

GREAT WARFORD PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Wednesday 15th November, 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 9th November, 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 20th September, 2023 as a correct record.
- 4. Public Forum for Questions** – To receive questions from members of the public.
- 5. Cheshire East Ward Member: Cllr. H. Moss** – To receive a report on items of interest to the Parish Council.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2023/24 as at 15th November 2023.
(Appendix A)
 - (b) To note receipts as listed at Appendix B.
 - (c) To approve the payments listed at Appendix C.
 - (d) To approve implementation of an updated direct debit mandate for payments to the Information Commissioner's Office.
 - (e) To approve the submission of the re-enrolment declaration to The Pensions Regulator.
 - (f) To approve the adoption of the new Local Government Services Pay Agreement.

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- (g) Parish Council website
 - i. To note, due to withdrawal of the free hosting service, that the Parish Council website has been temporarily moved.
 - ii. To approve a suitable hosting plan for the new website.
- (h) To consider quotations for repairs to the notice boards and refurbishment of Parish benches.
- (i) To appoint an Internal Auditor for the 2023/24 financial year.
- (j) To review and approve the Financial Risk Assessment 2023/24. (Appendix D)
- (k) Budget 2024/25 (Appendix E)
 - i. To consider and determine a revised budget in respect of 2023/24.
 - ii. To consider and determine a budget in respect of 2024/25.
 - iii. To consider precept requirements for 2024/25.

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 F)
- (b) To consider the following planning applications:
 - i. 23/2247M: Constantina, Paddock Hill, Mobberley. WA16 7DJ
[Amended plans/details]
Creation of a new dwelling and associated landscaping works, including the demolition of a single storey existing dwelling.
 - ii. 23/3991M: Croft House, Chelford Road, Great Warford. SK9 7TL
Extension to existing garage to provide home office, store room, design/craft room and WC.
 - iii. 23/4015M: Dovedale, Chelford Road, Great Warford. SK9 7TL
Removal of existing single-storey ground floor side and front extensions, the replacement of a ground floor curved front bay window with a square bay window, a single-storey front extension, a new ground floor square front bay window, the removal of a ground floor curved side bay window, a first floor extension constituting a small roof enlargement and central gable feature and a new access.
 - iv. Any applications received following issue of Agenda may be included for discussion if required.
- (c) To receive updates relating to reported enforcement matters.

8. Highway Maintenance and Enhancements

- (a) To receive updates relating to highway maintenance issues reported to Cheshire East Council.
- (b) To receive further highway maintenance matters for attention from Members.
- (c) To receive an update relating to activities to address speeding within the Parish (including updates relating to communications with Cheshire Police, community speed watch and the 20s Plenty campaign).
- (d) To receive update relating to the use of community infrastructure levy funds for the provision of vehicle activated speed signs on Merrymans Lane.
- (e) To receive and consider an update relating to the review of speed limits along Faulkners Lane and Ancoats Lane.

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- (f) To receive and consider a proposal, from Little Warford Parish Council, for a new bus route to serve the David Lewis Centre.
- (g) To note the following road closure:
 - i. Noahs Ark Lane, from junction with Ancoats Lane to Noonsun Farm. 9th – 11th January, 2024. To allow works by BT.

9. Reports from meetings of external organisations

- (a) To receive reports from the following meetings:
 - i. Cheshire East Council Climate Conference (03/10/23).
 - ii. Manchester Airport Town and Parish Council Forum (11/10/23).
 - iii. ChALC Annual Meeting (12/10/23).
 - iv. Introduction to The Mersey Forest (16/10/23).
 - v. Cheshire East Council Network Meeting (14/11/23).

