

Nether Alderley Parish Council

Minutes of the Parish Council Meeting held on Tuesday 25th March 2025 1.30pm at The Village Hall Church Lane Nether Alderley

In the Chair Cllr. Lesley Gleave .

Parish Councillors present: Sue Joseph, Angela Farrell, Melanie Connor, Rachel Horsefield, Susan Clarke and Mandy Kirk..

Also present: David Naylor Parish Council Clerk.

Members of the Public: None

1. **To receive apologies for absence.** Cllr. Geoff Linnel and Cheshire East Councillor for the Chelford Ward which includes Nether Alderley - Anthony Harrison.
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 approve the Minutes of the Parish Council Meetings** held on the 11th February 2025 as a true and accurate record and to approve the amended minutes of 11th January 2025 as a accurate record.
5. **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.
6. **A Casual Vacancy Co-option Panel** had been given delegated authority (February Council Meeting Minute 20) to interview and co-opt new members to two vacancies. The panel comprised Cllr. Gleave, Cllr, Farrell, and Cllr. Joseph. Their actions were dependent on a request not being submitted by ten electors of the Parish to Cheshire East's Returning Officer requiring an election to be held, No such request was submitted and the panel co-opted Cllr. Rachel Horsefield and Cllr. Susan Clarke.
7. **Welcome to the new members.** Rachel and Susan were welcomed to the meeting. The Clerk will provide an induction session for them, date to be confirmed. Cllr. Joseph will also be included in relation to Financial Regulations and Standing Orders which she was unable to attend an update provided by the Clerk in January.
8. **Village Hall Renovation Progress.** The following matters were discussed.
 - The renovation has now been completed and the Hall handed over and all billing had been received.
 - Snagging meeting 24th February – a list of minor issues had been collected. The majority of

these had been attended to with the exception of the Fire Panel fault related to the battery back-up. A new battery would be installed. There was some painting to be done in the kitchen and some dampness which was still drying out. B & E Boyes, the contractor, had been quick to attend to these items and will respond to any others over the next 12 months. No feedback yet on the financial return from the sale of the “sandstone blocks”. The handrail outside needed further attention and the chandelier in the upper room needed to be operational and be earthed to an appropriate earth point. This was outside the contract and an electrician would be asked to attend to this and ensure that it could be safely earthed and have the necessary continuity/insulation through its metal structure to comply with electrical safety regulations.

- Bookings made and fulfilled to date. The Flower Club, the Funeral Wake, ITV Filming at the Hall, Clever Clogs’ Dog Training (multiple sessions). A confirmed booking in September over three days for management training for 40 people using all rooms. All invoice information needed to be sent to the Clerk for him to send out the VAT invoices including those for repeat bookings. Those repeat bookings with variable hours would be invoiced monthly. The wake raised £150 plus VAT and the Filming 750 plus VAT. Cllr. Clarke would liaise with the Caretaker regarding the booking process.
- Any other matters of concern or relevance. A role definition and service level agreement was needed for the caretaker who would be self-employed. It was **RESOLVED** that he would be paid a £30 flat fee per month to cover emails, phone calls and admin and £18 per hour for his work at the Hall

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

- Cllr. Gleave was trying to have a conversation with Reaseheath College regarding the “Triangle of Land” and whether they may wish to carry out a project on it.

9. Village Hall Renovation Cost and Resources Report. Enclosure 1 in the Agenda Documents Pack. This Report shows a healthy surplus now that the contract had been completed. A large part of the surplus will be used to populate the 2025/26 earmarked reserves for community improvements. £20,000 of this surplus will also be carried over into the 2025/26 general reserves to meet unforeseen emergency spending needs.

