

# GREAT WARFORD PARISH COUNCIL

## NOTICE OF PARISH COUNCIL MEETING

**Date:** Wednesday 28<sup>th</sup> September 2022

**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 22<sup>nd</sup> September, 2022

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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 or Covid 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>

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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. Death of Her Majesty Queen Elizabeth II**

The Chairman will lead the Parish Council in making a tribute to mark the death of Her Majesty Queen Elizabeth II on 8<sup>th</sup> September, 2022.

**2. Apologies for absence**

**3. Declarations of Interest** - To receive Declarations of Interest in any items on the agenda.

**4. Public Forum for Questions**

**5. 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.

**6. Minutes -**

(a) To approve the Minutes of the Parish Council meeting held 10<sup>th</sup> August, 2022 as a correct record.

**7. Finance**

(a) To receive and consider the Financial Statement 2022/23 as at 28<sup>th</sup> September, 2022. (Appendix A)

(b) To note receipts as listed at Appendix B.

# GREAT WARFORD PARISH COUNCIL

- (c) To approve the payments listed at Appendix C.
- (d) To receive and consider notice of option to opt-out of the SAAA central external auditor appointment arrangements.
- (e) Savings Account
  - i. To review options for savings accounts to hold Parish Council funds.
  - ii. To approve the necessary resolutions to allow the opening of a savings account.

## 8. 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 application:
  - i. 22/3353M - Land off Merrymans Lane, Great Warford  
New domestic stable.  
[Link to information: <https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=22/3353M&row=1&query=e21fb25e19844d1f9b8fbcc2783c534f&from=i>]
  - ii. Any applications received following issue of Agenda may be included for discussion if required.
- (c) To receive updates on local planning enforcement matters.

## 9. 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 an update relating to the flood at Warford Lane.
- (c) To receive a report on locations of blocked gullies within the Parish requiring attention.
- (d) To receive further highway maintenance matters for attention from Members.
- (e) To receive, if available, feedback relating to the highway priorities for the Parish submitted to the Highway Engagement Survey.

## 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. Police & Crime Commissioner - Public consultation on refresh of the Police and Crime Plan. [Link to information: <https://www.cheshire-pcc.gov.uk/get-involved/have-your-say/police-and-crime-plan-2022-refresh/>]
  - ii. Cheshire East Council - Update on arrangements for 2023 Parish elections.

## 11. Community matters

- (a) To receive an update relating to community speed watch.
- (b) To receive an update relating to unauthorised signs and activities in vicinity of Mary Dendy Playing Field.
- (c) To receive an update relating to the refurbishment of the telephone kiosk.
- (d) To receive an update relating to noise complaints arising from the recent Hide & Seek Festival at Capesthorpe Hall.

## 12. Community Infrastructure Levy

- (a) To receive guidance information relating to the use of community infrastructure levy funds.

## GREAT WARFORD PARISH COUNCIL

(b) To consider possible uses of the received community infrastructure levy.

**13. Matters for inclusion on next/future meeting agenda**

**14. Date of next meeting** - 16<sup>th</sup> November, 2022 at 7:30p.m.

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.

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

*E.M.Maddock*

Dr. E. M. Maddock PSLCC,

Clerk & Responsible Financial Officer.

Dated 22<sup>nd</sup> September, 2022

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 28th September, 2022					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Aug. 22 £.	Agenda Sep. 22 £.	Budget Balance £.
<b>Receipts</b>					
9,062.00	Precept	9,196.00	4,598.00	4,598.00	0.00
0.00	Balances	2,854.00	0.00		0.00
0.48	Investment Interest	0.00	0.36		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		42.43
<b>9,270.47</b>	<b>Total Receipts</b>	<b>12,050.00</b>	<b>6,836.66</b>	<b>4,598.00</b>	<b>42.43</b>
<b>Payments</b>					
3,434.60	Salary (Clerk)	3,689.00	1,350.50	595.84	1,742.66
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	0.00		20.00
91.22	Street Lighting Electric & Repairs	530.00	17.51	111.20	401.29
0.00	Training	210.00	0.00		210.00
324.28	Subscription/Affiliation/Registration Fees	386.00	277.12	36.00	72.88
60.00	Room Hire	230.00	60.00	20.00	150.00
224.79	Christmas Tree & Lighting	250.00	0.00		250.00
513.30	Parish Maintenance	480.00	0.00		480.00
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.		36.88	5.55	
<b>7,839.79</b>	<b>Total Payments</b>	<b>12,050.00</b>	<b>2,536.01</b>	<b>768.59</b>	<b>8,787.83</b>

Cash/Bank Reconciliation	01/04/22	10/08/22	28/09/22	31/03/23
Balance B/Fwd.	16,865.54	16,865.54	21,166.19	24,995.60
Add Total Receipts	12,050.00	6,836.66	4,598.00	42.43
Less Total Payments	-12,050.00	-2,536.01	-768.59	-8,787.83
<b>Balance C/Fwd.</b>	<b>16,865.54</b>	<b>21,166.19</b>	<b>24,995.60</b>	<b>16,250.20</b>
<b>Cumulative Balances</b>				
	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/22</b>	<b>10/08/22</b>	<b>28/09/22</b>	<b>31/03/23</b>
General Funds	9,098.54	13,749.19	17,578.60	8,833.20
Earmarked Reserves	7,767.00	7,417.00	7,417.00	7,417.00
	<b>16,865.54</b>	<b>21,166.19</b>	<b>24,995.60</b>	<b>16,250.20</b>

