

GREAT WARFORD PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Wednesday 19th July, 2023

Time: 7:30p.m.

Venue: Great Warford Baptist Chapel, Merrymans Lane, Great Warford

E.M.Maddock

Dr. E. M. Maddock PSLCC,
Clerk & Responsible Financial Officer.

Dated 13th July, 2023

In order to keep councillors and other members of the public safe, please do not attend the meeting if you are feeling unwell for any reason or if you have been in contact with anyone who has Covid, flu or Covid/flu symptoms.

All attendees will be expected to respect social distancing preferences of other attendees.

AGENDA

To Members of Great Warford Parish Council,

You are hereby summoned to attend the Parish Council Meeting, as shown above, to consider and determine the following business:

- 1. Apologies for absence**
- 2. Declarations of Interest**
 - (a) To receive Declarations of Interest in any items on the agenda.
- 3. Minutes**
 - (a) To approve the Minutes of the Parish Council meeting held 12th June, 2023 as a correct record.
- 4. Public Forum for Questions** – To receive questions from members of the public.
- 5. Reports from External Organisations**
 - (a) Cheshire East Ward Member: Cllr. H. Moss – To receive a report on items of interest to the Parish Council.
 - (b) To receive a report on matters of interest / concern within the Parish from the Mobberley Ward Policing Team.
 - (c) To receive a report from the Parish Council Network Meeting held 12th July, 2023 regarding the Code of Conduct.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2023/24 as at 19th July, 2023.
(Appendix A)
 - (b) To note receipts as listed at Appendix B.
 - (c) To approve the payments listed at Appendix C.
 - (d) Audit 2022/23 – To receive an update relating to the 2022/23 audit.

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7. Planning

- (a) To receive and note latest planning decisions issued by Cheshire East Council in respect of development within the Parish and updates on undecided applications. (Appendix D)
- (b) To consider the following planning applications:
 - i. 23/2238D – Heathgate, Merrymans Lane, Great Warford. SK9 7TP
Discharge of conditions 4, 5, 7, & 8 on approved application 21/4656M – Replacement dwelling.
 - ii. 23/2247M – Constantia, Paddock Hill, Mobberley. WA16 7DJ
Creation of a new dwelling and associated landscaping works, including demolition of a single existing dwelling.
 - iii. 23/2347M – Home Farm, Faulkners Lane, Mobberley. WA16 7AN
Agricultural workers dwelling with detached garage and associated development.
 - iv. 23/2400M – 5 Coniston Close, Great Warford. SK9 7WD
Proposed single storey rear extension to form snug room off kitchen and large utility / boot room. Demolition of existing conservatory. Extension will extend 4.5m from rear wall with a maximum height of 3.05m and an eaves height of 2.78m.
 - v. 23/2588M – Land off Merrymans Lane, Great Warford.
New domestic stable.
 - vi. Any applications received following issue of Agenda may be included for discussion if required.

8. Highway Maintenance and Enhancements

- (a) To receive updates relating to highway maintenance issues reported to Cheshire East Council following recent surveys and reports.
- (b) To receive further highway maintenance matters for attention from Members.
- (c) To receive, if available, update relating to the possible use of community infrastructure levy funds for the provision of vehicle activated speed signs on Merrymans Lane.

9. Correspondence

- (a) To consider 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:
 - i. ChALC - Notice of preparations for national events to commemorate the 80th Anniversary of D-Day on 6th June, 2024.
[Link to information: <https://www.d-day80beacons.co.uk/>]
 - ii. Police & Crime Commissioner – Quarterly Review.
[Link to information: <http://www.cheshire-pcc.gov.uk/news/local-updates>]
 - iii. Cheshire East Council – Bus Support Criteria Consultation. (Closes: 06/08/23)
[Link to information: <https://surveys.cheshireeast.gov.uk/s/BusC23/>]
 - iv. Transport Focus – Train station ticket office consultation.
(Closing date: 26/07/23) [Link to information: <https://www.transportfocus.org.uk/train-station-ticket-office-consultation/>]

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10. Community matters

(a) To receive an update relating to community speed watch.

11. Co-option of Parish Councillors

(a) To consider co-opting individuals to fill current vacancies.

12. Matters for inclusion on next/future meeting agenda

(a) Several carried forward from previous meetings.

13. Date of next meeting – Wednesday 20th September, 2023.

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 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.

