



Minutes of the Town Council Meeting

6 April 2021 7.00pm
Using Microsoft Teams

Present:

Town Mayor Cllr John Stewart, Deputy Town Mayor Cllr Johanna Maitland.
Cllrs: Amanda Stott, James Nicholas, Roland Edwards, Angela Williams, Jon Weston,
Mark Fearn, Ken Edwards, and Sara Knowles.
David Naylor Town Clerk

Three members of the public were present. There were no requests to speak on any item.

8108. To receive and approve apologies for absence: There were none.

8109. To receive any declarations of Interest:

Cllr Nicholas due to his membership of Cheshire East Council's Northern Planning Committee and his need to avoid predetermining his view on planning applications if they were subsequently called into the Northern Planning Committee.

8110. To receive and confirm the Minutes of the Part B Council meeting 02/02/21 (Minute Nos. 8092-8094). It was **RESOLVED** to approve the minutes as a true record.

8111. To receive and confirm the Minutes of the Council meeting 02/03/21 (Minute Nos. 8095-8107). It was **RESOLVED** to approve the minutes as a true record.

8112. To receive updates from the Minutes: There were none.

8113. To receive the Town Mayor's announcements

All meetings are to be held via Microsoft Teams during the COVID-19 pandemic unless otherwise stated.

Council meeting	06/04/21	7.00pm
Civic Functions & Events Working Group	12/04/21	10.00am
Facilities & Infrastructure Committee	14/04/21	10.00am
Planning & Development Committee	20/04/21	7.00pm
Personnel Committee	21/04/21	11.00am
Community Services & Environment Committee	27/04/21	7.00pm
By-Election	06/05/21	
Annual Council Meeting and Mayor Making*	11/05/21	7.00pm

*The meeting venue and media for this meeting would be discussed at the Civic Function and Events Working Group On 12/04/21. Although the Government was

not proposing to extend the legislation for virtual meetings there had been a legal challenge and this situation may change.

- 8114. To receive and consider Planning Applications which require comments prior to the next Planning & Development Committee meeting and to resolve to comment, or recommend approval or refusal of each plan and advise CEC accordingly.**

[21/1251M](#)

**Nab Quarry, Long Lane, Pott Shrigley, Macclesfield
Resubmission for the regularisation of warehouse storage buildings and demolition of existing shed and replacement with 2 storey office building**

The Council **RESOLVED** not to object to this application, but to recommend a condition to contribute to the repair of the road surface on Long Lane to a standard to support this extra traffic. Also, to improved signage off the main road into Long Lane to cope with the heavy lorries visiting the site.

[21/1286M](#)

**HOLLIN OLD HALL, GRIMSHAW LANE, BOLLINGTON, MACCLESFIELD,
CHESHIRE, SK10 5LY**

Listed Building Consent for the replacement of 2 rooves

The Council **RESOLVED** not to object to this application.

[21/1314M](#)

6, DEAN CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5NT

Class C3 dwelling house including extension certified as lawful. Domestic integrated garage too narrow for car storage and currently used for domestic storage. Proposal is to convert this room into habitable space.

The Council **RESOLVED** not to object to this application.

[21/1313M](#)

6, DEAN CLOSE, BOLLINGTON, MACCLESFIELD, SK10 5NT

Garage conversion, front porch, single-storey rear extension and render to parts of the external walls

The conversion of the garage into a study/bedroom would create a five-bedroomed house and there was insufficient off-road parking. It was **RESOLVED** to recommend an additional off-road parking spaces be created to provide two in total.

[21/1405M](#)

24-26, HIGHER LANE, KERRIDGE, SK10 5AR

Demolition of single garage and part excavation of an existing flower bed and pathway within the garden. Construction of a stone retaining way to provide an additional parking space with granite setts to match existing highway

The Council **RESOLVED** not to object to this application.

- 8115. To receive the Report from Cheshire East Councillors**

It was **RESOLVED** to receive the written report provided by the Cheshire East Councillors and to note its contents.

Cllr Ken Edwards noted from the report that Cheshire East Council (CEC) was planning to consider the approval of its Site Allocations and Development Policies Document (SADPD) at its Council meeting on 19th April prior to submitting it to the

planning inspector. It would be submitted with all the comments from the recent consultation.