10. Forecast 2024/25 Budget Outturn and Draft Budget for 2025/26 to Enclosure 2 in the Agenda Documents Pack. This forecast was based on actual receipts and payment commitments up to the 25th March and was a good representation of the final outturn on the 31st March. The report had a last column for the draft budget for 2025/26 which had been populated with knowledge of the projected 2024/25 outturn and spending suggestions raised at the 20th December Budget meeting and the January Council meeting. The earmarked reserves for 2025/26 had also been populated from issues raised at the budget meeting funded from the Village Hall Renovation surplus as referred to in Agenda Item 9 above. It was suggested that a Defibrillator should be purchased for the Hall. The Clerk would establish the cost and add that to the earmarked reserves and potentially a SID (a road speed notifier device). The pavements in Nether Alderley are too narrow for a community speed watch group to monitor traffic speed.

11. Finance Schedule (Appendix A)

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

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

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

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

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

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

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

Proposed: Cllr. Kirk

Seconded: Cllr Gleave

- 12. Broadband Supply Provider.** Sky has been appointed to supply the Parish Council with Broadband following quotes presented to the January Meeting. Openreach has confirmed access to the adjacent full fibre community scheme completed in 2021.

The Clerk met Openreach at the Hall on the 12th February. However it was apparent that there was still work for them to do before SKY could install the router. This work constitutes three poles to support the fibre optic cable from the node on the pole at the entrance to Church Lane. One at the entrance to the Church Car Park, one on the corner of Ladies Lane in the Paddock and a further one in the paddock near the Village Hall. The ones in the paddock will be adjacent the fence. The cable would then be strung from the poles and then into the Village Hall at first floor level connecting to the router situated either in the storeroom or in the first floor of the old school house.

The cable would then be extended and exit the Hall at an appropriate point to serve the Church. Note that the Hall's broadband capacity would not be shared and the Church would only be sharing the means of access.

The only alternative to this would be another cable stretching from the last pole serving the Hall across the frontage of the Hall to the Church. This would be unsightly. Still awaiting a date when Openreach will provide the pole and cable infrastructure the Clerk is chasing them.

- 13. Neighbourhood Planning (NP)** Cllr Gleave had sourced a planning consultant who could help with the outstanding Basic Conditions and Consultation Statements. Engagement with them was approved at the last Council meeting and they have very recently sent their work for review with a number of additional questions relating to both submitted documents. There are also a number of suggested amendments to the Neighbourhood Plan itself. The Clerk and Cllr, Gleave are responding to these.
- 14. The Marketing Group Feedback** including the Hall's Open Events on Friday 28th March and the following Saturday and Sunday. There is a lot of interest in booking the Hall from former and new users. The Spring Newsletter was delivered to every household and promotes the Hall. Also the planned opening event on Friday 28th March to thank supporters dignitaries, donors and everyone involved in the renovation process (65 people), plus the availability on Saturday and Sunday 29th and 30th between 11am to 3pm and 11am to 1pm respectively as advertised in the Newsletter for anyone to visit the Hall for a tour and tea and coffee refreshments. Six copies of an A3 photo book of the 11 month renovation have been produced for the three sessions and as historic record. The Clerk will provide credit card size inserts for badge lanyards for members. Members of the National Trust will be attending on the 28th providing an opportunity to advise on their plans for the Old Mill.
- 15. Flooding of Welsh Row.** Cllr. Gleave met a representative from the National Trust (Stuart Robinson) 2 weeks ago to discuss this matter. Butts Lane Farm was taken back by the Trust in September and could be part of the problem along with a collapsed culvert. They reported it to Cheshire East Council who already knew about this culvert on Artists Lane. The Trust want to do a survey around the wizzard because their plans may not match the actual drainage systems. Work is therefore on going to try and rectify this flooding issue. A good contact has now been made with the Trust in relation to this issue. It was noted that Community Infrastructure Levy income of which the Parish Council has been and continues to be a significant beneficiary can be used for flooding remediation. Cllr. Joseph raised the issue of a significant number of trees being cut down on Artists Lane. However, trees can be removed which are not in a conservation area or do not have Tree Protection Orders.
- 16. Bollington Lane Danger to Pedestrians.** Snow covered deep ditches have become a hazard because the ditches on the west side were in some cases shallow and then had a large step

change in depth. Although the Lane was adopted by Cheshire East at this point it was likely that this would not be dealt with soon and the ditches and verges may not be adopted, it was decided to have some deep ditch water notices made and installed by the Parish Council (by Geoff Beeby).