10. 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: Green Spaces Maintenance Review Consultation.
[Link to information: <https://surveys.cheshireeast.gov.uk/s/GreenSpacesConsultation/>]
 - ii. Cheshire Fire Authority: 2024-2028 Draft Community Risk Management Plan consultation.
[Link to information: <https://www.cheshirefire.gov.uk/news-events/latest-news/have-your-say-on-our-draft-community-risk-management-plan-2024-28/>]
 - iii. Police and Crime Commissioner: Commissioner's Review 2023 Q3.
 - iv. Slow Ways: National walking network creation.
[Link to information: <https://beta.slowways.org/>]
 - v. Cheshire East Council: Consultation of Final Draft Biodiversity Net Gain Supplementary Planning Document.
[Link to information: <https://cheshireeast-consult.objective.co.uk/kse/event/37707>]
 - vi. Cheshire East Council: Advance notice of consultation regarding leisure centre provision within borough.
[Link to information: <https://moderngov.cheshireeast.gov.uk/ecminutes/ielIssueDetails.aspx?Iid=77985&PlanId=0&Opt=3#AI70109>]
 - vii. London Hearts: External Community Defibrillator funding opportunity.
 - viii. Cheshire East Council – Message to all holders of concessionary bus passes.

11. Community matters

- (a) To receive a report on matters of interest / concern within the Parish from the Mobberley Ward Policing Team.
- (b) Christmas Lighting 2023
 - i. To receive and consider an update relating to the Christmas Tree lights at Warford Crescent.
 - ii. To receive and consider a request from residents for new lights for the tree at Ancoats Lane (near junction with Faulkners Lane/Pedley House Lane).
[Previous lights have been damaged during mowing of verges.]
 - iii. To receive and consider information relating to the Christmas tree at Warford Lane.
 - iv. To receive and consider updates relating to the Carols on the Green event.

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12. **Matters for inclusion on next/future meeting agenda**
13. **Date of next meeting** – Wednesday 17th January, 2024 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 9th November, 2023

For further information and copy agenda please contact:
Tel: 01477 571444 Email: clerk.greatwarfordpc@gmail.com

GREAT WARFORD PARISH COUNCIL

APPENDIX A

Financial Statement – 2023/24 as at 15 th November, 2023					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to Sep. 23 £	Agenda Nov. 23 £	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	10.12	13.03	0.00
0.00	Sale of assets	0.00	0.00		0.00
0.00	Grants, donations & refunds	0.00	0.00	100.00	0.00
1,723.51	Community Infrastructure Levy	0.00	484.66		0.00
514.79	VAT refund		154.18		107.25
11,444.87	Total receipts	13,217.00	11,128.96	113.03	107.25
	Payments				
3,965.05	Salary (Clerk)	4,166.00	1,952.58	650.86	1,562.56
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	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	71.90	32.24	425.86
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	80.00	20.00	130.00
1.55	Christmas lighting	250.00	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	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		105.64	1.61	
6,517.37	Total payments	13,217.00	3,433.10	704.71	9,186.44

Cash/Bank reconciliation	01/04/23	20/09/23	15/11/23	31/03/24
Balance B/Fwd	21,793.04	21,793.04	29,488.90	28,897.22
Add total receipts	13,217.00	11,128.96	113.03	107.25
Less total payments	13,217.00	3,433.10	704.71	9,186.44
Balance C/Fwd	21,793.04	29,488.90	28,897.22	19,818.03
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/23	20/09/23	15/11/23	31/03/24
General funds	12,802.53	20,013.73	19,422.05	10,342.86
Earmarked reserves	8,990.51	9,475.17	9,475.17	9,475.17
	21,793.04	29,488.90	28,897.22	19,818.03

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Cash/Bank Reconciliation as at 15th November 2023

Cash

Balance brought forward 01/04/23		
Current Account	16,939.05	
Business Reserve Account	4,853.99	
	21,793.04	

Plus receipts	11,241.99	
Less payments	4,137.81	
Balance carried forward 15/11/23:	28,897.22	

Bank

Business Premium Account (Barclays)	4,877.14	03/10/23
Add receipts/transfer since above statement		

0.00	0.00
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Less unrepresented cheques		
0.00	0.00	

