

GREAT WARFORD PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD

WEDNESDAY 18TH SEPTEMBER, 2019 at 7:30p.m.

at GREAT WARFORD BAPTIST CHAPEL, MERRYMANS LANE, GREAT WARFORD.

PRESENT - Councillors: B. Thompson (Chairman), L. Murray-Curtis, G. Tuke, D. Allman, E. Wood.
Members of the Public (3).
Cheshire East Borough Councillor C. Leach.
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. APOLOGIES FOR ABSENCE - Councillor M. Read - Work commitments.

049/19 RESOLVED a) That the above apology for absence be approved.

Proposed Councillor G. Tuke

Seconded: Councillor L. Murray-Curtis All in favour

2. DECLARATIONS OF INTEREST - Councillor G. Tuke - Item 8(i) - Planning applicant: 19/3725M.

Item 4 was brought forward to this point in the meeting following which, at 8:00p.m., two members of the public excused themselves from the meeting and left.

Item 11 was brought forward to this point in the meeting followed by Item 5(ii). Following Item 5(ii), at 8:20p.m., Borough Councillor C. Leach excused herself from the meeting and left.

3. MINUTES -

i) The Minutes of the Parish Council Meeting held 17th July, 2019 had been previously circulated to all Members.

050/19 RESOLVED a) That the Minutes of the Parish Council Meeting held 17th July, 2019 be confirmed as a correct record and signed by the Chairman.

Proposed Councillor D. Allman

Seconded: Councillor L. Murray-Curtis All in favour

4. PUBLIC FORUM FOR QUESTIONS -

The applicants associated with planning application 19/3994M attended the meeting to provide information and answer questions relating to their proposed development at the Stags Head Hotel. It was reported that the application sought to change the use of the building to offices from which they would operate their businesses. It was not proposed to change the external appearance of the building, however, there was a need for extensive refurbishment work to bring the property back to an acceptable condition for occupation. The applicants indicated that they would be willing to work with the community, where possible, to enhance the local area.

A resident reported that she, together with some other local residents, had concerns about proposed development at Warford Grange Farm. It was reported that the existing use appeared to be contrary to conditions which were applied within a previous planning approval for the site. Concerns were also raised about the impact that business operations using the site were having upon the safety and amenity value of the footpaths and bridleways in that vicinity.

5. REPORTS FROM EXTERNAL ORGANISATIONS -

i) **High Legh & Mobberley Wards Policing Team** - No Members of the Policing Team were present at the meeting.

ii) **Cheshire East Ward Member Cllr. C. Leach** - Borough Councillor C. Leach reported that she had updates in respect of the following items:

The Stags Head, Mill Lane - The new owners of the Stags Head had contacted her following the concerns raised about unauthorised development at the site. Borough Councillor C. Leach had suggested that they contact the Parish Council in order to attend a meeting to discuss their intentions for the site.

Planning Application 19/2003M - It was reported that a decision in respect of this application had been delayed further. A date for the Northern Planning Committee had not yet been published. Borough Councillor C. Leach asked the Parish Council whether they thought that a meeting with the applicant would be beneficial. A short discussion ensued regarding the present circumstances relating to this application.

DECISION a) To receive and note the updates provided by Borough Councillor C. Leach.

6. FINANCE -

i) **Financial Statement 2019/20 as at 18th September, 2019.** (Appendix A)

Members considered the financial statement 2019/20 which was unanimously accepted.

ii) **To authorise the following payments** - the Chairman outlined the basis of the following payments:

- | | | | |
|----------------------|------------------------------|--------|-------------------------------------|
| a) Direct Debit | E-ON | £10.29 | Electricity charges - July, 2019. |
| b) Direct Debit | E-ON | £10.29 | Electricity charges - August, 2019. |
| c) Cheque No. 100527 | Great Warford Baptist Chapel | £20.00 | Room Hire - 18/09/19. |

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d) Cheque No. 100528 E. M. Maddock £475.70 Salary - August - September, 2019.

e) Cheque No. 100529 H.M. Revenue & Customs £61.20 Employee Income Tax.

iii) **Receipts** - the Clerk reported that the following receipts had been received since the last meeting:

a) H.M. Revenue & Customs £296.21 VAT reclaim 2018/19.

b) Cheshire East Borough Council £3,818.00 Precept 2019/20 (50%).