17. St Mary's Church Website. Their website will be important to help to increase the Hall's hiring income but needs updated photographs and correct Parish Council contact details rather than the Church's. The booking sheet is also on the Church's website and not ours. Cllr. Farrell had discussed this with a Church representative.

18. Members have been asked to be asked to adopt specific roles and action and lead on them. These had been notified to date:

- Cllr. Connor - Socia Media – she asked what our Instagram handle was – it was suggested that it was @neth.Alderley. The Clerk will confirm that to her and the associated email and password.
- Cllr. Gleave – Planning and involvement in the choice of a new website, Garden Space – she felt that she could perhaps host a competition about the "Triangle of land" – Reaseheath College would be contacted.
- Cllr. Linnell - Noticeboards and Council Signage - replacement, design and content.
- Cllr. Joseph - Christmas Light & Remembrance Day, Newsletter editor and distributor, Burial Board member and Cllr. with Financial Responsibility.

Cllr. Clarke added that at each Council these could be allocated where this was necessary.

19. Progress in adopting .gov.uk suffixes to our emails and our website URL. The quote from Axon was quite expensive. The Clerk has asked for a reduced cost quote where not everyone will have a business 365 account and will have web access into the system. Axon has responded that this would not provide the same level of service for all councilors and they will look to provide a reduced cost quote which will be considered at the April meeting. The issue at the moment is the recurring support cost per month per Office 365 Business License is quite high.

20. Renewal of the Council's Insurance. Members will recall that this is the second year of a three year agreement with Clear Councils Insurance Brokers. To obtain the best deal they have now engaged with Ecclesiastical Insurance which specialises in local council insurance. They do provide hirer's liability cover within their policy for hirers other than organised group who would be expected to have their own public liability cover. A copy of the insurance schedule was provided in the Agenda Documents Pack..

21. The Clerk's vacancy. The vacancy was advertised in the Parish Council's Spring Newsletter. It will also be advertised on the Council's Website, Facebook and Noticeboards. The Cheshire Association of Local Councils (ChALC) will also help in circulating it to all Cheshire Town and Parish Councils. **The Closing Date is Monday 28th April.** The Clerk will delay his departure as necessary until a new Clerk is in post and been properly introduced into the role.

22. Example of a Social Media Policy. An example policy was circulated with the Agenda Cllr. Connor is the Councillor with social media responsibility. She will review the document prior to its consideration and approval by the Council. All Cllrs were asked to read it.

23. Use of the Village Hall other by formal booking arrangements. Added to the Agenda by Cllr Linnell for clarification and a short discussion. This was debated. The Parish Council already has an agreement with the Church for their use of the Hall and these will be added to the Hall booking diary as necessary. The Church congregation also has permission use the Hall toilets associated with church services (the Church does not have any toilets). Also National Trust staff at the Old Mill on Congleton Road have permission to use the Hall toilets. It is not possible to have completed forms for these adhoc uses and the Church will accompany such users to let them in.

- 24. 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.	25/0653/CLPUD
Proposal	Certificate of proposed development for the construction of side and rear extensions, outbuildings and associated hard standings.
Location	Beacon Lodge Macclesfield Road, Nether Alderley, Macclesfield, Cheshire East, SK10 4UB
Response Deadline	27-03-2025
Response from the Town	No Objection

Application No.	25/0572/FUL
Proposal	Alterations to existing site access including provision of electricity substation, associated engineering operations and landscaping.
Location	April House Congleton Road, Nether, Alderley Cheshire East, SK9 7AL
Response Deadline	11-03-2025
Response from the Town Council	No Objection

Application No.	25/0803/HOUS
Proposal	Proposed two rear dormers and one side dormer.
Location	Tara Welsh Row, Nether Alderley, Macclesfield, Cheshire East, SK10 4TY
Response Deadline	14 th April 2025
Response from the Town	No Objection

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

The following planning decisions were received and noted.

