

GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 20th March, 2024 at 7:30p.m.

at Great Warford Baptist Chapel, Merrymans Lane, Great Warford.

Present Councillors B. Thompson (Chairman), C. Rossington, J. Shasha, E. Wood.
Members of the public (2).
Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

1. Apologies for absence

Councillor J. Macrae – Personal reason.
Councillor N. Peacock – Personal reason.
Councillor L. Wildig – Work reason.
Cheshire East Borough Councillors H. Moss

031/24 RESOLVED (a) That the above apologies for absence be received and approved. (All in favour)

2. Declarations of interest –

Councillor C. Rossington – Item 7(a) – Resident of Warford Park.

032/24 RESOLVED (a) To note the above declaration of interest. (All in favour)

3. Minutes – The Minutes of the Parish Council Meeting held 17th January, 2024 had been previously circulated to all Members.

033/24 RESOLVED (a) That the Minutes of the meeting held 17th January, 2024 be approved as a correct record and signed by the Chairman. (All in favour)

4. Public forum for questions – Two members of the public attended the meeting to give prior notice and background information for an intended planning application to build a new detached dwelling within the grounds of an existing property.

034/24 RESOLVED (a) To receive the information from members of the public. (All in favour)

7:36p.m. - Councillor E. Wood joined the meeting during item 4.

8:03p.m. - Two members of the public excused themselves from the meeting and left.

5. Cheshire East Ward Member Cllr. H. Moss – Borough Councillor H. Moss had provided a report advising that the speed review along Faulkners Lane was still be reviewed. No updates were available regarding ongoing planning enforcement matters. Several highway issues had been reported to Cheshire East Council for attention.

035/24 RESOLVED (a) To receive and note the report of Borough Councillor H. Moss. (All in favour)

6. Finance

- (a) **Financial Statement 2023/24 as at 20th March, 2024** – Members considered the financial statement 2023/24 which was unanimously accepted. (Appendix A)
- (b) **Receipts** – The Chairman noted there had been no receipts since the last meeting.
- (c) **Payments** – The Chairman outlined the basis of payments listed at Appendix B.

036/24 RESOLVED (a) That the Financial Statement as at 20th March, 2024 be received and the Chairman's observations be duly noted (Appendix A). (b) That the report on receipts received since the last meeting be received and duly noted. (c) That the payments listed at Appendix B be approved and duly authorised. (All in favour)

GREAT WARFORD PARISH COUNCIL

- (d) **Earmarked Reserve** – Members considered creating an additional earmarked reserve, in the sum of £8,850, to fund the purchase and installation of speed indicator devices at Merrymans Lane.

037/24 RESOLVED (a) That approval be given for the creation of an additional earmarked reserve, in the sum of £8,850, to fund the purchase and installation of speed indicator devices at Merrymans Lane. (All in favour)

- (e) **Public Contracts Thresholds** – Members noted the updated Public Contracts Thresholds.

038/24 RESOLVED (a) That approval be given for the figures quoted within Financial Regulation clause 11 to be updated to reflect the new Public Contract Thresholds. (All in favour)

- (f) **Barclays Bank** – It was reported that the complaint, previously made to Barclays Bank, was now being considered by the Financial Ombudsman Service.

039/24 RESOLVED (a) To receive and note the update. (All in favour)

7. Planning Applications

- (a) **Recent planning decisions** – Members noted the new planning decisions that had been issued by Cheshire East Council in respect of development within the Parish. (Appendix C)

Consideration was also given to applications for which amended planning documents had been submitted (23/2247M, 23/3110M and 23/0389M).