4,877.14 15/11/23

Community Account (Barclays)	21,228.44	06/10/23
Add receipts/transfer since above statement		

0.00	0.00
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Less unrepresented cheques		
Approved 0.00		
For approval 0.00	0.00	

21,228.44 15/11/23

Current Account (NatWest)	3,484.00	01/11/23
Add receipts/transfer since above statement		

0.00	0.00
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Less unrepresented cheques		
For approval 704.71		
Less payment already issued -12.35	-692.36	

2,791.64 15/11/23

Total bank balances 15/11/23	28,897.22	
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APPENDIX B

Receipts

Barclays Bank plc	£13.03	Gross interest – 05/06/23 – 03/09/23
Barclays Bank plc	£100.00	Apology payment

APPENDIX C

Payments for approval

Cheque No 000006	E. M. Maddock	£520.86	Salary: Oct.-Nov. 2023
Cheque No 000007	H. M. Revenue & Customs	£130.00	Employee income tax: Oct.-Nov. 23
Cheque No 000008	Great Warford Baptist Chapel	£20.00	Room hire (15/11/23)
Direct Debit	npower	£12.35	Electricity charges – September 2023
Direct Debit	npower	£21.50	Electricity charges – October 2023

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APPENDIX D

FINANCIAL RISK ASSESSMENT - 2023/24

Subject	Risk(s) Identified	H/M/L	Management/Control of Risk	Review/Assess/Revise
Business continuity	Risk of Council not being able to continue its business due to an unexpected or tragic circumstance.	L	In the event of the Clerk being indisposed the Chairman (or other nominated Member) may perform the necessary duties.	Existing procedure adequate. Review when necessary.
	Loss of paper/electronic records.	M	Files and records kept at the Clerk's home. Regular backup of electronic files is made. Paper documents stored in metal filing cabinets. Approved Minutes scanned. Electronic minutes published on website.	Existing procedure adequate.
Precept	Adequacy of precept for Council to carry out its Statutory duties.	H	Budgetary Control statement presented to Council at each meeting.	Existing procedure adequate.
	Requirements not submitted to CEC.	L	Full Minute - RFO to follow up.	Existing procedure adequate.
	Amount not received from CEC.	L	RFO to confirm receipt and Minute at next Meeting of Council.	Existing procedure adequate.
Financial records	Inadequate records.	L	Financial Regulations specify requirements of Council.	Existing procedure adequate. Review Financial Regulations 2024.
	Financial irregularities.	L	Internal Audit of accounts by competent, independent person. Periodic financial reports are presented to Council. Cheque signatories are separate from person raising the cheque.	Existing procedure adequate. Review bank signatories when change of Councillors/circumstances.
Bank and banking	Inadequate checks.	L	Bank reconciliation produced at each meeting.	Existing procedure adequate. Review Financial Regulations 2024.
	Bank mistakes.	L	RFO check all bank statements against Council records and query errors immediately.	Existing procedure adequate.
	Loss.	L	RFO check all bank statements against Council records and query inconsistencies immediately.	Existing procedure adequate.
	Charges.	L	RFO check adequate funds prior to issuing cheques. RFO challenge charges where errors made by bank.	Existing procedure adequate.
Cash	Loss through theft or dishonesty.	L	Cash handling is not encouraged but where cash received - banked within 7 days.	Existing procedure adequate.
Reserves - General	Adequacy.	L	Consider at Budget setting.	Existing procedure adequate.
Reserves - Earmarked	Adequacy.	L	Consider at Budget and review of final accounts.	Existing procedure adequate.