[25/0151/PRIOR-6](#) Prior Approval Refused

13 February 2025

Bradford Lane Farm Bradford Lane, Nether Alderley, Macclesfield, Cheshire East, SK10 4TR

Prior approval of Agricultural produce and machinery store

[25/0129/TPO](#) Consent for works in TPO with conditions

17th March 2025

Works to TPO Trees

2 Serpentine Square, Nether Alderley, Macclesfield, Cheshire East, SK10 4HQ

Oak All upper limbs over hanging the garden of No.2 Serpentine Drive, reduce by 1-1.5 metres. Limb 1 (North) – Leading over the lawn area, remove back into the main stem. Limb 2 (Northwest) – Leading towards the property, reduce the left hand branch when viewed from the property into the secondary scaffold union. Removal of deadwood (Exempt)

[25/0022/TPO](#) Consent for works in TPO with conditions

25th February 2025

Works to TPO Trees

11 Vale Crescent , Macclesfield

Tree 1 - Beech - Crown reduction of lateral Canopy by 2 metres overhanging garden, reduction in height by 1.5 - 2 metres. Tree 2 - Oak - Crown reduction of lateral Canopy by 2 metres overhanging garden, reduction in height by 1.5 - 2 metres. Tree 3 - Silver Birch - Crown reduction of lateral Canopy by 1-1.5 metres overhanging garden, reduction in height by 2 metres

24/4881/DSC Approved

10th March 2025

Discharge of conditions

Hillcrest Congleton Road, Alderley Edge, Cheshire East, SK9 7AD

Discharge of condition 4 on approval [24/2163M.](#)

24/2844M Withdrawn

19th February 2025

The Bungalow, Heawood Hall Congleton Road, Nether Alderley, Macclesfield, Cheshire East, SK10 4TN

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.

23/3554M Refused

5th March 2025

Street Record Sand Lane, Nether Alderley, Cheshire East,

Erection of haybarn adjacent to stables for the storage of Haylage

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

27. Items Raised at the Last Meeting

- Councillors have been asked to adopt specific roles – on this Agenda as item 17.
- The removal of leaves and the clearing of overgrown footpaths continues to be a problem a lengthman has been advertised in the Spring Newsletter .

28. Councillor items for the March Meeting:

29. Date of the Next Meeting:

Tuesday 8th April 2025
1.30 pm at the Village Hall

APPENDIX A

Nether Alderley Parish Council Meeting Tuesday 25th March 2025

Schedule of Receipts and Payments

A1. Receipt of Income -the last Meeting up to this meeting (25th March 2025)

Current Account:

VAT Reclaim (Month January) £10,123.21

VAT Reclaim (Month November) £15,717.62

Vat Reclaim (Month June) £2,273.74 (held up because of review of first Claim since VAT Registration)

Just Giving Transfer in £.48.20

Neighbourhood Planning Grant (Locality) £2,312.00

Community Infrastructure Levy (CIL) Payment March 2025 £26,253.12

Reserve Account £0.49 28th February

Skipton BS Interest not available until end of March

Unity Trust Bank Interest not available until end of March

Invoices sent and awaiting payment to NAPC

Invoice Ref 001-2/25 £150.00 + £30 VAT - Village Hall Booking 27/28 February 2025

Invoice Ref 002-3/25 £750.00 plus £150 VAT - One Day ITV Filming at the Village Hall 21/03/25

