

# GREAT WARFORD PARISH COUNCIL

## NOTICE OF PARISH COUNCIL MEETING

**Date:** Wednesday 8<sup>th</sup> February, 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 3<sup>rd</sup> February, 2023

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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.

Government guidance available at: <https://www.gov.uk/guidance/people-with-symptoms-of-a-respiratory-infection-including-covid-19#what-to-do-if-you-have-symptoms-of-a-respiratory-infection-including-covid-19-and-have-not-taken-a-covid-19-test>

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## 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** - To receive Declarations of Interest in any items on the agenda.
- 3. Public Forum for Questions**
- 4. Reports from External Organisations**
  - (a) Cheshire East Ward Member Cllr. C. Leach - Report on items of interest to the Parish Council.
  - (b) High Legh & Mobberley Wards Policing Team - Report on matters of interest / concern within the Parish.
- 5. Minutes** -
  - (a) To approve the Minutes of the Parish Council meeting held 16<sup>th</sup> November, 2022 as a correct record.
- 6. Finance**
  - (a) To receive and consider the Financial Statement 2022/23 as at 8<sup>th</sup> February, 2023. (Appendix A)
  - (b) To note receipts as listed at Appendix B.
  - (c) To approve the payments listed at Appendix C.
  - (d) To receive an update relating to Parish Council banking services.

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- (e) To receive notice that the SAAA has appointed PKF Littlejohn LLP as the external auditor for the period 2022/23 - 2026/27.

## 7. Planning

- (a) To receive and note latest planning decisions issued by Cheshire East Council in respect of development within the Parish. (Appendix D)
- (b) To consider the following planning applications:
  - i. 22/4810M - Copper Beeches, Chelford Road, Great Warford. SK9 7TL  
Demolition of dwelling, construction of a replacement dwelling and change of use of land.  
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/4810M&row=1&query=c805240d3dcc4d7281062b695e80b79a&from=i>]
  - ii. 23/0133M - Warford Baptist Chapel, Merrymans Lane, Great Warford. SK9 7TP  
Listed building consent for the repointing of all exterior brickwork to the north, east and south elevations, and the treatment of timbers on the north elevation.  
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/0133M&query=6a99d036-a59c-44d7-85ee-886ff51d7d28>]
  - iii. 23/0389M - Cheshire Health Club and Spa, Warford Park, Faulkners Lane, Great Warford. WA16 7RN  
Widening of private access road and new padel court.  
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/0389M&row=1&query=3d5ac8c4fe464251a0e6c3f9b7774f2c&from=i>]
  - iv. Any applications received following issue of Agenda may be included for discussion if required.
- (c) To receive updates on local planning enforcement matters.

## 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 a report on locations of blocked gullies within the Parish requiring attention.
- (c) To receive further highway maintenance matters for attention from Members.
- (d) To receive, if available, feedback relating to the highway priorities for the Parish submitted to the Highway Engagement Survey.
- (e) To receive a report from the Cheshire East Highways meeting held 11<sup>th</sup> January, 2023.
- (f) 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.
- (g) To receive and consider information relating to an application to upgrade footpaths (FP23 and FP25) to Bridleways.

## 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 - Notice that a new Code of Conduct will be introduced following the May 2023 elections.
  - ii. Cheshire East Council - Notice of approval of taxbase 2023/24.

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- iii. Cheshire East Council - Notice of adoption of Site Allocation & Development Policies Document.  
[Information available at: [https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire\\_east\\_local\\_plan/site-allocations-and-policies/site\\_allocations\\_and\\_policies.aspx](https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/site_allocations_and_policies.aspx)]
- iv. Cheshire East Council - 2023-27 Medium Term Financial Strategy consultation.  
[Information available at: [https://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/media\\_hub/media\\_releases/investing-in-sustainable-council-services-in-cheshire-east.aspx](https://www.cheshireeast.gov.uk/council_and_democracy/council_information/media_hub/media_releases/investing-in-sustainable-council-services-in-cheshire-east.aspx)]
- v. Manchester Airport - Civil Aviation Authority response to the documentation submitted by Manchester Airport relating to Stage 2 (Develop & Assess Gateway) of the future airspace review.  
[Information available at: <https://airspacechange.caa.co.uk/PublicProposalArea?pid=159>]
- vi. Police & Crime Commissioner - Notice of public consultation regarding Police budget 2023/24. [Link to survey: [www.smartsurvey.co.uk/s/policebudget202324](http://www.smartsurvey.co.uk/s/policebudget202324)]

## 10. Community matters

- (a) To receive an update relating to community speed watch.
- (b) To receive an update relating to matters regarding Mary Dendy Playing Field.
- (c) To receive an update relating to the refurbishment of the telephone kiosk.
- (d) To consider matters relating to the future provision of Christmas lighting within the Parish.

## 11. Elections 2023

- (a) To receive updates relating to the Parish elections in May 2023.

