

Nether Alderley Parish Council

Minutes of the Parish Council Meeting held on Tuesday 10th December 2024 1.30pm at The Glass House Alderley Park

In the Chair Cllr. Lesley Gleave .

Parish Councillors present: Geoff Linnel, Sue Joseph, Angela Farrell, Melanie Connor, and Mandy Kirk.

Also present: David Naylor Parish Council Clerk.

Members of the Public: There were none.

1. **To receive apologies for absence.** Cllr. Marcus Raphael. Cheshire East Cllr. for the Chelford Ward Anthony Harrison which includes Nether Alderley.
2. **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.
 - The Clerk asked all members to review their declarations of interest forms and if necessary update them and send a copy to him. He would forward them to Cheshire East's monitoring Officer.
 - 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.
3. **To consider and approve Applications for Dispensations.** There were none.
4. **To resolve to approve that the Minutes of the Nether Alderley Parish Council Meeting** held on Tuesday 12th November 2024 as a true and accurate record. The Minutes were approved.
Proposed: Cllr. Farrell **Seconded:** Cllr. Joseph.
5. **Public Participation - to adjourn the meeting to receive representation from members of the Nether Alderley Parish.** No members of the public were present and the meeting was not adjourned.
6. **The Parish Hall Renovation Enclosure 1 in the Agenda Documents Pack.**
This contains a report from the Clerk regarding:
 - The final projected contract outturn cost
 - The cost incurred to date
 - The remaining cost up to the contract end date
 - The Council funds to meet this cost
 - The resultant surplus less the Council's general running costs from January – March 24 and the Council's prudent general reserve for emergency purposes of £20.000.

There was additional cost associated with the need for more York Stone flags at the Hall's front entrance, a balustrade around the Hall's side exit pathway and new steps from the path adjacent to the side door into the graveyard. There was also the need to fund the cost of the Hall's blinds and the need to fund energy costs during the construction. These energy costs were included in the tender costings but were moved to contingencies unbeknown to the Council. They were not, however,

monitored at the progress meetings and then all contingencies were moved into the projected contract outturn. This left the Council blindsided with now the potential need to fund them. This energy item was raised at the Site Progress meeting on 3rd December but failed to ensure that these costs would be funded by the contractor. The Clerk had circulated an estimated cost of electric used to date but this was likely to be more than doubled by Gas usage from December to the end of the contact. Fortunately the 2024/25 revenue budget should have sufficient funds to cover these costs. The Clerk will have a better measure of the cost when Crown Gas and Power have issued their direct debits for the December period.

As can be seen from this December Cost and Funding Report, the total surplus of £58,000 (including the £20,000 General Reserve) is holding up, and the January Council Report is expected to confirm this, as the estimated outturn approaches closer to the March year end.

Parish Hall Renovation Progress. Copies of the Progress Reports presented to the Site Progress Meeting held on 3rd December were available to discuss. A copy of the Site Inspection Report was in **Enclosure 2 in the Agenda Documents Pack.**

The new gas supply with Crown Gas and Power is now live and the electricity supply is also live from the same company. A new smart meter will be installed.

The Table of future meetings is shown below: 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 Meeting.

The Site Progress Meeting dates are shown below.

- Site Progress Meeting 06: Tuesday 14th January 2025, 10:00 am
- There may be a February meeting to be announced if necessary

7. **VAT.** As reported at the last meeting, the Clerk has signed up through the Government Gateway for VAT Registration, Making Tax Digital and Opting to Tax just on the Parish Hall. The Council is still awaiting the confirmation of the OPT to tax approval and the outcome of the routine review of the first VAT claim for June. Vat Claims have been made and have been paid by HMRC into our bank account for July, August, September and October. November's claim was attached and was approved by the meeting. The December VAT Claim was also attached and approved (all the December spend was complete and the VAT claim could be approved at this Council meeting) The December Claim would be submitted on the 2nd of January. **Enclosure 3 in the Agenda Documents Pack**

8. **The 3rd Quarter Budget Report & Draft Budget 2025/26. Enclosure 4 in the Agenda Documents Pack.** The Clerk had produced a 3rd Quarter Budget Report and a Draft Budget for 2025/26 for discussion. He was also seeking a meeting later that month for the Council to make any changes and to consider the precept for 2025/26. Both these will be finalised and approved at the January 14th Council meeting. The precept for 2025/26 will then need to be notified to Cheshire East Council (CEC) before the end of that week; the deadline for notification is Friday 17th January 2025.