051/19 RESOLVED a) That the Statement of Account, as at 18th September, 2019 be received and the Clerk's observations duly noted.

b) That the schedule of 5 payments be approved and duly authorised.

c) That the report on receipts since the last meeting be received and duly noted.

Proposed Councillor B. Thompson

Seconded: Councillor G. Tuke

All in favour

7. CORRESPONDENCE -

i) To consider the specific correspondence received by the Parish Council since the date of the last ordinary meeting and to determine such action as Members consider appropriate thereto:

a) **ChALC - Notice of Annual Meeting 2019 - 24th October, 2019.**

DECISION a) That no motions be submitted for discussion at the ChALC Annual Meeting.

b) That no Members are available to attend the ChALC Annual Meeting.

b) **Manchester Airport - Future Airspace Questionnaire** - Members considered the questionnaire.

DECISION a) That no response be submitted to the questionnaire.

c) **Cheshire East Site Allocations & Development Policies Document consultation - 19/08/19 - 30/09/19.**

DECISION a) That no response be submitted to the consultation.

ii) To note other correspondence received since the date of the last meeting. (Appendix B)

DECISION a) That other items of correspondence be received and noted.

8. PLANNING APPLICATIONS -

i) **To receive the latest planning schedule and discuss new applications.** (Appendix C)

a) Members noted the planning decisions which had been issued by Cheshire East Council in respect of development within the Parish since the last meeting. No new planning applications had been received.

18/3275M - Members noted the comments which had been raised during the public forum (Item 4) and considered that representations should be submitted to bring the concerns of residents to the attention of the Local Planning Authority.

19/3960M - Members did not raise any objections to the proposed development.

19/3994M - Members noted the comments which had been raised during the public forum (Item 4) and considered that a response should be submitted to the Local Planning Authority.

052/19 RESOLVED a) That the comments at Appendix D be submitted in respect of planning application 18/3275M.

b) That no comments be submitted in respect of planning application 19/3960M.

c) That the following comment be submitted in respect of planning application 19/3994M: "Great Warford Parish Council is disappointed that the proposed change of use will result in the loss of one of the last public facilities within the Parish, however, it is hoped that, through positive engagement with the owners, steps can be taken to allow the site to continue to contribute positively to the local community."

Proposed Councillor D. Allman

Seconded: Councillor G. Tuke

All in favour

9. HIGHWAY MAINTENANCE AND ENHANCEMENTS -

i) **Highway defects and repairs** - The Clerk provided an update in respect of the defects which had been submitted to Cheshire East Council. A number of the reported potholes had now been filled. The post supporting the 30mph sign near the junction of Merrymans Lane and Chelford Road has been straightened. Updates are still awaited in respect of signage repairs/improvements and the renewal of white lines at several junctions.

DECISION a) That the Clerk request updates in respect of the outstanding highway defects.

ii) **Highway defects for attention** - Members noted that the hedge near to the Golf Club on Warford Lane had not yet been cut. It was reported that a hedge along Merrymans Lane had recently been cut. It was also noted that several residents have complained about vehicles parking on footways causing pedestrians to walk on the carriageway. The residents are concerned as it is perceived that vehicles are travelling too fast and causing a hazard to pedestrians.

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- iii) **Highway Incidents** - Information had been received from a resident that there had been an accident at the end of July, 2019 involving two lorries on Warford Lane. There had been a collision on Noahs Ark Lane at the end of July, 2019. There had been damage to a fence, caused by a collision, along Warford Lane in late July, 2019.

