

Nether Alderley Parish Council

Minutes of the Parish Council Meeting held on Tuesday 14th January 2025 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 the Minutes of the Parish Council Meeting** held on 10th December 2024 as a true and accurate record.

Proposed: Cllr. Farrell **Seconded:** Cllr. Joseph

5. **To resolve to approve the Minutes of the Budget Working Group Meeting** held on the 20th December 2024 as a true and accurate record.

Proposed: Cllr. Gleave | **Seconded:** Cllr. Joseph

6. **Public Presentation**

To adjourn the meeting to receive representations from members of the Nether Alderley Parish. No members of the public were present and the meeting was not adjourned.

7. **Village Hall Renovation Progress.** The Parish Hall would now be referred to as the Village Hall so as to identify it as community building.

Matters brought up at the Site Progress Meeting held on the morning of this Council meeting were discussed. The issues were related to the steps and balustrade at the side of the Hall and particularly the materials they would be constructed of. The fencing would be tanalised timber with lateral rails suitably spaces for child safety and the steps and its handrail would also be tantalised timber.

Also the path leading to the front entrance (see photograph below) did not appear to be in character with the building. It was too bold and did not align with the entrance door. Changes to this would be required which would see the sandstone kerbs removed and the whole area

flagged to a gentle slope. The handrails which would have been position on the kerbs would not now be needed. It was envisaged that this work would be cost neutral .



The 24th of February was the agree handover date including sessions to show how the Hall's systems worked. The first lettings would occur from March onwards including Village Hall open day to show members of the public and a opening event to thank all those involved in the project including doners.

The Architect's Site Inspection Report on 14th January 2025 attended by members of the Parish Council is attached.

Further Site Meeting Progress Dates are shown below.

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

- 8. Village Hall Cost and resources Report. Enclosure 1 in the Agenda Documents Pack.** The Report continued to shows a surplus i.e. £55,796 less £20,000. The £20,000 would be carried over into the 2025/26 general reserve to meet unforeseen emergency spending needs. It was expected that a large part of the remainder would be used to populate the 2025/26 ear marked reserves devoted to improvement for the community. See Agenda item 9 below and the Clerk's draft 2024/25 Budget Outturn Report and draft 2025/26 budget, which had been populated in this manner following the December 20th budget meeting.
- 9. Quarterly Budget, Forecast Budget Outturn and the Draft Budget for 2025/26 .** This had been circulated with the Agenda as **Enclosure 2 in the Agenda Documents Pack.** This forecast was based on actual figures up the end of January and projected cost to the end of March. The report had a column for the draft budget for 2025/26 which had been populated from the expected 2024/25 outturn with budget items suggested at the 20th December Budget Meeting. The earmarked reserves for 2025/26 had also been populated from suggestions at the budget meeting and would be funded from the Village Hall Renovation surplus as referred to in Agenda Item 8. It could be seen from this enclosure that the 2025/26 budget would show a deficit and it was recommended that this be filled from a rise in the precept.


The Budget Group were of the opinion that the precept had not risen for 5 years in spite of increased costs due to inflation. Also during this time the focus has been on the renovation of the Village Hall and it was now time to deal with other community issues The report showed alternative levels of precept rise. It was noted that the precept had to be reported to Cheshire East Council by Friday 17th January which the Clerk would do.

A very lengthy debate ensued and it was finally **RESOLVED** to increase the precept by £14 per annum per Band D equivalent household, resulting in a total annual precept of £69,780. It was felt that there was much to do in Nether Alderley and Cheshire East Council did not seem able to support its parishes appropriately.

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

Cllr. Farrell during the debate had supported a £10 increase but voted against £14.

- 10. Potential Broadband Supply Company.** Below is a quote from gpstelecom. The Clerk has also sourced a quote from Talk Talk. However, Sky has offered the best solution at £52 per month. Openreach have confirmed access to the community full fibre scheme completed in 2021. The Clerk is meeting Openreach on site on 12th February. There will be no cost for Openreach to provide a fibre connection to the Hall. St Mary's PCC has enquired if they too could connect into this scheme. The Clerk has checked with Openreach and they can and he has provided the PCC the necessary contact details at Openreach.