040/24 RESOLVED (a) To receive and note the recent planning decisions.
(b) That no comments be submitted in respect of amendments to application 23/2247M.
(c) That the following comments be submitted in respect of amendments to application 23/3110M:
Great Warford Parish Council strongly objects to the revised application on the grounds that the proposed solar array does not appear to be commensurate to the needs of a single residential dwelling in the green belt. The proposed area of the solar panels is considered excessive and detrimental to the openness of the green belt.
(d) That the following comments be submitted in respect of amendments to application 23/0389M:
These comments are in addition to those previously submitted (08/03/23 and 20/07/23).
Great Warford Parish Council wishes to reiterate a strong objection to the above application on the following grounds:
1. The two padel courts will generate increased noise, particularly when in simultaneous use, which will detrimentally impact nearby residents within the retirement complex.
2. The revised noise impact assessment suggests that modelling of the inclusion of a second padel court will only impact noise levels by +0.3dBA above the noise generated by one padel court. It is questioned whether these conclusions reflect real life impact of such developments.
3. The noise impact assessment indicates that the two padel courts will be use between the hours of 09:00 – 20:00 Monday

GREAT WARFORD PARISH COUNCIL

to Friday and 09:00 – 18:00 Saturday and Sunday. Along with the noise impact the proposal will give rise to light pollution, particularly within the winter months, from the proposed eight flood lights.

4. The noise and light pollution arising from the padel court development will detrimentally impact wildlife living and/or hunting in and around the site.

5. The development is considered to be an unwelcome encroachment into the green belt.

6. The loss of trees and hedges during development has negatively impacted upon wildlife by loss of habitat and food sources.

7. The widening of the access road has led to the loss of green habitat and introduced further built form into this green belt location.

8. The alteration of the access road to two-way traffic will lead to nearby residents experiencing greater traffic movements, with associated noise, light and air pollution, in close proximity to their properties.

Finally, the Parish Council reiterates its deep concern regarding the nature and extent of work which has been carried out without planning permission. It is disappointing that the application has also required amendments to accommodate ongoing unauthorised development.

Unauthorised work to trees protected by Tree Preservation Orders (TPOs) is also considered unacceptable. (All in favour)

(b) **Planning applications -**

i. None.

ii. Any applications received following issue of Agenda:
24/0972D: High Noon Farm, Ancoats Lane, Great Warford. WA16 7AT
Discharge of conditions 6 & 8 on approval 21/4740M.

041/24 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 24/0972D. (All in favour)

(c) **Planning Enforcement Updates** – It was reported that planning enforcement an update had been received in respect of unauthorised car sales from the car park at the junction of Mill Lane with Merrymans Lane advising that actions were being taken to resolve the matter by June, 2024.

042/24 RESOLVED (a) To receive and note the update. (All in favour)

(d) **Planning Enforcement** – No new enforcement matters were raised.

8. Highway maintenance and enhancements

(a) **Update on previously reported highway matters** – It was reported that no updates had been received from Cheshire East Highways.

043/24 RESOLVED (a) That the Clerk continue to pursue updates relating to remaining highway defect reports submitted to Cheshire East Council. (All in favour)

(b) **Highway matters for attention** – It was reported that there were potholes on Ancoats Lane near to Fields View Farm and also on Merrymans Lane between junction with Mill Lane and junction with Warford Hall Drive. Potholes were also reported at Pedley House Lane near to Antrobus Bridge. Furthermore, it was

GREAT WARFORD PARISH COUNCIL

reported that the road markings were worn at the junction of Merrymans Lane with Chelford Road.

044/24 RESOLVED (a) That the above highway defects be reported to Cheshire East Council for attention. (All in favour)

(c) **Speeding issues within Parish** – It was reported that confirmation had now been received that the installation of the speed indicator devices could proceed.

045/24 RESOLVED (a) That the Clerk be authorised to confirm that the Parish Council wish to proceed with the installation of speed indicator devices at Merrymans Lane. (All in favour)

(d) **Review of speed limits along Faulkners Lane and Ancoats Lane** – It was reported that the speed limit review along Faulkners Lane had now progressed to the next phase of assessment. The request to include a section of Ancoats Lane within the review had been unsuccessful.

046/24 RESOLVED (a) To receive and note the update. (All in favour)

(e) **Road Closure** – Members noted the proposed closure at the junction of Ancoats Lane, Merrymans Lane and Warford Lane between Monday 27th May, 2024 and Friday 31st May, 2024 to allow works by BT.

