

Nether Alderley Parish Council

Minutes of the Parish Council Meeting held on Tuesday 12th November 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, Ruth Morgan and Mandy Kirk.

Also present: David Naylor Parish Council Clerk.

Members of the Public: There was One.

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.
 - 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 Wednesday 9th October 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.** Mr. Andrew Morgan, representing the Alderley Park residents who are challenging the approved planning application [23/3619M](#) Heatherley Woods - redevelopment of the site to create a single Integrated Retirement Community (Use Class C2) comprising 139 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. (resubmission of application - [22/2819M](#) regarding 159 units which was refused).

Mr Morgan advised that:

The Group of residents had raised enough funds for the initial approach to a solicitor and a planning barrister to advise on a possible challenge to Cheshire East Council's (CEC) approval of this development. This initial approach had resulted in the identification of number of significant points for a legal challenge and a claim had been lodged in the High Court in September against CEC for unlawful planning decisions. It will be heard in December or January and the judge has 30 minutes to study the application and decide if there is a case to answer. There is a further opportunity for a second judge to study the case in more detail for half a day if the first judge rejects it.

The cost of this second stage is £45,000 to be raised before Christmas. He provided a copy of a flyer which was being widely circulated to all local residents.

He emphasised that this objection was to protect the green spaces in Alderley Park. Also there has been difficulty in selling such units locally and the net result is that they may not all be occupied by elderly residents. This would challenge the premise in the approved application that car ownership would be low which has dictated a lower parking provision.

He was thanked for his report.

6. To resume the meeting. The meeting was resumed.

7. The Parish Hall Funds and Cost. A report from the Clerk plus a report from the Quantity Surveyor regarding the final projected contract cost and use of the PC Sums and Contingencies **Enclosure 1 in the Agenda Documents Pack**. This report had been affected by items raised during the progress meeting with the architect, contractor and QS that morning (see Minute 7 below). It was also noted that the kitchen equipment costs (£13,638.23) were included within the Contract outturn and were not an additional cost for NAPC.

It was clear that the final contract cost was still a little uncertain (see 7 Minute below), however, we were almost at the stage when all the “unknowns should be known” in terms of the structure of the building. The Clerk will provide a simple report for December Council showing:

1. The final contract outturn cost
2. The current contract costs paid to date (i.e. to the end of December)
3. The remaining contract costs to pay from January 2025
4. Current Council funds after paying the remaining contract costs and the Council’s General running cost up to the end of December.
5. The Council’s general running costs January until the end of March
6. The Council’s “General Reserve” (for emergency purposes usually related to three revenue spend (£20,000)
7. The surplus of (4 minus 5 & 6) which can be used for further Hall improvements

8. Parish Hall Renovation Progress. An update was provided at the meeting reflecting the Site Progress Meeting held on the morning of this Council meeting. The kitchen had been stripped of paint and was ready for its breathable lime plaster rendering. The new Gas supply connection was live and the electricity supply registration was in progress and imminent.

The Site Progress Report of 15th October was in **Enclosure 2 in the Agenda Documents Pack**.

More extensive wood rot was found during the inspection on 25th October. The Report was attached in **Enclosure 3 in the Agenda Documents Pack**. A cost estimate of the extra work, including the cost of the potential increase in the contract period from mid- January to potentially mid- February, was expected to be £17,000. However, the contractor would do whatever could be done to reduce this contract period end to mid-January.

Copies of the Progress Reports presented to the Site Progress Meeting held immediately before this Council meeting were available to discuss and display on the AV system.

The Table of meetings is shown below: Site visits (which all councillors can attend) are usually held weekly on Tuesdays at 9.00am except on Site Progress meeting days when they will precede the Site Progress Meeting.

The next Site Progress Meeting dates are shown below.

- Site Progress Meeting 06: Tuesday 10th December 2024, 10:00 am
- Site Progress Meeting 06: Tuesday 14th January 2025, 10:00 am

9. Donation to the Parish Hall Renovation including the Just Giving Page: Separate donations had been made direct to the Councils current account of £300 and £100, plus £50 via the Council’s Just Giving Page.

10. VAT. As reported at the last meeting, the Clerk had 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. However, Vat Claims have been made and have been paid by HMRC into our bank account for July, August and September. October’s claim was attached for approval in **Enclosure 4 in the Agenda Documents Pack**.