FTTP Proposal

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

The Parish Council has also been awarded a digital grant from Cheshire East Council's Digital Fund to equip the building with appropriate equipment which will aid the Hall's attractiveness for business and social events. The equipment is now being specified and ordered. It will involve video conferencing for the upstairs front meeting room and audio visual equipment for the main Hall.

11. Finance Schedule (Appendix A)

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

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

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

Proposed: Cllr. Joseph **Seconded:** Cllr. Kirk

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

Proposed: Cllr. Joseph **Seconded:** Cllr. Kirk

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

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

- 12. Neighbourhood Planning (NP) Progress.** The Basic Conditions Statement and Consultation Statement were still required by Cheshire East's Neighbourhood Planning team before they would progress the Plan. The Asteer Planning Consultancy had been asked for help but could not provide it. The Clerk had asked the planning consultant who had assisted Bollington Town Council with their Plan but he had retired and wished to remain so. Further approaches were being made to other planning consultants and information had been provided by Cheshire East's Neighbourhood Planning Team of authorities who had recently submitted such documents and one of their consultants may be able to help. A further grant would be sought from Locality to fund this.

- 13. Further update from the Parish Hall Marketing Group** – Another marketing meeting would be held soon but in the meantime the Terms and Conditions of hire had been circulated for comment. Also the current insurance arrangements were being validated as sufficient, including cover for hirer's liability (organised group would need to demonstrate that they had their own public liability cover). The Clerk has added funds to the 2024/25 and 2025/26 budgets for marketing purposes.
- 14. Flooding on Welsh Row** - There had been severe flooding following the recent heavy rain and again it seemed to be related to water crossing from Artists Lane and the National Trusts Land. Also the drainage ditch on Welsh Row had become overgrown and volunteers has dug it out following the flooding. Road gulleys were blocked and had presumably discharged into this overgrown ditch. In some respects the ditch could now present a hazard. Cheshire East had been contacted via their "report my street" application notifying them of the flooding and the potential cause. Councillors felt that visits should be made to the National Trust land assess the ponds and the condition of the overflow streams. A meeting with the National Trust would be pursued.
- 15. Bollington Lane Danger to Pedestrians.** Snow covered deep ditches had become a hazard because the ditches on the west side were shallow and then had a large step change in depth. When covered with snow they were invisible. It was propose to fund poles to delineate the ditches plus notices to identify deep stretches of ditch. The question was asked if Bollington Lane was adopted. Former parish councillor Shufflebottom has been contacted and had advised that "the single tracked Bollington Lane is adopted by Cheshire East from the top down to and including the frontage - where the first house on the left hand side is - Mere Farm. After that the lane is private". In this case Cheshire East should provide the necessary protection from these ditches.
- 16. St Mary's Church** has a history of the Church on its website which includes out of date contact details for the Village Hall. Cllr Linnell referred to the [following link to their website](#) and another link is to [the History](#) The website has not been updated since 2019. It was accepted that this website will be important for promoting the use of the Hall and new photos would be provided with suggested text.
- 17. Councillors adopting specific roles.** Members were asked to volunteer for Council roles and to advise the Chair and Clerk . Further discussions would be held at the February Council Meeting.
- 18. 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](#). It may be possible to get some help and advice from Alderley Park. The quote from Axon in the minutes is quite expensive in recurring support costs. Cllr. Linnell was pursuing a meeting with Blumin at Alderley Park. The Clerk has also asked Axon for a less expensive quote and will provide an update at the February meeting.
- 19. The procedure to advertise a casual vacancy for a councillor.** The Clerk will arrange a date with Cheshire East and display the required 14 day notices on the website, noticeboards and Facebook etc. The notices give the option for 10 electors of the parish to request that an election be held. However, it would be unusual for such requests to be made.
- 20. The Clerk's vacancy from the end of April.** ChALC will help with this in contacting Cheshire Town and Parish Councils and we would advertised as widely as possible on social media. We need an updated job advert promoting the role, an updated job specification and job contract and interviews would be held. Cllr. Linnell showed interest in the role. He knew that he could not also be a councillor. The post holder should, have or achieve the [Certificate in Local Council Administration](#) to enable the Parish Council to keep its [General Power of Competence](#).