A2. Invoices for payment

Ch.	Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
1832	Curtain Services Ltd	£1,914.00	£1,595.00	Fitting of Blinds at Parish Hall	£319.00	E
1833	David Naylor	£1,030.13	£975.85	Salary & Expenses	£54.28	H
1834	Cancelled Cheque					
1835	KPS Architects	£3,560.32	£2,966.93	RIBA Work stages 5 & 6 Construction Phase and Handover Fee increase based on Valuation 11 of £666,430= 666,430 - £636,000 = £30,430. 9.75% of £30,430 = £2,966-93 + VAT.	£593.39	E
1836	Currie & Brown	£353.56	£294.63	Site Progress Meeting & carry out Valuation 10	£58.93	E

CHAPS	B&E Boys	£40,505.30 +£23 Nat West CHAPS Fee	£33,754.42	Hall Contract Renovation Valuation 10	£6750.88	E
CHAPS	Alpha Furnishing	£3,492.45. + £23 Nat West CHAPS Fee	£970.12	Final Payment - New Chairs for Village Hall	£194.03	E
1837	Overdales Legal on Behalf of EDF Energy	£1,000.00	0.00	Settlement of £1813 claim for energy used.	0.00	H
1838	HMRC	£440.35	£440.35	TAX & NI	£0.00	H
1839	STMC	£2889.60	£2408.60	Building Control	£481,60	H
1840	Kirkwells Planning Consultants	£2,080.80	£1,734.00	Neighbourhood Basic Conditions and Consulation Statements	£346.80	H
1841	Print -it	£349.58	£349,58	Set up and Print Spring Newsletter 520 copies Colour A4 x 4 pages	£.0.00	H
1842	Clear Council's Insurance (See this Council Agenda Item 21 for the Policy.	£2,754.54	£2,754.54	Village Hall Insurance Renewal Fee for 2025/26	No VAT Insurance Tax £290.31 (included)	
1843	Greensplash Design Ltd	£275.00	£275.00	Web Hosting	£0.00	H
1844	Fire Queen	£77.54	£64.62	Service Attendance Fee Unit Service Cost Sm+Service Parts Tamper Proof Seal [Standard] Gauge Patch Discharge Hose Ring	£12.92	H
	Fire Queen	£950.67	£792.21	Replaced units which were out of date since last service prior to the Hall Renovation	£158.46	H

1845	G Beeby	£392.00	£392.00	Repair of Benches at the Village Hall	£.0.00	H
1846	Print It	£194.95	£194.95	30 Extra Copies of the Spring Newsletter and 6	£0.00	H

A3. Direct Debits/Standing Orders for approval

Provider	Total Cost	Net of VAT	Service Provided	VAT	Power
Crown Gas & Power Refund	-1,039.00	-£865.83.	Supply of Electricity 20/11/24 – 31/1/25	-£173.17	H
Crown Gas & Power	£122.42	£116.59	Electricity Standing Charge 20/11/24 – 17/02/25	£5.83 & 5%	H
Crown Gas & Power	£117.75	£98.13.	Supply of Electricity 17/02/25 – 26/2/25	£19.62 @ 20% ⁹	H
Crown Gas & Power	£10.22	£9.73	Supply of Electricity 26/02/25 – 28/02/75	£0.49 @ 20%	H
Crown Gas & Power	£897.52	£747.94	Supply of Gas 27/12/24 – 27/01/25	£149.58 @ 20%	H
Current Account Bank Charges	£8.05	£8.05	Bank Charges 31 st January. We have now exceeded the turnover limit for free banking.	£0,00	H

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

Travel 186 Miles @ 45 pence per mile = £83.70
 Phone Sim monthly £9.17 plus £1.83 VAT = £11.00
 Electrical Extension Lead £19.17 + £3.83 VAT = £23.00
 Post Office Stamps £13.20 No VAT = £13.20
 Village Hall Washroom equipment and baby Change Unit £243.11 plus £48.62 VAT = £291.73
Total £368.35 plus £54.28 VAT = £422.63
 Plus, Salary - Contracted 65 hours @ 15.58 per hour £1,012.70 = £1,435.33 Gross
 Less £405.20 Tax = £1,030.13

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