14. Matters for consideration including those transferred from above items (as required)

E.M.Maddock

Dr. E. M. Maddock PSLCC,

Clerk & Responsible Financial Officer. Dated 13th July, 2023

For further information and copy agenda please contact:

Tel: 01477 571444 Email: clerk.greatwarfordpc@gmail.com

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APPENDIX A

Financial Statement – 2023/24					
as at 19th July, 2023					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to Jun. 23 £	Agenda Jul. 23 £	Budget Balance £
	Receipts				
9,196.00	Precept	10,480.00	0.00	5,240.00	5,240.00
0.00	Balances	2,737.00	0.00		0.00
10.57	Investment interest	0.00	0.00	10.12	0.00
0.00	Sale of assets	0.00	0.00		0.00
0.00	Grants, donations & refunds	0.00	0.00		0.00
1,723.51	Community Infrastructure Levy	0.00	0.00	484.66	0.00
514.79	VAT refund		0.00	154.18	104.45
11,444.87	Total receipts	13,217.00	0.00	5,888.96	5,344.45
	Payments				
3,965.05	Salary (Clerk)	4,166.00	650.86	650.86	2,864.28
0.00	National Insurance (Employer)	0.00	0.00		0.00
275.00	Allowances (Clerk)	275.00	0.00		275.00
171.60	Administration	325.00	0.00	3.49	321.51
0.00	Chairman/Member allowances	0.00	0.00		0.00
180.00	Audit fees (internal & external)	200.00	200.00		0.00
264.00	Insurance	300.00	300.00		0.00
23.98	Website	20.00	0.00		20.00
190.60	Street lighting electric	530.00	36.38	11.76	481.86
0.00	Training	210.00	0.00		210.00
313.12	Subscriptions/affiliation fees	386.00	263.29	20.00	102.71
140.00	Room hire	230.00	40.00	20.00	170.00
1.55	Christmas lighting	250.00	0.00	125.00	125.00
420.00	Parish Maintenance	600.00	100.00		500.00
68.29	Asset purchase	600.00	0.00		600.00
0.00	Asset maintenance	3,175.00	0.00		3,175.00
0.00	Newsletter	750.00	0.00	211.20	538.80
350.00	s.137 payments	700.00	0.00		700.00
0.00	Contingency	500.00	0.00		500.00
154.18	VAT		61.62	42.83	
6,517.37	Total payments	13,217.00	1,652.15	1,085.14	10,584.16

Cash/Bank reconciliation	01/04/23	12/06/23	19/07/23	31/03/24
Balance B/Fwd	21,793.04	21,793.04	20,140.89	24,944.71
Add total receipts	13,217.00	0.00	5,888.96	5,344.45
Less total payments	13,217.00	1,652.15	1,085.14	10,584.16
Balance C/Fwd	21,793.04	20,140.89	24,944.71	19,705.00
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/23	12/06/23	19/07/23	31/03/24
General funds	12,802.53	11,150.38	15,469.54	10,229.83
Earmarked reserves	8,990.51	8,990.51	9,475.17	9,475.17
	21,793.04	20,140.89	24,944.71	19,705.00

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Cash/Bank Reconciliation as at 19th July 2023

Cash

Balance brought forward 01/04/23		
Current Account	16,939.05	
Business Reserve Account	4,853.99	
	21,793.04	
Plus receipts	5,888.96	
Less payments	2,737.29	
Balance carried forward 19/07/23:	24,944.71	

Bank (Barclays)

Business Premium Account	4,864.11		03/07/23
Add receipts/transfer since above statement			
	0.00		
		0.00	
Less unrepresented cheques			
	0.00		
		0.00	
		4,864.11	19/07/23
Community Account	22,088.70		07/06/23
Add receipts/transfer since above statement			
	0.00		
		0.00	
Less unrepresented cheques			
Approved	-922.96		
For approval	-1,085.14		
		-2,008.10	
		20,080.60	19/07/23
Total bank balances 19/07/23		24,944.71	

APPENDIX B

Receipts

Cheshire East Borough Council	£5,240.00	Precept 2023/24 (50%)
HM Revenue & Customs	£151.18	VAT reclaim 2022/23
Cheshire East Borough Council	£484.66	Community Infrastructure Levy (Oct.22 – Mar.23)
Barclays Bank UK plc	£10.12	Gross interest: March – June 2023

APPENDIX C

Payments for approval

Cheque No 100627	E. M. Maddock	£777.79	Salary: June – July 2023 & expenses
Cheque No 100628	H. M. Revenue & Customs	£130.00	Employee income tax
Cheque No 100629	Great Warford Baptist Chapel	£20.00	Room hire (19/07/23)

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Cheque No 100630	K. Hall & Sons	£125.00	Christmas lighting installation 2022
Cheque No 100631	Cheshire Community Action	£20.00	Membership fee 2023/24
Direct Debit	npower	£12.35	Electricity charges – June 2023