- 21. 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.

Application No.	24/4881/DSC
Proposal	Discharge of condition 4 on approval 24/2163M.
Location	Hillcrest Congleton Road, Alderley Edge, Cheshire East, SK9 7AD
Response Deadline	29-01-2025
NAPC Response	No Objection

22. To consider any other Planning matters including decisions on Planning Applications:

24/4883/PRIOR-1A Prior **Approval Not Required**

Decision Date 03-01-2025

Prior Approval: Larger householder extension

Silverdale Sand Lane, Nether Alderley, Macclesfield, Cheshire East, SK10 4TS

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

24. Burial Board Issues to approve.

Information about the Burial Ground (attached with the Agenda)

Memorial Inspection Policy (attached with the Agenda)

Recommendations to the Burial Board (attached with the Agenda)

In accordance with Standing Order 3D, the meeting will now move into Part 2 due to the private and sensitive matters likely to be discussed. This will be actioned by Resolution of the Councillors. **No members of the public were present and the meeting was not moved into Part 2.**

1. Minutes of the Burial Board Meeting 16th September 2024 (attached with the Agenda for members only)

It was **RESOLVED** to approve the recommendation of the Burial Board as follows:

- (i) Memorial Inspection Policy [Minute Ref 14]

Pt. 2 to include: “[at the discretion of the Burial Board/Parish Council, members of the Burial Board Committee may inspect the memorial](#)”.

Pt. 5 to include:

(Providing this information is available)_

- (ii) Register of Burials [Minute Ref 18.2] [To approve the purchase of a new book which the Burial Board Clerk will procure.](#)

- (iii) Information about the Burial Ground (information to be provided to users of the Burial Ground) [Minute Ref. 13.1] To amend Pt. 1 to include:

Pt.1 “ Four Parish Councilors are chosen to form the Burial Board and replace with: [“Three Parish Councillors and a lay person are chosen to form the Burial Board”](#)

Proposed Cllr. Joseph **Seconded** Cllr. Connor

25. Items Raised at the Last Meeting

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

26. Councillor items for the January Meeting:

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

27. To confirm the next Council meeting is:

**Tuesday 11th February 2024
1.30pm at the Glass House Alderley Park**

APPENDIX A

Nether Alderley Parish Council Meeting Tuesday 14th January 2025

Schedule of Receipts and Payments

A1. Receipt of Income - Month of December

Current Account:

£6,633 CEC for AV Equipment

Reserve Account £0.61 Interest Payment 31st December

Skipton BS Interest is annual in March Only

Unity Trust Bank (Quarterly) £3.63

A2. Invoices for payment

Ch.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1817	David Naylor	£718.70	£708.82	Salary & Expenses	£9.88	H
1824	HMRC	£440.35	£440.35	TAX & NI	£0.00	H
1819	Printit	£349.58	£349.58	Set up and print Winter Newsletter 520 Copies	£00	H
1820	KPS Architects	£666.73	£555.61	RIBA Work Fee based on contract sum increase of £16,708 @ 9.75% plus reasonable expenses plus VAT & contract extension of three months. 1 st Installment	£111.12	E
1821	Currie & Brown	£353.56	£294.63	Site Progress Meeting & carry out Valuation 8	£58.93	E
1822	Clear Councils Insurance	£268.39	268.39	Extension of Hall Renovation Insurance to end of January	£00.00	E
CHAPS	B&E Boys	£55,459.50.	£46,216.25	Hall Contract Valuation 8	£9,243.25	E