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. Cheshire East Council: Notification of updated proposals for future car parking charges and arrangements.

047/24 RESOLVED (a) To receive and note the information. (All in favour)

ii. Cheshire East Council: Cheshire East Green Spaces Maintenance Review – Outcome.

048/24 RESOLVED (a) To receive and note the information. (All in favour)

iii. Cheshire East Council: Strategic Leisure Review update.

049/24 RESOLVED (a) To receive and note the information. (All in favour)

10. Consultations

(a) To consider the following consultations and determine any responses as Members consider appropriate thereto:

i. The Local Government Boundary Commission for England: Cheshire East Ward Boundaries consultation.

050/24 RESOLVED (a) That an observation be submitted to the consultation noting that any increase in the number of parishes within the Mobberley Ward would detrimentally affect the effectiveness of representation due to increased workload. (All in favour)

ii. Cheshire East Council: Local Nature Recovery Strategy consultation.

051/24 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

iii. Department for Levelling Up, Housing and Communities: Consultation on changes to various permitted development rights.

052/24 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

GREAT WARFORD PARISH COUNCIL

11. Reports from external meetings

- (a) **Cheshire Archives: A story shared presentation (18/01/24)** – It was reported that an interesting presentation set out plans for the two new archive centres which are being developed to allow better access to resources of local interest.
- (b) **Kings Award for Voluntary Service presentation (25/01/24)** – It was reported that the Cheshire Lieutenancy is encouraging residents in Cheshire to nominate organisations for the Kings Award for Voluntary Service. Nominations are also welcomed for individual honours. The Cheshire Lieutenancy is able to offer guidance to complete applications.
- (c) **Cheshire East Holocaust Memorial Day Service. (26/01/24)** – It was reported that the service had been very moving and had included a presentation from the son of a Holocaust survivor.
- (d) **Cheshire East Council Network Meeting: 2024/25 Budget (30/01/24)** – It was reported that the presentation highlighted that Cheshire East Council is currently experiencing financial challenges and is exploring options to address budget shortfalls.
- (e) **The Local Government Boundary Commission for England: Electoral Review of Cheshire East Briefing. (18/03/24)** – It was reported that the presentation had outlined the process for completing the electoral review of Cheshire East. The current consultation provides opportunity for residents and organisations to submit views about current and/or Ward arrangements. A further consultation will take place later in the year to review proposals arising from the initial consultation.

053/24 RESOLVED (a) To receive and note the reports. (All in favour)

12. Community matters

- (a) **Report from Mobberley Ward Policing Team** – It was reported that a report from the Policing Team had advised that there were no crime incidents reported to the Police during the last month. It was also noted that the local PCSO was also moving on to a new role.

054/24 RESOLVED (a) To receive and note the update report. (All in favour)

- (b) **Christmas Lighting 2024** – Item deferred.

055/24 RESOLVED (a) That this item be deferred to the next meeting. (All in favour)

- (c) **Newsletter** – Members considered issuing a Spring newsletter within the Parish. Several items were suggested for inclusion.

056/24 RESOLVED (a) That a Spring newsletter be issued within the Parish. (b) That the newsletter be distributed using the print and mail service used on previous occasions. (All in favour)

- (d) **Great Warford Residents Group** – It was reported that preparations were in hand for a community event on 8th June, 2024.

057/24 RESOLVED (a) To receive and note the report. (b) That the Clerk submit a request for grass cutting to be undertaken on Warford Crescent in readiness for the event. (All in favour)

13. Matters for inclusion on next/future meeting agenda – None.

14. Date of next meeting –

- (a) Annual Parish Meeting: Wednesday 15th May, 2024 at 7:30pm at Great Warford Baptist Chapel.

GREAT WARFORD PARISH COUNCIL

(b) Annual Parish Council Meeting: Wednesday 15th May, 2024 immediately following Annual Parish Meeting.

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.

058/24 RESOLVED

(a) That a resolution to exclude the public and press from the following item of business on the grounds that it could involve the likely disclosure of exempt information is not required as no business is to be considered at item 13.

