

# GREAT WARFORD PARISH COUNCIL

## NOTICE OF PARISH COUNCIL MEETING

**Date:** Wednesday 15<sup>th</sup> March, 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 8<sup>th</sup> March, 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 8<sup>th</sup> February, 2023 as a correct record.
- 6. Finance**
  - (a) To receive and consider the Financial Statement 2022/23 as at 15<sup>th</sup> March, 2023. (Appendix A)
  - (b) To note receipts since the last meeting - none.
  - (c) To approve the payments listed at Appendix B.
  - (d) To confirm the appointment of the internal auditor for 2022/23.

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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. (Appendix C)
- (b) To consider the following planning applications:
  - i. None.
  - ii. 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 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, 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. Cheshire East Council - Strategic Planning Update.
  - ii. CPRE - Invitation to Online Rural Planning Event on 21<sup>st</sup> March, 2023.
  - iii. Manchester Airport - Invitation to the Manchester Airport Parish Council Forum on 19<sup>th</sup> April, 2023.
  - iv. Manchester Airport - Update re: Airspace Review  
Manchester Airport has reviewed and re-submitted technical documents to the Civil Aviation Authority relating to Stage 2 (Develop & Assess Gateway) of the future airspace review.  
[Information available at: <https://airspacechange.caa.co.uk/PublicProposalArea?pid=159>]
  - v. David Lewis Centre - Tree planting project - volunteering opportunity.

## 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 17<sup>th</sup> May, 2022 at 7:30p.m. at Great Warford Baptist Chapel - Annual Parish Meeting immediately followed by Annual Parish Council meeting.

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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 8<sup>th</sup> March, 2023

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

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## APPENDIX A

Financial Statement - 2022/23					
as at 15th March, 2023					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Feb. 23 £.	Agenda Mar. 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	4.55		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		154.87
<b>9,270.47</b>	<b>Total Receipts</b>	<b>12,050.00</b>	<b>11,438.85</b>	<b>0.00</b>	<b>154.87</b>
<b>Payments</b>					
3,434.60	Salary (Clerk)	3,689.00	3,325.89	639.16	-276.05
0.00	National Insurance (Employer)	0.00	0.00		0.00
379.29	Administration & Employment Expenses	600.00	0.00	446.60	153.40
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	173.19	31.23	325.58
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	120.00	20.00	90.00
224.79	Christmas Tree & Lighting	250.00	68.29	1.55	180.16
513.30	Parish Maintenance	480.00	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.		147.11	7.76	
<b>7,839.79</b>	<b>Total Payments</b>	<b>12,050.00</b>	<b>5,385.58</b>	<b>1,146.30</b>	<b>5,672.99</b>

Cash/Bank Reconciliation	01/04/22	08/02/23	15/03/23	31/03/23
Balance B/Fwd.	16,865.54	16,865.54	22,918.81	21,772.51
Add Total Receipts	12,050.00	11,438.85	0.00	154.87
Less Total Payments	-12,050.00	-5,385.58	-1,146.30	-5,672.99
<b>Balance C/Fwd.</b>	<b>16,865.54</b>	<b>22,918.81</b>	<b>21,772.51</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>08/02/23</b>	<b>15/03/23</b>	<b>31/03/23</b>
General Funds	9,098.54	15,501.81	14,355.51	8,837.39
Earmarked Reserves	7,767.00	7,417.00	7,417.00	7,417.00
	<b>16,865.54</b>	<b>22,918.81</b>	<b>21,772.51</b>	<b>16,254.39</b>



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## APPENDIX B

### Payments for approval

a. Direct Debit	npower	£11.74	Electricity charges - Dec. 2022
b. Direct Debit	npower	£11.28	Electricity charges - Jan. 2023
c. Direct Debit	npower	£9.78	Electricity charges - Feb. 2023
d. Cheque No 100615	E. M. Maddock	£910.90	Salary: Feb.- Mar. 23 plus allowances, expenses and reimbursement
e. Cheque No 100616	H. M. Revenue & Customs	£182.60	Employee income tax
f. Cheque No 100617	Great Warford Baptist Chapel	£20.00	Room hire (15/03/23)

[Note: Cheques 100609 and 100610 re-issued as cheques 100613 and 100614]

## 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
- 21/0806M - 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
- 21/2940M - 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
- 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 - Part approved / Part refused (20/02/23)
- 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

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- 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
- 22/2940M - 3 Derwent Way, Great Warford. SK9 7WE  
Non-material amendment to application 21/2602M.  
DECISION STATUS - Approved with conditions (08/03/23)
- 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 - Refused (24/02/23)
- 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
- 22/4139M - 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
- 22/4327M - 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
- 22/4810M - Copper Beeches, Chelford Road, Great Warford. SK9 7TL  
Demolition of dwelling, construction of a replacement dwelling and change of use of land.  
DECISION STATUS - Undecided
- 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.  
DECISION STATUS - Undecided
- 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