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
Cown Gas & Power	£278.93	£265.65	Supply of Gas November	£13.28 @ 5%	H
Crown Gas & Power	£896.36	£746.97	Supply of Gas December	£149.39 @ 20%	H

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

Travel 86 Miles @ 45 pence per mile = £38.70

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

Ryman Tippex and Scotch Magic Tape £8.32 + £1.66 VAT = £9.98

Post Office Stamps £13.20 no VAT = £13.20

Sainsburys Printing Paper £6.25 plus £1.25 VAT = £7.50

Alderley Park (Sodexo) December Council Meeting Refreshments £25.68 plus £5.14 VAT = £30.82

Total £101.32 plus £9.88 VAT = £111.20

Plus, Salary - Contracted 65 hours @ 15.58 per hour £1,012.70 = £1,123.90 Gross

Less £405.20 Tax = £718.70

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

Job Title:	Nether Alderley Parish Hall	File Ref:	1905
Client:	Nether Alderley Parish Council	Date:	14.01.2025
Main Contractor:	B&E Boys Ltd	Weather:	Clear and Dry 5°
Present:	Angela Farrell (NAPC), Lesley Gleave (NAPC), David Naylor (NAPC), John Boys (BEB), Eddie Slattery (BEB), Andrew Horsfield (BEB), Chris Bailey (C&B), John Book (JRB), Mark Pearce (KPS) and Lucy Crowther (KPS)		

Progress:

- **Goods on Site:** internal oak doors; sanitaryware; porcelain floor and wall tiles (*Figures 3 and 4*).
- **Landscaping:** the red sandstone kerb for the new external ramp had been set out (*Figure 5*).
- **Kitchen:** installation of the new units had continued (*Figure 6*).
- **Joinery:** rafter repair works had been completed to R 07 and FR 01 (*Figures 7, 8 and 9*) | fitting of the new internal door furniture and associated signage had continued (*Figure 10*).
- **Electrical Works:** installation of the new light fittings had continued | construction of electrical cupboard to FR 02 had progressed (*Figure 11*).

Observations and Action Points:

- **Landscaping:** upon review, given the shallow gradient (less than 1:20), it was agreed to omit the handrail, kerb and resin bound gravel; new Yorkshire stone paving to be used throughout the area instead | NAPC to confirm where BEB to relocate the omitted red sandstone copings to.
- **Rear Footpath / Fire Exit Platform:** it was noted that the existing ledger stone had been relocated | in regards to the new external steps and continuous handrail, it was agreed that, as a temporary solution, these would be formed in tanalised timber.
- **Mechanical Works:** noted that the pipework drop to the ground floor radiator (R 01) from the first floor radiator (FR 01) should be accommodated within the kitchen wall units.
- **Electrical Works:** upon review, it was agreed to blank off a light fitting to north-west corner of FR 02.

Instructions Issued:

- **Landscaping:** omit the handrail, kerb and resin bound gravel; new Yorkshire stone paving to be used throughout the area instead.
- **Rear Footpath / Fire Exit Platform:** as a temporary solution, form the new external steps and continuous handrail in tanalised timber.
- **Mechanical Works:** accommodate the pipework drop from the first floor radiator (FR 01) to the ground floor radiator (R 01) within the kitchen wall units.
- **Electrical Works:** blank off a light fitting to north-west corner of FR 02.



Figure 1: General View of Hall.



Figure 2: General View of First Floor.



Figure 3: Internal Oak Doors.



Figure 4: Porcelain Floor Tiles.



Figure 5: Red Sandstone Kerb.



Figure 6: Kitchen Installation.



Figure 7: Rafter Repair Works to R 07.



Figure 8: Rafter Repair Works to R 07.



Figure 9: Rafter Repair Works to FR 01.



Figure 10: Door Furniture and Signage.



Figure 11: Electrical Cupboard.

Copies:

Nether Alderley Parish Council
B&E Boys Ltd
Currie & Brown Ltd
WML Consulting Ltd
J. R. Book Consulting Engineer
Donn Management Ltd
KPS File

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