatley Green Farm, Welsh Row, Nether Alderley, Macclesfield, SK10 4TT
Response Deadline	28 th August 2024
NAPC Response	The Parish Council was concerned about the significant increase size and height of this proposal

Application No:	24/2844M
Proposal:	Increase in roof height to create new habitable space on first floor, addition of 4no. dormer windows on front and rear elevations. Single storey side and rear extension and internal replan.
Location:	The Bungalow, Heawood Hall, Congleton Road, Nether Alderley, Cheshire, SK10 4TN
Response Deadline	5 th September 2024
NAPC Response	The Parish Council had no objection to this application

Application No:	23/0955M APPEAL NOTIFIED
Proposal:	Demolition of existing dwelling and shippon building and replacement with a new dwelling as well as the creation of a walled garden
Location:	Bradford House Cottage, Bradford Lane, Nether Alderley, SK10 4TR

Appeal Letter	Link to Appeal Letter Response Deadline 28 th August 2024
NAPC Response	Noted

Application No:	23/4734M APPEAL NOTIFIED
Proposal:	Demolition of existing dwelling, stables & feed store and replacement with a new dwelling
Location:	Bradford House Cottage, Bradford Lane, Nether Alderley, SK10 4TR
Appeal Letter	Link to Appeal Letter Response Deadline 28 th August 2024
NAPC Response	Noted

Application No:	24/2629M
Proposal:	Certificate Of Lawful Proposed Use/ Dev. Lawful Development Certificate for the conversion of existing loft, new dormer to the rear of the property, below the existing ridge line. Materials the same as on the existing building.
Location:	Roseleigh, Welsh Row, Nether Alderley, SK10 4TY
Response Deadline	14 th August 2024
NAPC Response	The Parish Council had no objection to this application

Application No:	24/2549M & 24/2550M (LB)
Proposal	Replacement of 10 uPVC windows with painted hardwood ones, replacement of glass slate rooflights with conservation rooflights and replacement of a pair of uPVC french windows with painted timber ones. All to match the pattern of the existing windows
Location	Fallows Hall, Chelford Road, Nether Alderley, Cheshire, SK10 4SZ
Response Deadline	15 th August 2024
NAPC Response	The Parish Council had no objection to this application

17. To Note any other Planning matters including decisions on Planning Applications:

[23/3868M](#) Approved with Conditions

Decision Date 26th July 2024

Everybody at Alderley Park, Congleton Road, Nether Alderley

Retrospective application for full planning permission to convert 2 x tennis courts into 3 x padel tennis courts, erection of customer kiosk, creation of new pedestrian access and associated boundary treatments

[24/1770M](#) – Negative Certificate

Decision Date 2nd August 21024

Crossfield, Congleton Road, Nether Alderley, SK10 4TP

Certificate of proposed lawful use for the creation of a new garage structure within the curtilage

of the house. It will utilise an existing access to the site. The siting of the building is shown on the proposed site plan. The dimensions of the building are shown on the proposed roof plan.

[24/2362T](#) No Decision made and as a result "Approved"

6th August 2024

Fox Chase, Whitebarn Road, Alderley Edge, Wilmslow, Cheshire, SK9 7AN

Works To Trees In Conservation Area

Silver Birch has shed large limb. We are looking to re shape the tree and reduce its overall weight as tree is in decline. Bringing longer limbs back by 3m.

18. Cheshire East Council Libraries Strategy [Consultation Launch](#). 6 weeks, closing on 15th September 2024. The Clerk would ensure that this was promoted on the Website and Facebook

19. Report from Cllr. Anthony Harrison Cheshire East Chelford Ward Councillor which includes Nether Alderley. Cllr Harrison was not present at the meeting but the Parish Council was very grateful for his continuing efforts to secure the Parish Council's Parish Hall Section 106 funding from Cheshire East Council.

20 Councillor items for the September Council Meeting

- Approval of internal finishes at the Parish Hall
- Manchester Airport Noise Action Plan
- Report of the Parish Hall Site Progress Meeting held on the morning of 10th September before the 10th September Council meeting

21. To confirm the next Council meeting is:

Tuesday 10th September 2024
1.30pm at the Glass House Alderley Park

APPENDIX A

Nether Alderley Parish Council Meeting Tuesday 13th August 2024 (relating to Month of July)

Schedule of Receipts and Payments

A1. Receipt of Income - Month of July

Current Account: £800 Burial Fee

Reserve Account £33,39 Interest Payment

Skipton Interest is annual

Unity Trust Bank is Quarterly

A2. Invoices for payment

Ch.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1779	David Naylor	£664.55	£664.55	Salary & Expenses	£0,00	H
1780	HMRC	£417.90	£417.90	TAX & NI	£0.00	H
1781	B&E Boys	£100,432.06	£83,693.38	P Hall Contract Valuation 4	£16,738.68	E
1782	Currie & Brown	£707.15	£589.29	Site Progress Meeting & carry out Valuation 4	£117.86	E
1783	KPS Architects	£4,853.16	£4,044.30	RIBA Work Stages 5 & 6. (Second of six installments of £4025.40 plus travel costs of £18.90 plus VAT)	£808.86	E
1784	Currie & Brown	£707.15	£589.29	Attend Site Meeting and carry out Valuation 1 30 th April 24 (Late Payment)	£117.86	E
1785	WML	£1,911.60	£1,593.00	Interim Site Phase See MOA Rev A 13/09/23 Fee	£318.60	E

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
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Regarding EDF Energy and progress with a company who will provide options for the best gas and electric rates. The company also promised to take up our issues with EDF and have been supplied with our correspondence with EDF.