10. COMMUNITY -

- i) **Mary Dendy Playing Field** - The Clerk reported that confirmation had been received that the wheels are not located on land owned by Cheshire East Council, therefore, they were not able to remove the wheels.

DECISION a) That the Clerk contact the landowner of the field adjacent to the Mary Dendy Playing Field to draw their attention to the representations received by the Parish Council.

- ii) **Parish Speed Watch** - Proposed dates for speed watch training were discussed by Members.

DECISION a) That the Clerk arrange for speed watch training to be provided on 23rd September, 2019.

- iii) **Christmas Tree Display 2019** - Members discussed arrangements for the Christmas Tree display at Warford Crescent. It was suggested that the 2018 arrangements be replicated for 2019.

- 053/19 RESOLVED a) That Councillor G. Tuke obtain the contact details of the electrical contractor who arranges and checks the connection.**
b) That the Clerk submit the electricity inventory for the proposed display period.
c) That Councillor G. Tuke arrange for the lights to be available to the electrical contractor prior to the switch on date of 1st December, 2019.

Proposed Councillor D. Allman

Seconded: Councillor L. Murray-Curtis All in favour

11. CO-OPTION OF PARISH COUNCILLORS -

- i) Mrs. E. Wood attended the meeting to express an interest to be co-opted to the Parish Council. Mrs. E. Wood was invited to introduce herself to Members.

- 054/19 RESOLVED a) That Mrs. E. Wood be co-opted to Great Warford Parish Council.**
b) That the Declaration of Acceptance of Office be received.

Proposed Councillor D. Allman

Seconded: Councillor G. Tuke

All in favour

12. MATTERS FOR INCLUSION ON NEXT/FUTURE MEETING AGENDA -

- i) Footway maintenance within Parish.

13. **DATE OF NEXT MEETING** - The Clerk advised that the date of the next meeting fell on the same evening as the Cheshire East Council Town & Parish Council Conference. Given that the Parish Council would be represented at this meeting it was suggested that the Parish Council meeting should be re-scheduled to accommodate the conference.

- 055/19 RESOLVED a) That the meeting previously scheduled for 20th November, 2019 be rescheduled to take place on Wednesday 27th November, 2019 at 7:30p.m. at Great Warford Baptist Chapel.**

Proposed Councillor D. Allman

Seconded: Councillor B. Thompson

All in favour

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 (Section 100(a) of the Local Government Act 1972) to exclude the public and press from the meeting for the following item of business on the grounds that it could involve the likely disclosure of exempt information.

DECISION a) That a resolution to exclude the Public and Press from the remainder of the Meeting was not necessary as no items were to be considered at Item 14.

14. MATTERS FOR CONSIDERATION INCLUDING THOSE TRANSFERRED FROM ABOVE ITEMS -

none.

The Meeting was declared closed by the Chairman at 9:55p.m.

Signed:

Approval Date - 27th November, 2019

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APPENDIX A

Financial Statement - 2019/20 as at 18th September 2019					
Actual 2018/19 £.	Details	2019/20 Budget £.	Actual to Jul. 19 £.	Agenda Sep. 19 £.	Budget Balance £.
Receipts					
7,345.00	Precept	7,636.00	3,818.00	3,818.00	0.00
0.00	Balances	0.00	0.00		0.00
9.63	Investment Interest	0.00	2.41		0.00
0.00	Sale of Assets	0.00	0.00		0.00
0.00	Grants, Donations & Refunds	0.00	0.00		0.00
490.03	V.A.T. Refund	0.00	0.00	296.21	71.19
7,844.66	Total Receipts	7,636.00	3,820.41	4,114.21	71.19
Payments					
3,051.21	Salary (Clerk)	3,190.00	1,089.40	536.90	1,563.70
0.00	National Insurance (Employer)	0.00	0.00		0.00
442.09	Administration & Employment Expenses	500.00	0.00		500.00
0.00	Member Allowances	0.00	0.00		0.00
142.00	Audit Fees (internal & external)	155.00	146.20		8.80
301.19	Insurance	400.00	305.99		94.01
750.00	Website	310.00	0.00		310.00
94.60	Street Lighting Electric & Repairs	231.00	38.56	19.60	172.84
0.00	Training	160.00	0.00		160.00
286.12	Subscription/Affiliation/Registration Fees	315.00	288.28		26.72
140.00	Room Hire	200.00	60.00	20.00	120.00
180.37	Christmas Tree & Lighting	250.00	0.76		249.24
421.01	Parish Maintenance	650.00	0.00		650.00
45.00	Asset Purchase	500.00	0.00		500.00
0.00	Defibrillator	125.00	0.00		125.00
641.91	Sect. 137 payments	150.00	0.00		150.00
54.50	Contingency	500.00	195.04		304.96
296.21	V.A.T.		70.21	0.98	
6,846.21	Total Payments	7,636.00	2,194.44	577.48	4,935.27

Cash/Bank Reconciliation	01/04/19	17/07/19	18/09/19	31/03/20
Balance B/Fwd.	9,883.93	9,883.93	11,509.90	15,046.63
Add Total Receipts	0.00	3,820.41	4,114.21	71.19
Less Total Payments	0.00	-2,194.44	-577.48	-4,935.27
Balance C/Fwd.	9,883.93	11,509.90	15,046.63	10,182.55
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/19	17/07/19	18/09/19	31/03/20
General Funds	6,533.93	8,159.90	11,696.63	6,832.55
Earmarked Reserves	3,350.00	3,350.00	3,350.00	3,350.00
	9,883.93	11,509.90	15,046.63	10,182.55

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CASH/BANK RECONCILIATION AS AT - 18th September 2019

CASH

Balance Brought Forward 01/04/19		
Community Account	5,052.13	
Business Premium Account	4,831.80	
Plus Receipts	7,934.62	
	17,818.55	
Less Payments	2,771.92	
Balance Carried Forward 18/09/19	15,046.63	

BANK (Barclays)

Business Premium Account	4,834.21		03/06/19
Add income/transfer received since above Statement	0.00		
Less unpresented cheques	0.00	0.00	
		0.00	4,834.21 18/09/19
 Community Account	 6,971.90		 07/08/19
Add income received since above Statement	3,818.00	3,818.00	
Less unpresented cheques/ Transfer	0.00		
Approved	0.00		
For approval	-577.48	-577.48	
		-577.48	10,212.42 18/09/19
Total Bank Balances 18/09/19		15,046.63	

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APPENDIX B

CORRESPONDENCE

Cheshire Association of Local Councils (ChALC)

- ChALC Weekly Bulletin - 11, 18, 25, 31 July 2019; 8, 15, 22, 29 August 2019; 5 September 2019.
- Introduction to Local Councils - possible additional date September/October 2019.
- Additional Introduction to Local Councils Training session - 16/10/19.
- Chairmanship Training Session - 18/09/19.
- New Model Financial Regulations 2019.
- Healthy Living Half Day Workshop - October 2019.
- Reminder for 'Being a Good Councillor - The Next Steps' Session.
- Reminder for Healthy Living Half Day Workshop - October 2019.
- Reminder to submit outstanding Register of Interests forms.

Cheshire East Council

- Church Minshull Neighbourhood Plan - Regulation 16 Consultation - 12/07/19 - 23/08/19.
- Christmas Events 2019 Callout for Ultimate Guide magazine.
- Local Information Bulletin Congleton & Holmes Chapel Area.
- Consultation on the Crewe Hub Area Action Plan and Southern Link Road Bridge Access Options.
- Wybunbury Combined Neighbourhood Plan - Regulation 16 Consultation - 26/07/19 - 06/09/19.
- Call for brand new events and activities over the August 2019 Bank Holiday for The Guardian.
- Information bulletin - Council and partner agencies continue to respond to emergency flooding incidents.
- Newhall Neighbourhood Plan - Regulation 16 Consultation - 02/08/19 - 13/09/19.
- Blood Pressure Training.
- Strategic Planning Update.