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Subject	Risk(s) Identified	H/M/L	Management/Control of Risk	Review/Assess/Revise
Reporting and auditing	Information communication. Compliance.	L L	A monitoring statement is produced regularly before each Council meeting and approved at the meeting. This statement includes bank reconciliation and budget update. An independent internal auditor has been appointed. Annual reports detailing compliance with audit regulations are presented to Council.	Existing procedure adequate. Existing procedure adequate.
Direct costs & overhead expenses	Goods not supplied but billed. Invoice incorrectly calculated or recorded.	L L	Procurement undertaken in accordance with best practice guidance. RFO to follow up on all orders. RFO to check arithmetic on all invoices and perform regular bank reconciliations.	Existing procedure adequate. Existing procedure adequate.
Salaries and associated costs.	Cheque payable incorrect (excessive or to wrong party). Salary paid incorrectly.	L M	Signatories initial Stub and Voucher to confirm accuracy. Check salary to Minute, check hours and rate to contract. Salary analysis is detailed on the payment vouchers issued.	Existing procedure adequate. Existing procedure adequate.
Employees.	Wrong deduction of NI and Tax.	M	NI and Tax deductions are calculated using the HMRC PAYE RTI System which is regularly updated. Check PAYE calculations.	Existing procedure adequate.
	Unpaid Tax and NI contributions to Inland Revenue. Loss of clerk.	L L	Payments are made to HMRC by cheque and detailed in the financial statements presented to Council. Hours, health, stress, training, long term sick, early departure - risk monitored and managed as appropriate.	Existing procedure adequate. Existing procedure adequate. Review annually.
VAT	Fraud by employee. Actions taken by staff.	L L	Fidelity Guarantee value reviewed annually and insurance cover arranged. Relevant training, resources and access to professional advice made available to Clerk.	Existing procedure adequate. Existing procedure adequate.
	VAT analysis. Claimed within time limits.	L L	All items analysed in cash book. Analysis presented to Council at each meeting. VAT reclaim submitted annually at year end.	Existing procedure adequate. Existing procedure adequate.
Legal powers	Illegal activity or payments.	M	All activity and payments within the powers of the Parish Council to be resolved and minuted at Parish Council Meetings. Relevant procedures set out in Standing Orders and Financial Regulations.	Existing procedure adequate. Review Standing Orders and Financial Regulations 2024.

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Subject	Risk(s) Identified	H/M/L	Management/Control of Risk	Review/Assess/Revise
Supplier (procurement) fraud	Loss through supplier fraud	L	<p>Training for staff to alert them to potential risks of providing sensitive company information, by telephone or other means, especially contract and account information. All supplier detail changes to be verified using contact details held by Parish Council.</p> <p>Periodic review of supplier accounts to remove any dormant accounts.</p> <p>Periodic review of supplier address and financial health details with Companies House.</p> <p>Review insurance provision.</p>	<p>Review training needs 2023/24.</p> <p>Existing procedure adequate.</p> <p>Existing procedure adequate.</p> <p>Existing procedure adequate.</p> <p>Review 2023/24.</p>

GREAT WARFORD PARISH COUNCIL

APPENDIX E

Revised Budget 2023/24 and Draft Budget 2024/25

		Projected 23/24 & Budget 2024/25	Variances 23/24	Balance as at 15/11/23
Clerk's Salary				
2023/24	£3,575.00 p.a. (based upon 5 hrs. per week)	1,302	1	
	NJC Salary Award 2023/24	260	0	
		1,562	1	1,563
2024/25				
	£4,166 p.a. (based upon 5 hrs. per week)	4,166		
	Contingency for Salary Review (w.e.f. 01/04/24)	73		
	Contingency for NJC Salary Award	260		
		4,499		
National Insurance (Employer)				
2023/24	Dec 23 - Mar 24 (on basic salary)	0	0	
		0	0	0
2024/25				
	Based on basic salary	0		
		0		
Chairman/Member Allowances				
2023/24	Member Allowances - Dec 23 - Mar 24	0	0	
		0	0	0
2024/25				
	Member Allowances	0		
		0		
Administration				
2023/24	Accommodation Allowance	275	0	
	Stationery/Office supplies	321	0	
		596	0	596
2024/25				
	Accommodation Allowance	275		
	Stationery/Office supplies	325		
		600		
Audit Fees				
2023/24	External Audit Fees 2022/23	0	0	
	Internal Audit Fees 2022/23	0	0	
		0	0	0
2024/25				
	External Audit Fees 2023/24	0		
	Internal Audit Fees 2023/24	215		
		215		
Insurance				
2023/24	Premium (June 2023)	0	0	
		0	0	0
2024/25				
	Premium due June 2024	350		
		350		
Website				
2023/24	Web hosting services	60	-60	
	Web domain renewal	20	0	
		80	-60	20
2024/25				
	Web hosting services	120		
	Web domain renewal	20		
		140		