A4. Approval of the Clerk's expenses/salary: Power H

Travel 132 Miles @ 45 pence per mile = £59.40

Phone Sim monthly £9.17 plus £1.83 VAT = £11.00

Rymans Postage Stamps £10.80 No VAT= £10.80

Total £79.37 plus £1.83 VAT = £81.20

Plus, Salary - Contracted 65 hours @ 13.95 per hour = £971.75 (Gross)

Total Gross including expenses = £1,052.95

Total Less Tax of £388.40 = **£664.55** (£662.72 plus 1.83 VAT)

Signed.....
Chairman of Meeting

Signed.....
Clerk and Responsible Financial Officer

Parish Council Powers for Expenditure and Activity

Note that the Parish Council has adopted the Power of Competence

Audit

[Audit Regulations 1996]

I

Benches

Power to provide and maintain roadside seats and shelters [Parish Councils Act 1957, s.1]

K

Burial Grounds, Cemeteries and Crematoria

Power to acquire, provide and maintain [Open Spaces Act 1906, ss9 and 10]

A

Power to agree to maintain monuments and memorials

Parish Councils and Burial Authorities (Miscellaneous Provisions) Act 1970, s.1

B

Power to provide and maintain and Power to contribute towards expenses of cemeteries

Local Government Act 1972, s.214

Local Authorities Cemeteries Order 1977 (no 204) C1 Memorials (16 (1) (a) and 16 2 (b))

C

Bus Shelters

Power to provide and maintain shelters

Local Government (Miscellaneous Provisions) Act 1953, s.4

Parish Councils Act 1957, s.1

D

Crime prevention

Local Government and Rating Act 1997 s31, Crime and Disorder Act 2000

Q

Community Centres

Power to provide and equip community buildings [Local Government Act 1972, s.133]

E

Power to provide buildings for clubs having athletic, social or educational objectives

Local Government (Miscellaneous Provisions) Act 1976 s.19

F

Power to provide a range of recreational facilities [Local Government (Misc Provisions) Act 1975 s19]

G

General Administration/Running Costs

Subsidiary powers of local authorities – to facilitate, or conducive or incidental to, the discharge of functions LGA 1972 s111

H

Parish Hall – public meetings

K

1. LGA 1972 s 142 “ arrange for the delivery of lectures and addresses and the holding of discussions on such matters - provision of information etc relating to matters affecting local government
2. s133 ‘Power to provide buildings for public meetings and assemblies or contribute towards the expenses of providing such buildings’
3. LGA 1972 S111

Litter bins Provision of litter bins [Litter Act 1983, ss 5, 6]

L

Neighbourhood Plans [Localism Act 2011 Sch 9]

R

Research and collection of information

Power to carry out research [LGA 1972 S 141]

M

Parish Plans [LGA 1972 S 141]

J

Section 137

N

Local Government Act 1972. Power of Local Authorities to incur expenditure for certain purposes not otherwise authorised. Power to do something that will benefit the community where there is no other specific power covering the action; Set at £8.12 per elector in 2019/20. Expenditure must be commensurate with the benefit.

Websites Local Government Act 1972 s142

P

Life-saving appliances – Power to provide life-saving appliances (e.g. life belts, defibrillators) [Public Health Act 1936, s234]

S

Nether Alderley Parish Council

Prepared by: _____ Date: _____

Name and Role (Clerk/RFO etc)

Approved by: _____ Date: _____

Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 21/08/2024		
	Cash in Hand 01/04/2024		209,483.00
	ADD		
	Receipts 01/04/2024 - 21/08/2024		113,044.33
			322,527.33
	SUBTRACT		
	Payments 01/04/2024 - 21/08/2024		216,783.81
A	Cash in Hand 21/08/2024 (per Cash Book)		105,743.52
	Cash in hand per Bank Statements		
	Petty Cash 07/08/2024	0.00	
	Current Account Nat West Acc. No. 07/08/2024	126,924.38	
	Reserve Account Nat West Acc. No. 07/08/2024	505.53	
	Skipton Building Society 07/08/2024	87,852.40	
	Unity Trust Bank Savings Acc. No. 07/08/2024	472.33	
			215,754.64
	Less unrepresented payments		155,011.12
			60,743.52
	Plus unrepresented receipts		45,000.00
B	Adjusted Bank Balance		105,743.52
	A = B Checks out OK		