(All in favour)

15. Matters for consideration including those transferred from above items - None.

The meeting was declared closed by the Chairman at 9:22p.m.

Signed:..... Approval date: 17th May, 2024

GREAT WARFORD PARISH COUNCIL

APPENDIX A

Financial Statement – 2023/24 as at 20 th March 2024					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to Jan. 24 £	Agenda Mar. 24 £	Budget Balance £
	Receipts				
9,196.00	Precept	10,480.00	10,480.00		0.00
0.00	Balances	2,737.00	0.00		0.00
10.57	Investment interest	0.00	40.13		0.00
0.00	Sale of assets	0.00	0.00		0.00
0.00	Grants, donations & refunds	0.00	100.00		0.00
1,723.51	Community Infrastructure Levy	0.00	484.66		0.00
514.79	VAT refund		154.18		295.35
11,444.87	Total receipts	13,217.00	11,258.97	0.00	295.35
	Payments				
3,965.05	Salary (Clerk)	4,166.00	3,471.00	694.20	0.80
0.00	National Insurance (Employer)	0.00	0.00		0.00
275.00	Allowances (Clerk)	275.00	0.00	275.00	0.00
171.60	Administration	325.00	3.49	222.75	98.76
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	157.73	48.33	323.94
0.00	Training	210.00	0.00		210.00
313.12	Subscriptions/affiliation fees	386.00	283.29		102.71
140.00	Room hire	230.00	120.00	20.00	90.00
1.55	Christmas lighting	250.00	125.00	1.76	123.24
420.00	Parish Maintenance	600.00	520.00	352.00	-272.00
68.29	Asset purchase	600.00	68.29		531.71
0.00	Asset maintenance	3,175.00	0.00		3,175.00
0.00	Newsletter	750.00	211.20		538.80
350.00	Grants / s.137 payments	700.00	72.00		628.00
0.00	Contingency	500.00	0.00		500.00
154.18	VAT		207.59	87.76	
6,517.37	Total payments	13,217.00	5,739.59	1,701.80	6,070.96

Cash/Bank reconciliation	01/04/23	17/01/24	20/03/24	31/03/24
Balance B/Fwd	21,793.04	21,793.04	27,312.42	25,610.62
Add total receipts	13,217.00	11,258.97	0.00	295.35
Less total payments	13,217.00	5,739.59	1,701.80	6,070.96
Balance C/Fwd	21,793.04	27,312.42	25,610.62	19,835.01
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/23	17/01/24	20/03/24	31/03/24
General funds	12,802.53	17,837.25	13,135.45	7,359.84
Earmarked reserves	8,990.51	9,475.17	12,475.17	12,475.17
	21,793.04	27,312.42	25,610.62	19,835.01

GREAT WARFORD PARISH COUNCIL

Cash/Bank Reconciliation as at 20th March, 2024

Cash

Balance brought forward 01/04/23		
Current Account	16,939.05	
Business Reserve Account	4,853.99	
	21,793.04	
Plus receipts	11,258.97	
Less payments	7,441.39	
Balance carried forward 20/03/24:	25,610.62	

Bank

Business Premium Account (Barclays)	4,894.12	03/01/24
Add receipts/transfer since above statement	0.00	
	0.00	
Less unrepresented cheques	0.00	
	0.00	
	4,894.12	20/03/24
Community Account (Barclays)	21,221.97	07/11/23
Add receipts/transfer since above statement	0.00	
	0.00	
Less unrepresented cheques	0.00	
Approved	0.00	
For approval	-1,013.00	
	-1,013.00	
	20,208.97	20/03/24
Current Account (NatWest)	1,169.24	01/03/24
Add receipts/transfer since above statement	0.00	
	0.00	
Less unrepresented cheques	0.00	
For approval	-688.80	
Less payment already issued	27.09	
	-661.71	
	507.53	20/03/24
Total bank balances 20/03/24	25,610.62	