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		Projected 23/24 & Budget 2024/25	Variations 23/24	Balance as at 15/11/23
Street Lighting (Electric & Repairs)				
2023/24	Electricity Charges - Nov. 23 - Mar. 24	112	-39	
	Provision for Increase in Electricity	53	0	
	Repairs	300	0	
		465	-39	426
2024/25				
	Annual Electric	262		
	Provision for Increase in Electricity	53		
	Repairs and maintenance	300		
		615		
Training				
2023/24	Training Provision - Members & Clerk	210	0	
		210	0	210
2024/25				
	Training Provision - Members & Clerk (Based on 6 attendances to ChALC Training sessions)	210		
		210		
Subscriptions/Affiliation/Registration Fees				
2023/24	ChALC	0	16	
	Cheshire Community Action	0	30	
	CPRE	36	0	
	Data Protection Registration	0	20	
		36	66	102
2024/25				
	ChALC	245		
	Cheshire Community Action	50		
	CPRE	60		
	Data Protection Registration	55		
		410		
Room Hire				
2023/24	Ordinary Parish Council Meetings (2)	40	-20	
	Extra Ordinary Parish Council Meetings	60	0	
	Contingency	50	0	
		150	-20	130
2024/25				
	Ordinary Parish Council Meetings	120		
	Extra Ordinary Parish Council Meetings	60		
	Contingency	50		
		230		
Christmas Tree & Lighting				
2023/24	Christmas Display 2023	150	0	
	Christmas Display - Professional services	150	-175	
		300	-175	125
2024/25				
	Christmas Display 2024	150		
	Christmas Display - Professional services	100		
		250		
Parish Maintenance				
2024/25	Land at Lindow End	500	0	
		500	0	500
2024/25				
	Land at Lindow End	600		
		600		

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		Projected 23/24 & Budget 2024/25	Variations 23/24	Balance as at 15/11/23
Asset Purchase				
2023/24	Provision	600	0	
		600	0	600
2024/25				
	Provision	600		
		600		
Asset Maintenance				
2023/24	Defibrillator: Electricity Contribution	125	0	
	Defibrillator Consumables (e.g pads, batteries etc.)	350	0	
	Noticeboard	100	0	
	Benches	400	0	
	Signs and plaques	200	0	
	Vehicle activated signs	2,000	0	
		3,175	0	3,175
2024/25				
	Defibrillator: Electricity Contribution	125		
	Defibrillator Consumables (e.g pads, batteries etc.)	350		
	Noticeboard	100		
	Benches	400		
	Signs and plaques	200		
	Vehicle activated signs	2,000		
		3,175		
Newsletter				
2023/24	Newsletter	425	114	
		425	114	539
2024/25				
	Newsletter	750		
		750		
S.137 Donations / Grants				
2023/24	Provision	200	0	
	Coronation - King Charles III	0	500	
		200	500	700
2024/25				
	Provision	200		
		200		
Other				
2023/24	Contingency provision	500	0	500
2024/25				
	Contingency provision	500		
2023/24 Sub Totals		8,799	387	9,186
2023/24 Payments from earmarked reserves		0	0	
2023/24 Expenditure Projection and Savings Totals		8,799	387	
2024/25 Draft Budget Expenditure Total		13,344		
Less Funds from reserves and projected savings 2024/25				
	2022/23 savings	-387		
	From general reserves	-2,000		
Gross Precept Requirement 2024/25		10,957		