CEC has notified notified our tax base for 2025/26:

Cheshire East Council is due to fix its Taxbase for the financial year 2025/26 by Resolution of the Council on the 11th December 2024. The taxbase for Nether Alderley is likely to be:

2025/26 Taxbase 670.54

Previous year's taxbase and precept was:

2024/25 Taxbase 662.32

2024/25 Precept £59,662

2024/25 Band D Equivalent £90.08

2025/26 Precept if Band D Equivalent is kept the same £60,402


Each £1 rise of the NAPC precept in 2025/26 would raise £670.54

Members were asked to consider appropriate spending areas to include within the 2025/26 Budget. The Clerk noted the suggestions and would include them along with a proposed budget

showing them as revenue items or earmarked reserve items and precept options to fund them for the proposed Budget Meeting. This was set for 20th December at 1.30pm at the Glass House.

9. Crown Gas and Power Electricity Contracts. Copies were attached with the Agenda (**Enclosure 5 the Agenda Documents Pack**). The suppliers were identified via a comparison company Simplelite in order to provide the best option for the Council. Crown Gas and Power had very good reviews and have been very responsive, easy to contact and should provide a competitive efficient service for the Parish Council. The contracts are both fixed price for one year.

10. Potential Broadband Supply Company. This was a recent proposal from gps telecom. The Clerk will source others from Sky, BT, Talk Talk etc., for comparison. Openreach have confirmed that they have identified the best linkage point into the Full Fibre Community Scheme created in 2021 and were ready to proceed when we had informed them of our supplier. We have options for both a domestic broadband service and a business service. Domestic does not have a fixed IP address whereas Business has. For what we may want to use the Hall for in terms of business meetings the latter is probably best and has guaranteed resolution of problems within a short time. The quote below is for a business serviced. Sky has quoted £52.95 per month. Talk Talk does not provide a Business Service now. The BT quote is awaited.



FTTP Proposal

FTTP Connection	Per Month
1GB/115 FTTP Connection	£59.99
Technicolor Router	Inclusive
Installation (subject to survey)	Inclusive
Total	£59.99

11. Finance Schedule (Appendix A)

- 11.1 **To note receipt of income, as listed in schedule (A1)**
Proposed Cllr. Linnell **Seconded** Cllr Joseph
- 11.2 **To approve items for payments as listed in schedule (A2)**
Proposed Cllr. Joseph **Seconded** Cllr. Klrk
- 11.3 **To approve direct debit/standing order as listed in schedule (A3)**
Proposed Cllr. Farrell **Seconded** Cllr Connors
- 11.4 **To consider and approve the Clerk's expenses as listed in schedule (A4)**
Proposed Cllr. Gleave **Seconded** Cllr Connors

12. Money Movements to stay with the Financial Services Compensation Scheme FSCS £85,000 limit. NAPC's Current Bank holdings amount £150,183.52 with further money moving in from grants, JMC and Vat Reclaims. However funds are moving out each month as we near the end of the renovation contract.

The Council has three accounts with different banks, The Nat West, Unity Trust and the Skipton Building Society. It is possible and appropriate to use these three accounts to keep within the FSCS. The Unity Trust Bank is quick and easy to withdraw from into our current account or transfer in from our current account by Cheque but carries a £28 withdrawal fee. We will be closing the Skipton account but it would be appropriate to keep it open until the end of the contract to provide a

secure and good interest rate for some of our funds. You will recall that this account has to be in a Councillor's name. However, it has the necessary security measures in place by requiring two Councillor signatories to carry out any transaction or change the mandate. Also, withdrawals can only be made into our current account. This approach was approved.