## 12. Matters for inclusion on next/future meeting agenda

13. **Date of next meeting** - Wednesday 15<sup>th</sup> March, 2022 at 7:30p.m.  
at Great Warford Baptist Chapel

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 3<sup>rd</sup> February, 2023

For further information and copy agenda please contact:  
Tel: 01477 571444 Email: [clerk.greatwarfordpc@gmail.com](mailto:clerk.greatwarfordpc@gmail.com)

# GREAT WARFORD PARISH COUNCIL

## APPENDIX A

Financial Statement - 2022/23					
as at 8th February, 2023					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Nov. 22 £.	Agenda Feb. 23 £.	Budget Balance £.
<b>Receipts</b>					
9,062.00	Precept	9,196.00	9,196.00		0.00
0.00	Balances	2,854.00	0.00		0.00
0.48	Investment Interest	0.00	1.85	2.70	0.00
0.00	Sale of Assets	0.00	0.00		0.00
0.00	Community Infrastructure Levy	0.00	1,723.51		0.00
40.00	Grants, Donations, Refunds & Unpresented chqs	0.00	0.00		0.00
167.99	V.A.T. Refund	0.00	514.79		147.11
<b>9,270.47</b>	<b>Total Receipts</b>	<b>12,050.00</b>	<b>11,436.15</b>	<b>2.70</b>	<b>147.11</b>
<b>Payments</b>					
3,434.60	Salary (Clerk)	3,689.00	2,513.40	812.49	363.11
0.00	National Insurance (Employer)	0.00	0.00		0.00
379.29	Administration & Employment Expenses	600.00	0.00		600.00
0.00	Member Allowances	0.00	0.00		0.00
168.00	Audit Fees (internal & external)	180.00	180.00		0.00
229.60	Insurance	250.00	264.00		-14.00
0.00	Website	20.00	23.98		-3.98
91.22	Street Lighting Electric & Repairs	530.00	155.00	18.19	356.81
0.00	Training	210.00	0.00		210.00
324.28	Subscription/Affiliation/Registration Fees	386.00	313.12		72.88
60.00	Room Hire	230.00	100.00	20.00	110.00
224.79	Christmas Tree & Lighting	250.00	0.00	68.29	181.71
513.30	Parish Maintenance	480.00	0.00	420.00	60.00
1,534.40	Asset Purchase	600.00	0.00		600.00
130.00	Asset Maintenance	3,175.00	0.00		3,175.00
235.52	Newsletter	750.00	0.00		750.00
0.00	Sect. 137 payments	200.00	350.00		-150.00
0.00	Contingency	500.00	0.00		500.00
514.79	V.A.T.		48.54	98.57	
<b>7,839.79</b>	<b>Total Payments</b>	<b>12,050.00</b>	<b>3,948.04</b>	<b>1,437.54</b>	<b>6,811.53</b>

Cash/Bank Reconciliation	01/04/22	16/11/22	08/02/23	31/03/23
Balance B/Fwd.	16,865.54	16,865.54	24,353.65	22,918.81
Add Total Receipts	12,050.00	11,436.15	2.70	147.11
Less Total Payments	-12,050.00	-3,948.04	-1,437.54	-6,811.53
<b>Balance C/Fwd.</b>	<b>16,865.54</b>	<b>24,353.65</b>	<b>22,918.81</b>	<b>16,254.39</b>
<b>Cumulative Balances</b>				
	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/22</b>	<b>16/11/22</b>	<b>08/02/23</b>	<b>31/03/23</b>
General Funds	9,098.54	16,936.65	15,501.81	8,837.39
Earmarked Reserves	7,767.00	7,417.00	7,417.00	7,417.00
	<b>16,865.54</b>	<b>24,353.65</b>	<b>22,918.81</b>	<b>16,254.39</b>

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## CASH/BANK RECONCILIATION AS AT - 8<sup>th</sup> February, 2023

### CASH

Balance Brought Forward 01/04/22		
Community Account	12,022.12	
Business Premium Account	4,843.42	
Plus Receipts	11,438.85	
	28,304.39	
Less Payments	5,385.58	
Balance Carried Forward 18/01/23	22,918.81	

### BANK (Barclays)

<b>Business Premium Account</b>	4,847.97		06/01/23
Add income/transfer received since above Statement	0.00		
Less unrepresented cheques	0.00	0.00	
		4,847.97	08/02/23
 <b>Community Account</b>	 19,489.28		 06/01/23
Add income received since above Statement	0.00	0.00	
Less unrepresented cheques/ Transfer	0.00		
Approved	0.00		
For approval	-1,437.54		
Less already issued	19.10	-1,418.44	
		18,070.84	08/02/23
 <b>Total Bank Balances 08/02/23</b>		<b>22,918.81</b>	