# GREAT WARFORD PARISH COUNCIL

## CASH/BANK RECONCILIATION AS AT - 28<sup>th</sup> September 2022

### CASH

Balance Brought Forward 01/04/22	
Community Account	12,022.12
Business Premium Account	4,843.42
Plus Receipts	11,434.66
	28,300.20
Less Payments	3,304.60
Balance Carried Forward 28/09/22	<b>24,995.60</b>

### BANK (Barclays)

<b>Business Premium Account</b>	4,843.78		01/07/22
Add income/transfer received since above Statement	0.00		
Less unrepresented cheques	0.00	0.00	
		4,843.78	28/09/22
 <b>Community Account</b>	 20,920.41		 07/09/22
Add income received since above Statement	0.00	0.00	
Less unrepresented cheques/ Transfer			
Approved	0.00		
For approval	-768.59		
	-768.59	20,151.82	28/09/22
<b>Total Bank Balances 28/09/22</b>		<b>24,995.60</b>	

# GREAT WARFORD PARISH COUNCIL

## APPENDIX B

### Receipts

- a. Cheshire East Borough Council £4,598.00 Precept 2022/23 (50%)

## APPENDIX C

### Payments for approval

a. Cheque No 100602	E. M. Maddock	£477.04	Salary: Aug.-Sep. 22 & expenses
b. Cheque No 100603	H. M. Revenue & Customs	£118.80	Employee income tax
c. Cheque No 100604	Great Warford Baptist Chapel	£20.00	Room hire (28/09/22)
d. Cheque No 100605	CPRE	£36.00	Membership fee 2022/23
e. Direct Debit	npower	£18.21	Electricity charges - Jan. 2022
f. Direct Debit	npower	£15.79	Electricity charges - Feb. 2022
g. Direct Debit	npower	£16.68	Electricity charges - Mar. 2022
h. Direct Debit	npower	£14.55	Electricity charges - Apr. 2022
i. Direct Debit	npower	£14.05	Electricity charges - May 2022
j. Direct Debit	npower	£12.45	Electricity charges - Jun. 2022
k. Direct Debit	npower	£12.57	Electricity charges - Jul. 2022
l. Direct Debit	npower	£12.45	Electricity charges - Aug. 2022

## APPENDIX D

### Outstanding planning applications & recent planning decisions

- 18/3275M - Warford Grange Farm, Pedley House Lane, Great Warford. WA16 7SP  
Certificate of Proposed Lawful Use for extension of existing Warehouse building and re-aligned private access road to existing commercial and residential premises. No new connection to public highway.  
DECISION STATUS - Undecided
- 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
- 20/2813M - Health Club & Spa, Faulkners Lane, Great Warford. WA16 7RN  
New access.  
DECISION STATUS - Refused (15/07/22)
- 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

# GREAT WARFORD PARISH COUNCIL

- 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 - 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
- 21/3594M - Jennings Farm, Chelford Road, Soss Moss, Nether Alderley. SK10 4TU  
S106 - Release from legal obligation on planning permission 82291P.  
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 - Undecided
- 21/4740M - High Noon, Ancoats Lane, Great Warford. WA16 7AT  
Demolition of existing buildings and erection of 5 number dwellings.  
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 - 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
- 22/0234M - Primrose Farm, Noahs Ark Lane, Mobberley. WA16 7AX  
Erection of steel portal frame building for storage of hay for use by the cattle on the farm. Size of building 36m long, 15m wide, 6m high to the eaves. The building will be clad on 1 side and 2 ends to the floor with juniper green box profile sheets and grey fibre cement roof.  
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

## GREAT WARFORD PARISH COUNCIL

- 22/0971M - Blossom House, Chelford Road, Alderley Edge. SK9 7TL  
Proposed conservatory, porch, detached garage and relocation of existing store.  
DECISION STATUS - Approved with conditions (11/08/22)
- 22/1151M - Brookfield Farm, Ancoats Lane, Great Warford. SK9 7TT  
Equestrian storage building and horse walker (retrospective).  
DECISION STATUS - Approved with conditions (11/07/22)
- 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 - Undecided
- 22/1789M - 8 Noon Sun Farm, Noahs Ark Lane, Great Warford. WA16 7AU  
Single storey rear extension.  
DECISION STATUS - Approved with conditions (04/08/22)
- 22/2391D - Old Stone, Faulkners Lane, Mobberley. WA16 7AL  
Discharge of condition 4 on 21/3814M - Proposed single storey rear extension, replacement windows and demolition of existing stables and replacement garden building.  
DECISION STATUS - Refused (08/08/22)
- 22/2543D - Heathgate, Merrymans Lane, Great Warford. SK9 7TP  
Discharge of condition 6 on approval 21/4656M for replacement dwelling.  
DECISION STATUS - Approved with conditions (05/08/22)
- 22/2568M - Moss Cottage, Merrymans Lane, Great Warford. SK9 7TN  
Single storey extension to rear, dormer extensions to the rear.  
DECISION STATUS - Undecided
- 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 - Undecided