12 Neighbourhood Planning (NP) Progress. The Clerk had submitted the final versions of the NP and the Design Codes to Cheshire East Council's Neighbourhood Planning Team with a summary and actual copies of the Section 14 responses which have been addressed in this final NP version. The response from Cheshire East requires another piece of work alongside the NP, Design Codes and the Summary of section 14 responses before the documents can start the Section 16 consultation carried out by Cheshire East Council prior to the submission of the documents to the inspector. These documents are: the Basic Conditions Statement and Consultation Statement. Examples of other plans in the borough which have such documents are in this

link: <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/completed-neighbourhood-plans.aspx>. Local Examples: [Alderley Edge NDP - basic conditions statement \(PDF, 828KB\)](#) and [Alderley Edge NDP - consultation statement \(PDF, 21MB\)](#)

Cllr Gleave suggested making contact with the planning consultancy Asteer Planning: Contact Jon Suckley Managing Partner but they were not able to help. The Clerk will now approach John Knight who is known to carry out NP work for Councils. The Clerk has also increased the NP allocation in the remaining Budget for January to the end of the year to £2000 to help to fund this see **Enclosure 4 in the Agenda Documents Pack.**

13 Further update from the Parish Hall Marketing Group – They met on 3rd December - Notes had been circulated. The Alderley Edge Festival Hall has a very robust electronic booking system. This could be an option for NAPC in the future but not at the moment. They also had very good hiring policies/documentation which will be informative for NAPC. Cllr. Farrell will check the Council's insurance documentation for hirers liability cover (for individual hirers who do not have public liability insurance which group hirers would be required to have).

B & E Boys will produce a Handover Pack and a period of handover cover. It will be possible to show prospective users round the Hall when completion was almost complete. When complete there would be open days followed by a formal opening event. There a suggestion to purchase a couple of laptops and they would need a secure storage cupboard. A Premises Licence was not needed. The current cleaner had been doing the job for many years and also essentially acting in a caretaker role. It was felt that following a meeting with him it would be appropriate to secure his services for the future making his appointment as caretaker permanent.

14 Further update on Hall Letting Charges – There was nothing further to be added.

15 Improving the Parish Council's Social Media presence – The Clerk has updated twitter into a paid account and joined Instagram. The issue remained that the accounts needed to be in the Council's name rather than the Clerk's because he was retiring in at the end of April. Cllr. Connor would research this. Cllr. Connor advised that we need a Group Facebook account – a closed group for joiners and only joiners can add material. This would still allow anyone to read them but only group members could post material. Need to look at Real Alderley Edge Facebook. Cllr. Connor will talk to Alderley Edge.com. Cllr. Gleave advised that she would like to see councillors adopting responsibility for an issue such as this and others.

16 Progress in adopting .gov.uk suffixes to our emails and our website URL. The Parish Council Domains Helper Service Team have offered support in this process. The following are links to: [Approved Registrars](#) and [Aubergine Website](#). We will need some Office 365 Licenses potentially [365 for Business](#).

The Clerk had contacted HCI data Ltd for the purchase of a .gov.uk URL, i.e "name.name@netheralderley-pc.gov.uk" and www. [netheralderley-pc.gov.uk](http://www.netheralderley-pc.gov.uk) but they are not taking on any new clients at the Moment. He will use another on the [Approved Registrars](#) List

- The Clerk has requested [AXON](#) (the supplier who was appointed at Bollington when the Parish Clerk was Town Clerk) to discuss our IT options and provide an indicative quote. This has been received and was in **Enclosure 6 in the Agenda Documents Pack**. One-off Set up costs would be £2,450 and recurring annual support costs would £3,363.6. This was quite expensive and it was decided to hold back on this to see what the Hall Renovation cost and the 2025/26 Budget would allow. Alderley Park may be able to help with advice or practical help.

17 Planning Applications Cheshire East Council (CEC) has launched a new On- Line Planning System (click on this [link](#) to access it. CEC is avoiding emailing the weekly planning list because they can now be searched via the above link and planning consultations can also be posted against each application.

There were no planning applications submitted for comment during this period.