It was **RESOLVED** to approve the October VAT Claim for submissions to HMRC

Proposed: Cllr. Farrell **Seconded:** Cllr. Linnell

11. Finance Schedule (Appendix A)

- 11.1 It was **RESOLVED** to note receipt of income, as listed in schedule (A1)
Proposed: Cllr. Joseph **Seconded:** Cllr. Linnell
- 11.2 It was **RESOLVED** to approve items for payments as listed in schedule (A2)
Proposed: Cllr. Kirk **Seconded:** Cllr. Connor
- 11.3 It was **RESOLVED** to approve direct debit/standing order as listed in schedule (A3)
Proposed: Cllr. Linnell **Seconded:** Cllr. Farrell
- 11.3 It was **RESOLVED** to consider and approve the Clerk's expenses as listed in schedule (A4)
Proposed: Cllr. Morgan **Seconded:** Cllr. Connor

12. Section 106 Claim from Cheshire East Council (CEC) (£163,727.70). Progress Report. The Parish Council had signed and submitted the legal agreement with CEC and had received confirmation that the instruction for payment of the whole S106 amount of **£164,539.79** (which had now included accrued interest) had been passed to their finance department. The Clerk had also received a letter from CEC advising that the full amount would be in the Parish Council's current account on 13th November 2014. The Clerk will need to harmonise funds in the Parish Council's bank accounts to stay within the Financial Services £85,000 Compensation Scheme. The Clerk would liaise with the Chair, Vice Chair and the Cllr. with Budget Responsibility in doing this and report back to the December meeting. It was **RESOLVED** to approve this action by the Clerk.

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

13. Draw Down of the remaining £100,000 from the Public Works Loans Board (PWLB). The Clerk had submitted the necessary documentation and received approval from the PWLB, confirmed by HM Treasury and the funding was now in our account. The interest rate is 5.65%, slightly higher than the first tranche of £150,000, probably due to uncertainty because of the Budget. The Approval Documents and the repayment schedules for this year and next are attached as **Enclosure 5 in the Agenda Documents Pack**. It will be noted that the combined interest and capital payment for this financial year is only £1,983.58.

14. Public Sector Pay Award 2024/25 backdated to 1st April 2024. Enclosure 6 in the Agenda Documents Pack. The Clerk's remuneration is related to Spinal Point 17. A cost of living increase per hour has been notified by ChALC which will take the Clerks remuneration from £14.95 to £15.88 per hour backdated to 1st April 2024. It is a 63 pence increase per hour x 65 contracted hours per month = £40.95 per month. The backpay amounts 8 months i.e. £321.60. This year's budget has a provision for the expected backpay of £333.30.

15. 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 required 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 \(PDF, 21MB\)](#)

The Clerk had advised that he was willing to begin producing these documents in consultation with CEC's NP Team. However, Cllr. Gleave suggested making contact with the planning consultancy Asteer Planning: Contact Jon Suckley Managing Partner

Jon.suckley@asteerplanning.com. which the Clerk had done and a response was awaited.

16. Further update from the Parish Hall Marketing Group - to be reported and discussed at the meeting. Cllr. Gleave advised that the Group met the previous week. They had updated the list of previous users but had decided not to contact them and party planners etc., and actively take bookings until the final Hall opening date was known. Alderley Park (AP) is happy to receive photographs of progress with the Hall renovation and to display them and associated promotion material on the large screens in the Glass House entrance and restaurant atrium. AP also has a weekly newsletter which can contain such material. St Mary's Church will also produce a glossy brochure to promote the use of the Church and the Hall for Church events. The Bishop was also keen to visit. The point was made that the Hall needed to operate as a business and recover its operating costs and make a surplus. The Church had raised the issue of the car park and the potential to add a barrier – this needed more discussion and its use would be necessary for events. David Fairbotham would be asked for photos for the Website, Facebook and other social media promotion.

17. Further update on Hall Letting Charges - A comparison had been made with other venues which had been reported to the last meeting: Based on 7 local similar venues the proposal was £20 plus VAT per hour (2 hours minimum hire period) including set up and take down. Children's parties 4 hours minimum. Adult parties £250 on the bases of setting up during the day. Weekend would be at a premium. October to March would have an addition of £10 for heating. Charges may need to be reviewed to ensure costs were properly covered. There was the potential to negotiate charges for regular customer hires.

18. Improving the Parish Council's Social Media presence – The Clerk has updated twitter into a paid account and joined Instagram. He raised the issue that they were in his name and would need to be transferred after April next year. Cllr. Melanie will try to change the name on hers to advise on the process.

19. Progress in adopting .gov.uk suffixes to our emails and our website URL and Broadband.
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](#) but they are not taking on any new clients at the Moment.

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 quote will be reported to the next meeting.

In terms of Broadband to the Hall

Paul Harland Openreach's Regional Engagement Manager (with the kind assistance of Peter Knowles) have been very helpful in starting the process to secure a high capacity full fibre linkage into the adjacent community scheme which includes the former Vicarage. The issue of the lack of a UPRN has now been resolved and it is 10007962775.