APPENDIX D

Outstanding planning applications & recent planning decisions

- 20/1503M Cheshire Health Club and Spa, Warford Park, Faulkners Lane, Great Warford.
Construction of single storey extension with 2 roof lanterns, new entrance, replacement timber wall cladding, proposed new replacement windows, proposed new window openings and windows, construction of ventilation / air conditioning systems to flat roof with screening, insertion of roof skylights, insertion of new door for maintenance and cleaning access on existing flat roof.
DECISION STATUS – Undecided
- 21/2940M Warford Hall, Warford Hall Drive, Great Warford. SK9 7TP
Proposed single storey extension to rear of existing dwelling with associated pool.
DECISION STATUS – Approved with conditions (15/05/23)
- 21/3027M Warford Hall, Warford Hall Drive, Great Warford. SK9 7TP
Change of use - Convert existing stables and barns from ancillary office and guest accommodation to create 6 no. residential dwellings, together with single storey extension to existing former stables building (same footprint as previous building on the site) and external alterations to existing detached Oak framed barn in association with its conversion to a dwelling.
DECISION STATUS – Undecided
- 21/5394M Carlisle House, Knutsford Road, Knolls Green, Mobberley. WA16 7BA
Construction of a dwelling on land south of Carlisle House with associated access and landscaping.
DECISION STATUS – Undecided
- 21/5399M Coach House, Faulkners Lane, Great Warford. WA16 7AW
3 Stable block plus 2 outbuildings for feed storage tack and associated equipment one of which is currently the only existing stable – no change of use required sits in paddock of app 3/4 acre.
DECISION STATUS – Approved with conditions (20/06/23)
- 21/5713M Croft Cottage, Chelford Road, Great Warford. SK9 7TL
Certificate of lawful existing use of land to the rear of Croft Cottage as garden.
DECISION STATUS – Undecided
- 22/0434M Dovedale, Chelford Road, Great Warford. SK9 7TL
Two storey and first floor extension to east elevation, amendment to front gable, canopy over front entrance and new access point.
DECISION STATUS – Refused (18/05/23)
- 22/3845M Brookfield Farm, Ancoats Lane, Great Warford.
Erection of two-storey side extension, relocation of garage door and regularisation of an existing porch and conservatory.
DECISION STATUS – Refused (24/02/23); Appeal awaiting decision.

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- 22/4015M Highgrove, Ancoats Lane, Great Warford. SK9 7TT
Remove window and stone cill from north elevation, cut brickwork to floor level and fit new timber door. Refit window cill and brickwork to existing door opening on south elevation. Form new entrance pathway and steps to north elevation. Minor internal alterations to allow for relocation of existing kitchen/shower room.
DECISION STATUS – Approved with conditions (06/07/23)
- 22/4139M 2 Noonsun Cottages, Pedley House Lane, Great Warford. WA16 7AS
Proposed placement 1.3m high timber and mesh fence adjacent to a highway.
DECISION STATUS – Withdrawn (28/06/23)
- 22/4327M Steeles House, Merrymans Lane, Great Warford. SK0 7TP
First floor side extension.
DECISION STATUS – Withdrawn (06/06/23)
- 22/4339M 9 The Worthington, Highgrove, Ancoats Lane, Great Warford.
Listed building consent for removal of a timber window to form a new opening for a timber door, new external entrance steps and pathway and demolition of some internal walls.
DECISION STATUS – Approved with conditions (20/06/23)
- 23/0389M Cheshire Health Club and Spa, Warford Park, Faulkners Lane, Great Warford. WA16 7RN
Widening of private access road and new padel court.
DECISION STATUS – Undecided [Amended application 30/06/23]
- 23/0999M Blossom House, Chelford Road, Great Warford. SK9 7TL
Alterations and extensions including construction of two single-storey side extensions, two-storey rear extension, detached garage, basement, alterations to vehicular access and associated landscaping.
DECISION STATUS – Undecided
- 23/1252M Kelsall House Farm, Paddock Hill, Great Warford. WA16 7DJ
To take down the existing single storey elements to the west elevation and construct a new single storey side extension with raised patio.
DECISION STATUS – Undecided
- 23/1378M 6 Ennerdale Close, Great Warford. SK9 7WF
Entrance hall to be enlarged, single storey rear extension with terrace.
DECISION STATUS – Withdrawn (29/06/23)
- 23/1519M Stables at Merrymans Lane, Great Warford.
Replacement gates.
DECISION STATUS – Approved with conditions (27/06/23)
- 23/1807D Twin Oak, Merrymans Lane, Great Warford.
Discharge of condition 13 on approved application: 21/5696M: Demolition of existing stable block and ancillary buildings to be replaced with proposed detached single storey family dwelling.
DECISION STATUS – Undecided
- 23/1925M Pownall Barns, Warford Lane, Great Warford.
Rear dormer extension to increase the size of the existing dormer and provide more storage space to the two rear rooms.
DECISION STATUS – Undecided