18 To consider any other Planning matters including decisions on Planning Applications:

[24/4289/NMA](#) Approved with Conditions

Decision Date 13th November 2024

Wizard Tree Farm Artists Lane, Nether Alderley, Macclesfield, Cheshire East, SK10 4ZD
Non Material Amendment to 20/2987M - Variation of condition 2 & 5 on approved application 16/3354M - Change of use of agricultural building and land to dwelling with alterations and provision of garden.

[24/3556M](#) Approved with Conditions

Decision Date 13 November 2024

Land At Frog Lane Roundabout, Nether Alderley, Cheshire East,
Three advertising signs placed at entrance points on to roundabout. Signs will include company name, logo, contact details and short strapline.

[24/2941M](#) Withdrawn

Withdrawn Date 14th November 2024

Eagle Cottage Congleton Road, Nether Alderley, Macclesfield, Cheshire East, SK10 4TD
Proposed ground floor open area, first floor storage & office. Removal of ground floor felt roof & construction first floor area with slate pitch roof.

19 Report from Cllr. Anthony Harrison Cheshire East Chelford Ward Councillor which includes Nether Alderley. Cllr. Harrison was not present

20 Items Raised at the Last Meeting

- Footpath obstructed with ferns and bracken from Monks Heath towards Macclesfield - needs attention. Still be done - referred to CEC

27 Councillor items for the January Meeting:

The removal of leaves and the clearing of overgrown footpaths continues to be a problem.

28. To confirm the next Council meeting is:

Tuesday 14th January 2024
1.30pm at the Glass House Alderley Park

**Nether Alderley Parish Council Meeting
Tuesday 10th December 2025**

APPENDIX A

Schedule of Receipts and Payments

A1. Receipt of Income - Month of December

Current Account:

£99,965.00 (5th November) Public Works loans including a £35 arrangement fee

£164,539.79 (13TH November) Section 106 Payment from Cheshire East Council (CEC)

£6,000 Greener (19th November) Communities Grant from CEC for all LED Efficient Lighting the Parish Hall £17,587.63 VAT Reclaim for October (27th November

Reserve Account £0.55 Interest Payment 30th November)

Skipton BS Interest is annual in March Only

Unity Trust Bank interest is Quarterly and will be known and paid at the end of December

A2. Invoices for payment

Ch.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1809	David Naylor	£888.47	£883.15	Salary & Expenses	£5.32	H
1810	Norman Moore	£1,350.00	£1,350.00	Burial Ground maintenance	£0.00	A
1811	KPS Architects	£4,853.16	£4,044.30	RIBA Work Stages 5 & 6. (sixth of six installments of £4025.40 plus travel cost of £18.90 plus VAT)	£808.86	E
1812	Curtain Services	£1,914.00	£1,595.00	Blinds for the Parish Hall 5,500.00 50% payment	£319.00	H
1815	HMRC	£616.36	£616.36	TAX & NI	£0.00	H
CHAPS	B&E Boys	£149,016.85	£124,180.71	Hall Contract Valuation 8	£24,836.14	E
1814	Currie & Brown	£353.56	£294.63	Site Progress Meeting & carry out Valuation 8	£58.93	E

Note that Cheque 1796 (9/10/24) £504.00 including £84 VAT was not received by PKF Littlejohn our External Auditors . The Clerk has sent them a copy of the letter correctly addressed with the Cheque inside. However it has still not been found or cashed. The Clerk issued a replacement cheque (1816) which was signing at the meeting and ask the bank to cancel 1796. The Clerk will sign up for Bank Line with Natwest to avoid this in future.

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
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None - Energy Direct Debits are taken on 15 of the

The Clerk will provide an update at the Meeting regarding EDF Energy. There has been no contact for many months or request to pay any outstanding costs. They seem unwilling to provide a bill based on the readings sent to them and seem to have cancelled our contract..

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

Travel 116 Miles @ 45 pence per mile = £52.20

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

Cartridge Discount £17.48 plus £3.49 VAT = £20.97

Total £78.85 plus £5.32 VAT = £84.17

Plus, Salary - Contracted 65 hours @ 15.58 per hour = £1012.70 Gross less £405.00 Tax = £607.70

Total including expenses = £1,340.30 less £536 Tax = £804.30

Plus = £78.85 expenses + £5.32 VAT **£884.47**

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