Bollington Town Council had submitted a very comprehensive critique of this document, particularly in relation to Cheshire East's intention to safeguard two greenbelt sites in Bollington for future development from 2030 onwards. This critique involved a barrister's opinion that no special circumstances existed for safeguarding the sites and also they were not needed because CEC would have more than enough housing built within the period.

Cheshire East Council (CEC) failed to incorporate the Town Councils changes, although the Town Council's submission would be part of the evidence for the planning inspector to consider in making his or her final judgement on the document.

Cllr Edwards felt that there was an opportunity not to be missed to speak on the matter at CEC's Council meeting led by our Cheshire East Bollington Ward Councillors. The aim would be to have the matter referred back to CEC's Strategic Planning Board/Bollington's safeguarded sites removed from the final submission document.

It was **RESOLVED** to hold an extra-ordinary Town Council meeting the following week to devote sufficient time to debate this matter and have the opportunity to study CEC's Council meeting agenda and supporting papers. The papers would be available from Friday 9th April.

The Clerk would canvass a suitable date for a meeting which would be advertised in the proper manner to enable public participation. Copies of the Town Council's SADPD submission, the barrister's opinion and CECs meeting papers would be circulated with the agenda.

a. Facilities & Infrastructure Committee 10/03/21

It was **RESOLVED** to receive and note the content of the minutes.

Minute 5a. Town Hall/Brookbank House - It was **RESOLVED** to approve the recommendation of the Committee to accept quotation "ref 3" £3,680.00+VAT for the splitting of the Town Hall/Brookbank House gas central heating system to provide individual systems and separate controls. This would include a new boiler in Brookbank House and its own sub-gas meter. A letter attached to the lease would be signed by both parties to recognise the actual rather than the estimated future billing method.

Minute 5c. Civic Hall - It was **RESOLVED** to accept the recommendation of the Committee to consider the replacement of the fire panel and alarm system with dual smoke and heat sensors in the Autumn for the financial year 2022/23. There was nothing in the budget for 2021/22 and pressures on the budget due to COVID-related closures of the Civic Hall and reduced income made it prudent to delay this. However, action should continue this year on the replacement/need for the bar sensor, and the zonal chart.

Minute 7a. Town Hall Land at Rear Transfer - It was **RESOLVED** to accept the recommendations of the Committee that the Deputy Mayor and the Clerk bring an updated report to the Facilities and Infrastructure Committee and that the land transfer be on hold until then.

Minute 8a. Bollington Health & Leisure (BHL) premises, fields and MUGA – Land Encroachment. It was **RESOLVED** to ask BTC's solicitor to advise on this situation for the proposed £180 fee.

It was also **RESOLVED** that the Council draw up the long lease to BHL to match the expiry of CEC's lease to BTC (or fractionally shorter if legally prudent to do so). It would mirror the terms of the lease from CEC to BTC. Also, subject to the legal opinion regarding ownership of the land, BTC would rectify the drain and take the appropriate action to take back this land. This work may involve removal of a tree which may be causing the blockage. An estimate would be submitted to the Facilities and Infrastructure Committee

Minute 11. Footpaths - The Committee **RESOLVED** to accept the recommendations of the Committee and ratify the funding decision on footpath FP4 and that £500 be included in the budget for 2021/22 plus the surplus from this year's £500 to be carried forward.

Minute 12. Defibrillators It was **RESOLVED** to accept the recommendations of the Committee that £250 be retained in the 2021/22 budget for the maintenance of the Council's unit at the Town Hall. No other units in the Town were the Council's responsibility.

b. Planning & Development Committee 16/03/21

It was **RESOLVED** to receive the minutes and note their contents.

b. Strategic Planning Committee 23/03/21

It was **RESOLVED** to receive the minutes, note their contents.

Minute 6. Purpose and Values - It was **RESOLVED** to accept the recommendations of the Committee that a Corporate Plan working Group be established which would meet monthly. It would report directly to Council and would comprise the Mayor, the Deputy Mayor and three other members. The Mayor advised he would submit draft terms of reference to the May Council meeting for approval. Members wishing to be part of the Group should email the Mayor. He would also ask John Powell if he wanted to be part of the Group.

Minute 8. Bollington Business Forum - It was **RESOLVED** to accept the recommendations of the Committee that the work of the Destination Bollington Forum and the Business Form be subsumed into a single working group to be known as the Business Economy and Tourism Working Group to commence its work from May within the new meeting structure.