GREAT WARFORD PARISH COUNCIL

Analysis of funds

01/04/23	Balance brought forward	21,793.04	
	Plus receipts (actual)	11,241.99	
	Less payments (actual)	-4,137.81	
	Plus receipts (projected)	107.25	
	Less payments (projected)	-8,799.00	
		20,205.47	20,205.47
	Less Earmarked Reserves:		
	Telephone Kiosk Deposit	-200.00	
	Village Picnic Fund (Notice Board)	-750.00	
	Transparency Code Grant - Clerk Training	-200.00	
	Transparency Code Grant - Scanning Eqpt	-117.00	
	Highway Safety Projects	-5,000.00	
	Telephone Kiosk Refurbishment	-2,000.00	
	Democratic Services Fund	-2,000.00	
	Community Infrastructure Levy	-2,208.17	
		-12,475.17	-12,475.17
31/03/24	General funds carried forward	7,730.30	7,730.30

Tax Base 2023/24 (Band D) and Precept impact on Property Bands

2023/24				2024/25			
Band	Ratio	Tax Base	£	Band	Ratio	Tax Base	£
A	6/9		15.74	A	6/9		16.01
B	7/9		18.36	B	7/9		18.68
C	8/9		20.98	C	8/9		21.35
D	9/9	443.94	23.61	D	9/9	456.23	24.02
E	11/9		28.85	E	11/9		29.35
F	13/9		34.10	F	13/9		34.69
G	15/9		39.34	G	15/9		40.03
H	18/9		47.21	H	18/9		48.03
	Precept	£10,480		Precept		£10,957	

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APPENDIX F

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 – 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 – Refused (18/05/23); Appeal allowed (01/11/23)
- 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 dismissed (02/10/23)
- 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
- 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 – Approved with conditions (13/10/23)
- 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 – Refused (29/09/23)
- 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

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- 23/2347M Home Farm, Faulkners Lane, Mobberley. WA16 7AN
Agricultural workers dwelling with detached garage and associated development.
DECISION STATUS – Undecided
- 23/2588M Land off Merrymans Lane, Great Warford.
New domestic stable.
DECISION STATUS – Undecided
- 23/3042M Penley Cottage, Chelford Road, Great Warford. SK9 7TL
Certificate of lawful proposed development for the erection of single storey side extensions, erection of rear two storey extension, erection of porch, erection of dormer to rear roof slope and erection of two garden rooms.
DECISION STATUS – Positive certificate (08/11/23)
- 23/3110M Out A Bounds, Warford Lane, Great Warford. WA16 7AY
Installation of new ground mounted solar PV panels.
DECISION STATUS – Undecided
- 23/3120M Hawthorn Farm, Edge View Lane, Alderley Edge. SK9 7SU
Construction of ménage.
DECISION STATUS – Approved with conditions (30/10/23)
- 23/3291M Arosfa, Merrymans Lane, Great Warford. SK9 7TP
Demolition of part of the existing rear single storey roof over the Kitchen / Dining area. Construction of new 1st floor rear extension (within the existing building footprint) with white render finish, to create a new Bedroom accommodation. New larger rooflight to be installed to the remaining single storey rear roof. General internal re-modelling. Construction of new open oak porch to the front of the property. 2 no. new windows to existing walls to side elevation (upper level to rear to be opaque / frosted). The existing external walls are to be rendered (white finish). The existing window frames are to be painted grey. The rear french doors / fixed side lights to the rear are to be replaced with bi-fold doors. Existing Kitchen window to rear to be enlarged.
DECISION STATUS – Undecided
- 23/3590M 1 Warford Terrace, Knutsford Road, Knolls Green, Mobberley. WA16 7BB
Proposing to reinstate the property back to a residential house. Minor layout changes include relocating the bathroom to make 3 bedrooms. New glazing and a front door with comply with permitted development rights.
DECISION STATUS – Undecided