GREAT WARFORD PARISH COUNCIL

APPENDIX B

Payments for approval

Cheque No 000014	H. M. Revenue & Customs	£193.80	Employee income tax
Cheque No 000015	Great Warford Baptist Chapel	£20.00	Room hire (20/03/24)
Cheque No 000016	Petrichor Bulb Specialists	£144.00	Floral displays: November 2023
Cheque No 000016	Petrichor Bulb Specialists	£278.40	Floral displays: May 2023
Direct Debit	npower	£27.09	Electricity charges – January 2024
Direct Debit	npower	£23.66	Electricity charges – February 24
Direct Debit	npower	£1.85	Electricity charges – Festive lights
Cheque No 100632	E. M. Maddock	£1,013.00	Salary: Feb.–Mar. 24, allowances & expenses

[Note: Cheques 000014 – 000016 to be issued from NatWest Bank, Cheque 100632 to be issued from Barclays Bank due to insufficient funds at NatWest Bank]

APPENDIX C

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
- 21/3027M 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
- 21/5713M 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 – Negative certificate (27/02/24)
- 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 [Revised plans submitted]
- 23/2247M Constantia, Paddock Hill, Mobberley. WA16 7DJ
Creation of a new dwelling and associated landscaping works, including demolition of a single existing dwelling.
DECISION STATUS – Undecided [Revised plans submitted]

GREAT WARFORD PARISH COUNCIL

- 23/2347M Home Farm, Faulkners Lane, Mobberley. WA16 7AN
Agricultural workers dwelling with detached garage and associated development.
DECISION STATUS – Undecided
- 23/3110M Out A Bounds, Warford Lane, Great Warford. WA16 7AY
Installation of new ground mounted solar PV panels.
DECISION STATUS – Undecided [Revised site plan submitted]
- 23/4341M The Lodge, Highgrove, Ancoats Lane, Great Warford. SK9 7TT
Replacement of access gate to rear garden – right side of rear garden and siting of new access gate to rear garden – left side of rear garden.
DECISION STATUS – Approved with conditions (19/01/24)
- 23/4584M Site east of Fields View Farm, Ancoats Lane, Mobberley. WA16 7AT
Agricultural building, yard area with weigh bridge and associated development.
DECISION STATUS – Undecided
- 23/4757M Warford Baptist Chapel, Merrymans Lane, Great Warford. SK9 7TP
Listed building consent for the demolition of a chimney stack.
DECISION STATUS – Approved with conditions (12/02/24)
- 23/4805M Merryford, Warford Hall Drive, Great Warford. SK9 7TR
Increase width of existing rear dormer window. Erection of single storey glass veranda to the rear of the property. Remove window on the rear elevation and replace. Replace all existing fenestration.
DECISION STATUS – Approved with conditions (16/02/24)
- 23/4806M 2 Warford Hall Drive, Great Warford. SK9 7TR
Demolition of rear outrigger, erection of single storey front and rear extensions, replace all existing fenestration. Erection of single storey rear veranda. Increase width of existing second storey rear dormer window, remove window on rear elevation and replace with door. Form 3 steps to rear elevation, minor alterations to existing hard landscaping to accommodate extension works.
DECISION STATUS – Withdrawn (16/02/24)
- 24/0073M Arosfa, Merrymans Lane, Great Warford. SK9 7TP
Lawful development certificate for part demolition of existing rear extension and erection of single storey extension, installation of a juliette balcony to the first floor rear elevation and installation of a non-opening, obscure glazed rooflight to the south-east main roofline.
DECISION STATUS - Undecided
- 24/0094M High Noon, Ancoats Lane, Great Warford. WA16 7AT
Variation of condition 2 on 21/4740M – Demolition of existing buildings and erection of 4 number dwellings.
DECISION STATUS – Undecided
- 24/0379D Stables off Merrymans Lane, Great Warford
Discharge of conditions 4, 5 and 7 on application 23/2588M: New domestic stable.
DECISION STATUS – Approved (21/02/24)
- 24/0546M Primrose Farm, Noahs Ark Lane, Mobberley. WA16 7AX
Extension of shed roof to cover midden for new agricultural scheme.
DECISION STATUS – Withdrawn (21/02/24)