20. Planning Applications Cheshire East Council (CEC) had 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. | 24/3556M |
| Proposal | Three advertising signs placed at entrance points on to roundabout. Signs will include company name, logo, contact details and short strapline |
| Location | Congleton Rd Roundabout, Nether Alderley, Cheshire East, |
| Response Deadline | 11-11-2024 |

| | |
|-------------------|---|
| NAPC Response | No Objection to this proposal |
| Application No. | 24/4292/NMA (None Material Amendment) |
| Proposal | Non-Material Amendment to approval 22/3767M for replacement dwelling and associated works |
| Location | Crossfield Congleton Road, Nether Alderley, Macclesfield, Cheshire East, SK10 4TP |
| Response Deadline | 28-11-2024 |
| NAPC Response | No Objection to this proposal |

| | |
|-------------------|---|
| Application No. | 24/4289/NMA (None Material Amendment) |
| Proposal | Non Material Amendment to 20/2987/M - 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. Note: This 2016 application cannot be viewed on the Planning System. |
| Location | Wizard Tree Farm Artists Lane, Nether Alderley, Macclesfield, Cheshire East, SK10 4ZD |
| Response Deadline | 28-11-2024 |
| NAPC Response | No Objection to this proposal |

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

[24/3056M](#) Granted with conditions

Decision 30th October 2024

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

Prior approval for the proposed enlargement of a dwelling by additional storey raising the maximum height of the roof by 3.5 metres.

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

23. The Christmas Newsletter was being prepared. A request was made to include the Alderley Park Residents Flyer in the Newsletter. This was discussed and it was resolved by a vote of members that there was lot of information to go in the Christmas Newsletter about the Parish Hall Renovation and to promote the Hall's future use. As such it was resolved to include a progress report about the Alderley Park Development in the next addition.

24. Items Raised at the Last Meeting

- Extended meeting dates until January – notify Alderley Park of new room booking for these dates - Done
- Send Autumn Newsletter to Alderley Park because they are in it. Done
- Bus shelters becoming overgrown – ask Mr. Beeby to deal with it - Done
- How much more to draw down from the Public Works Loans Board Done Minute Agenda 12.
- Final decisions on blind material - Done
- **Footpath obstructed with ferns and bracken from Monks Heath towards Macclesfield - needs attention. Still be done - referred to CEC**
- **Parish Hall Letting Charges – See Minute16.**

- AGAR Response from the External Auditors and Exercising of Public Rights to view the accounts Done.

27 Councillor items for the December Meeting.

The condition of the roads and footways remains a significant problem

28. To confirm the next Council meeting is:

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

APPENDIX A

Nether Alderley Parish Council Meeting Tuesday 12th November 2024

Schedule of Receipts and Payments

A1. Receipt of Income - Month of October

Current Account: £18,107.66 VAT claim for August and £15,316.07 VAT claim for September

Donations for the Parish Hall Renovation £300 and £100

PWLB Loan £100,000 less admin Fee of £35.00 = £99,965.00

£50 Just Giving notified but not yet transferred into our account.

Reserve Account £0.61 Interest Payment 31th October

Skipton BS Interest is annual in March Only

Unity Trust Bank interest is Quarterly and was paid in 30th September

A2. Invoices for payment

| Ch. | Provider | Total Cost | Net of VAT | Service Provided | VAT | Power |
|-------|-------------------------------|------------|------------|--|------------|-------|
| 1800 | David Naylor | £689.27 | £684.82 | Salary & Expenses | £4.45 | H |
| 1801 | HMRC | £418.30 | £418.30 | TAX & NI | £0.00 | H |
| CHAPS | B&E Boys | £93,926.95 | £78,272.46 | Hall Contract Valuation 7 | £15,654.49 | E |
| 1802 | Currie & Brown | £353.56 | £294.63 | Site Progress Meeting & carry out Valuation 7 | £58.93 | E |
| 1804 | Clear Insurance | £620.00 | £620.00 | Parish Hall Insurance During Renovation | £0.00 | E |
| 1806 | The Parkinson Partnership LLP | £360.00 | £300.00 | VAT Consultancy | £60.00 | H |
| 1807 | KPS Architects | £4,868.28 | £4,056.90 | RIBA Work Stages 5 & 6. (Fifth of six installments of £4025.40 plus travel costs of £31.50 plus VAT) | £811.38 | E |
| 1808 | J D Nixon Monumental Mason | £150.00 | £150.00 | Refit 2 Unsafe Headstones | £00.00 | C |

A3. Direct Debits/Standing Orders for approval

| Provider | Total Cost | Net of VAT | Service Provided | VAT | Power |
|-----------------|-------------------|-------------------|-------------------------|------------|--------------|
| Crown Gas | £49.73 | £47.36 | Supply of Gas | £2.37 | H |

Note: No gas has yet been used that will start next week to help dry out the Parish Hall. This is the Standing Charge and VAT see attached Gas Invoice to initial. It will be collected by BACS on 15th of this month

The Clerk will provide an update at the Meeting regarding EDF Energy and progress with a company who will provide options for the best gas and electric rates. They have 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 129 Miles @ 45 pence per mile = £58.05

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

Post Office 1pm next day delivery £8.35 NO VAT = £8.35

Ryman Lever Arch File and Page Dividers £7.27 + £1.46 VAT = £8.73

Ryman Paper £5.83 plus £1.16 VAT = £6.99

Post Office Stamps £13.20 NO VAT = £13.20

Total £101.32 plus £4.45 VAT = £106.32

Plus, Salary - Contracted 65 hours @ 14.95 per hour = £971.75 Gross (£582.95 Net)

Total Gross including expenses = £1,078.07.

Total Less Tax of £388.80 = £684.82 plus £4,45 VAT = £689.27

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