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## APPENDIX B

### Receipts

- a. Barclays Bank plc. £2.70 Gross interest: 05/09/22 - 04/12/22

## APPENDIX C

### Payments for approval

- |                     |                              |         |   |
|---------------------|------------------------------|---------|---|
| a. Direct Debit     | npower                       | £9.06   | Electricity charges - Oct. 2022                           |
| b. Direct Debit     | npower                       | £10.04  | Electricity charges - Nov. 2022                           |
| c. Cheque No 100609 | E. M. Maddock                | £732.24 | Salary: Dec. 22 - Jan. 23 plus back pay and reimbursement |
| d. Cheque No 100610 | H. M. Revenue & Customs      | £162.20 | Employee income tax                                       |
| e. Cheque No 100611 | Great Warford Baptist Chapel | £20.00  | Room hire (08/02/23)                                      |
| f. Cheque No 100612 | Warburton Landscapes Ltd     | £504.00 | Grass maintenance   |

## 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
- 21/0806M - Croft Cottage, Chelford Road, Great Warford. SK9 7TL  
Single storey extension to rear, new outbuilding, alterations to existing conservatory and installation of a wooded framed canopy.  
DECISION STATUS - Undecided
- 21/2388M - Warford Grange Farm, Pedley House Lane, Great Warford. WA16 7SP  
Variation of Condition 8 on approval 19/0563M for demolition of existing residential dwelling & associated outbuildings and development of a replacement dwelling with alteration to existing private access road.  
DECISION STATUS - Withdrawn (06/12/22)
- 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 - 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

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- 21/3594M - Jennings Farm, Chelford Road, Soss Moss, Nether Alderley. SK10 4TU  
S106 - Release from legal obligation on planning permission 82291P.  
DECISION STATUS - Discharge of Section 106 obligation (16/11/22)
- 21/4496D - Fields View Farm, Land adjoining Ancoats Lane, Great Warford.  
Discharge of conditions 3 & 7 on application 20/1533M - Farm managers dwelling  
(permanent).  
DECISION STATUS - Undecided
- 21/4740M - High Noon, Ancoats Lane, Great Warford. WA16 7AT  
Demolition of existing buildings and erection of 5 number dwellings.  
DECISION STATUS - Approved with conditions (15/12/22)
- 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 - 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 - 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 - Undecided
- 22/1671M - Brandons Poultry Farm, Ancoats Lane, Great Warford. SK9 7TT  
Change of use of existing poultry sheds to Use Class B8 (storage and distribution) for the  
storage of goods including classic cars.  
DECISION STATUS - Approved with conditions (22/11/22)
- 22/2568M - Moss Cottage, Merrymans Lane, Great Warford. SK9 7TN  
Single storey extension to rear, dormer extensions to the rear.  
DECISION STATUS - Approved with conditions (16/12/22)
- 22/2940M - 3 Derwent Way, Great Warford. SK9 7WE  
Non-material amendment to application 21/2602M.  
DECISION STATUS - Undecided
- 22/3074M - The Headmasters House, Warford Park, Faulkners Lane, Great Warford. WA16 7RJ  
Alterations to front elevation to introduce central feature to enable new stair to existing loft  
rooms, and bay feature to right hand side to balance the existing bay on the left hand side.  
DECISION STATUS - Approved with conditions (01/02/23)
- 22/3845M - Brookfield Farm, Ancoats Lane, Great Warford. SK9 7TT  
Erection of two-storey side extension, relocation of garage door and regularisation of an  
existing porch and conservatory.  
DECISION STATUS - Undecided

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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 - Undecided
- 22/4049M - Stables at Merrymans Lane, Great Warford.  
Resubmission of 21/5696M for demolition of existing stable block and ancillary buildings to be replaced with proposed detached single storey family dwelling.  
DECISION STATUS - Withdrawn (06/01/23)
- 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 - Undecided
- 22/4291M - Little Meadow, Merrymans Lane, Great Warford. SK9 7TN  
Conversion of a dwelling on Merrymans Lane, to provide the correct safe and healthy environment for a person with complex disabilities, which includes a ground floor bedroom and en-suite wet room, separated self contained living space for up to two carers. Opening up lounge and kitchen area to create a more accessible living space, with 1 upstairs bedroom for the parents and additional ground floor bedroom.  
DECISION STATUS - Withdrawn (04/11/22)
- 22/4327M - Steeles House, Merrymans Lane, Great Warford. SK0 7TP  
First floor side extension.  
DECISION STATUS - Undecided
- 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 - Undecided
- 22/4492D - Karibu, Chelford Road, Great Warford. SK9 7TL  
Discharge of condition 6 on application 21/2303M: Demolition of an existing two storey property and construction of a new two storey property with basement and associated landscaping.  
DECISION STATUS - Approved (24/11/22)
- 23/0145D - Karibu, Chelford Road, Great Warford. SK9 7TL  
Discharge of condition 9 on application 21/2303M: Demolition of an existing two storey property and construction of a new two storey property with basement and associated landscaping.  
DECISION STATUS - Approved (31/01/23)