Other Correspondence

- Manchester Airport - 17/07/19 - Employment Opportunities; 02/08/19 - Employment Opportunities; 16/08/19 - Invitation to Meeting for Town & Parish Councillors; 22/08/19 - Outreach events.
- Community & Voluntary Services - e-Bulletin - 19 July 2019; 2, 16 August 2019.
16/07/19 - Cheshire East Council Housing Related Support Services consultation event; 09/08/19 - Help for Beechmere Care Home; 30/08/19 - Changes coming to CVS.
- Information Commissioner's Office - Newsletter - August 2019.
- Town & Parish Council Websites - Newsletter - July 2019.
- Cheshire & Warrington Growth Hub - Newsletter - 30 July 2019; 29 August 2019.
- Alderley Edge Parish Council - Neighbourhood Plan Regulation 14 Consultation - 01/08/19 - 12/09/19.
- Healthwatch Cheshire - Cheshire East Partnership Five-Year Plan Consultation.
- NatWest Bank plc. - Changes to online payment authorisation.
- Marketing Cheshire - Major Events Calendar.
- Able Community Care - Free 'Do not knock' stickers.
- Canda Copying Ltd. - Printing and copying equipment to rent.
- Healthwatch Cheshire - Employment opportunities.
- Mobberley Parish Council - Invitation to Chairman to attend Mobberley Civic Service.
- Great Warford Residents Group - Notice of Annual General Meeting.

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APPENDIX C

OUTSTANDING PLANNING APPLICATIONS & RECENT PLANNING DECISIONS

Application Reference	Location	Proposed Development	Cheshire East Council Decision
17/2241M (05/05/17)	Health Club and Spa, Faulkners Lane, Great Warford. WA16 7RN	2 air-conditioning units to roof of health club (retrospective).	
18/3988M (12/08/18)	Antrobus New Hall Farm, Faulkners Lane, Mobberley, Cheshire. WA16 7AL	Alterations to vehicular and pedestrian entrance along with landscaping works.	06/08/19 - Approved with Conditions.
19/0384M (29/01/19)	Brook Cottage, Chelford Road, Great Warford. SK9 7TL	Replacement dwelling, associated garage and landscaping.	
19/0563M (14/02/19)	Warford Grange Farm, Pedley House Lane, Great Warford. WA16 7SP	Demolition of existing residential dwelling and associated outbuildings and development of a replacement dwelling with alteration to existing private access road.	
19/2003M (16/05/19)	Warford Hall, Warford Hall Drive, Great Warford. SK9 7TP	Change of use from dwelling house with B1 Business to C1 Spa Hotel and associated two storey rear extension and pool to accommodate high quality guest facilities.	Currently scheduled for Northern Planning Committee - 09/10/19.
19/2414M (22/05/19)	Cheshire Health Club & Spa, Warford Park, Faulkners Lane, Great Warford. WA16 7RN	Proposed single storey extension, new entrance, replacement cladding and new windows.	26/07/19 - Approved with Conditions.
19/2478M (07/06/19)	The Little Moss, Chelford Road, Great Warford. SK9 7TJ	Proposed horsewalker.	24/07/19 - Approved with Conditions.
19/3555M (13/08/19)	6 Ennerdale Close, Great Warford, Wilmslow. SK9 7WF	Single storey extension to connect house to garage to make utility room larger.	09/09/19 - Approved with Conditions.
19/3725M (13/08/19)	Ostlers Nurseries, Merrymans Lane, Great Warford, Cheshire. SK9 7TN	Single storey house extension and conversion of existing garage to additional living accommodation.	