It was also **RESOLVED** to re-establish and provide enhanced business pages on the new website.

d. Personnel Committee 24/03/21

It was **RESOLVED** to receive the minutes, note their contents

Minute 6. Furlough and Public Toilet Security

It was **RESOLVED** that:

- The Adlington Road Toilets be opened from 1st April and Council be asked to ratify that decision at the April Council meeting.
- The co-ordinated Town Warden be un-furloughed from 1st April within the current delegation to the Town Clerk in consultation with the Deputy Mayor and RFO, and that the Council be recommended to continue this delegation. This will allow a degree of fine tuning based in the workload associated with cleaning the toilets on a daily basis, tidying the environs of the Town Hall and Civic Hall

and preparing the Civic Hall for opening for socially distance COVID Safe use from 12th April.

- The Facilities and Infrastructure (F&I) Committee to progress the provision of automated door locking, including the provision, if necessary, of new doors. The provision would deliver a return on the investment within 3 years. That consideration be given by F&I Committee and the Council to the timescale for this given that there was currently no budget provision within the forthcoming financial year.
- In the meantime, the Town Wardens would be asked to manage the opening and closing. There may be an opportunity to secure the help of the Friends of the Recreation Ground to assist with this.

The Clerk, the Deputy Mayor and the RFO were asked to draw up an appropriate rota including appropriate evening closing times which may initially be at 5pm.

Minute 7. The Council **RESOLVED** to accept the Cheshire Pension Fund banding for employee contributions from 1 April 2021-31 March 2022.

e. Personnel Committee Part B 24/03/21

It was **RESOLVED** to receive the minutes and note their contents.

Minute 1. The Council was recommended by the Committee to approve the preferred candidate for the position of Clerk at the agreed rate of LC2 band 30 for 30 hours. *This has been superseded see below*

It was **RESOLVED** to receive the notes from meetings held after the Personnel Committee Part B meeting 24/03/21, the subsequent written Town Clerk Recruitment report, and to note their contents.

It was **RESOLVED** to approve the appointment of the preferred candidate at salary point 32, 30 hours per week starting on Tuesday 4 May 2021.

It was **RESOLVED** to source the additional Personnel costs of £10,656 from General Reserves noting that Council members will work with the Town Hall Team with the intention of replenishing the Reserves during the course of the financial year. Note: The figure of £98,464 general reserves for 31/3/22 was established during budget setting in December 2021 (4-5 months expenditure).

8116. To receive and Resolve to approve the Accounts for Payment date 25/03/21

It was **RESOLVED** to approve the Accounts for Payment in the sum of **£40,113.09**. The accounts had been inspected by Cllr Stewart Town Mayor and Cllr Weston Chair of Finance & Grants Committee.

8117. To receive and Resolve to approve the Financial VAT Report 31/12/20

It was **RESOLVED** to approve the VAT Report 31/12/20.

8118. To receive and RESOLVED to receive and note the contents of the VAT Report 25/03/21 written by the Town Clerk

It was noted from the report that charging anything other than a flat room hire fee at the Civic Hall, for example charging extra for the use of the tiered seating or caretaker time, could be classed as a business activity.

It was **RESOLVED** to refer this to the Facilities & Infrastructure Committee for a decision on whether to absorb this cost during the current financial year amounting to £850 or to recovered it by increasing basic room hire fees.

8119. To receive and note the draft Committee Structure, Membership and proposed Dates and to discuss reverting back to having a bread from Council meetings in August as was in previous years. The final version of this will be approved at the Annual meeting on 11/5/21

It was **RESOLVED** to approve the draft Committee Structure, Membership and Dates and not to hold a Council meeting in August 2021.

8120. To receive the Proposal to Change the Council's Accounting System from the RFO and to Resolve to approve its recommendation

It was **RESOLVED** to change to the scribe system as recommended.

8121. To give delegated authority to the Town Clerk in conjunction with the Civic Functions & Events Working Group to review the Mayor's Youth Consort applications and appoint a Youth Consort for the next mayoral year.

It was **RESOLVED** to provide this delegation.

8122. Date of Next Council Meeting: 11 May 2021 at 7.00pm (whether it be virtual or face to face and if the latter the appropriate venue will be notified in due course)

Signed

Date: 11 May 2021