NEW PLANNING APPLICATIONS

(Any Planning Applications received prior to the date of the meeting will be included for consideration)

Application Reference	Location	Proposed Development	Comments Deadline
18/3275M (03/07/18)	Warford Grange Farm, Pedley House Lane, Great Warford, WA16 7SP	Certificate of Proposed Lawful Use for extension of existing Warehouse building and re-aligned private access road to existing commercial and residential premises. No new connection to public highway.	Awaiting confirmation.
19/3960M (24/08/19)	Oakfield House, Paddock Hill, Great Warford, Cheshire. WA16 7DH	Demolish existing conservatory and single storey rear extension and construct new single storey rear extension.	18/09/19
19/3994M (24/08/19)	Stags Head Hotel, Mill Lane, Little Warford, Alderley Edge. SK9 7TY	Change of use to A2 (Financial and Professional Services).	18/09/19

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APPENDIX D

Application Reference: 18/3275M

Application Location: Warford Grange Farm, Pedley House Lane, Great Warford

Proposed Development: Certificate of Proposed Lawful Use for extension of existing Warehouse building and re-aligned private access road to existing commercial and residential premises. No new connection to public highway.

Great Warford Parish Council objects the above proposal on the following grounds:

1. The proposed development is detrimental to the existing bridleway which is located along the single track driveway to Warford Grange Farm. This bridleway forms part of an established long distance route (known as Laureen's Ride) which is an important leisure amenity within the Parish heavily used by walkers, cyclists and equestrian users. The Parish Council has received many complaints regarding the safety of users of the bridleway due to the lack of sufficient protective provision along the single track route for vulnerable users accessing the leisure amenity.

2. That the existing use appears to already be in contravention of the planning conditions applied to the site by the appeal decision associated with planning application 71351P (appeal granted 04/02/1993):

a) Clause 2 - "the buildings shall only be used for the storage and distribution of wines and for no other purpose..." The Parish Council has reason to believe that the site is presently used for the storage of other items to support the business described at: <http://hammondsofknutsford.co.uk/> which includes beers, lagers, ciders, spirits and soft drinks.

b) Clause 4 - "the use hereby permitted shall be carried on only by John Anthony Hammond or his dependents in association with their occupancy of the adjoining dwelling known as Bostock Barns Farm" The Parish Council has reason to believe that the property is presently vacant, therefore, the existing use does not appear to be in conformity with the condition.

c) Clause 5 - "when the dwelling house known as Bostock Barns Farm ceases to be occupied by John Anthony Hammond or his dependents the use hereby permitted shall cease" The Parish Council has reason to believe that the property is presently vacant, therefore, the existing use does not appear to be in conformity with the condition.

3. It is considered that the current use, together with the proposed development and associated activities are materially different to those formerly approved. The Planning Inspector, within his decision notice, states, "Whilst I agree with the Council that certain types of storage uses could give rise to substantial vehicle movements which, given the nature of the access, could result in vehicle and pedestrian conflict this matter could, in my view, be covered by a condition restricting the use of the storage of wines."

The site has permission, under vehicle operator licence reference OC2001402 (granted February 2019), for the operation of five vehicles and five trailers from the site which indicates the nature of traffic accessing the site and supports the above view of the Planning Inspector.

Local residents have monitored traffic movements to and from the site and identified, during the monitored period, that, on average, there were at least 2 HGV movements within each 30 minute period. This again, shows a material change in the nature of activities at the site which, given the proposed development, are likely to increase further. Such changes will have a detrimental impact upon the local community, highway users and users of the bridleway.

4. It is considered that the proposed significant extension of the warehouse building would have a detrimental impact upon the openness of the Green Belt in this rural location. The Parish Council is not aware of any very special circumstances which would allow for this level of encroachment into the Green Belt by warehousing activity.