

# GREAT WARFORD PARISH COUNCIL

## Minutes of the Parish Council meeting held

Wednesday 8<sup>th</sup> February at 7:30p.m.

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

Present - Councillors B. Thompson (Chairman), M. Read, E. Wood.

Members of the public (10).

Cheshire East Borough Councilor C. Leach.

Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

### 1. Apologies for absence -

Councillor J. Macrae - Personal reason.

Councillor L. Murray-Curtis - Personal reason.

Councillor L. Wildig - Personal reason.

Councillor G. Tuke - Personal reason.

**001/23 RESOLVED (a) That the above apologies for absence be received and approved. (All in favour)**

### 2. Declarations of interest - None.

### 3. Public forum for questions

Residents had attended the meeting to raise concerns regarding planning application 23/0389M. There were concerns relating to pedestrian safety and traffic flow in respect of the proposal to widen the private access road. Concerns relating to noise, light pollution and disturbance to nearby residents were raised in respect of the proposed padel court. Residents noted that there were several other issues currently causing concern at Warford Park.

Borough Councilor Leach advised that she was aware of several issues at the site and had made representations to relevant Cheshire East Council officers where appropriate.

**002/23 RESOLVED (a) That the concerns of the residents present at the meeting be received and duly noted.  
(b) That Borough Councilor C. Leach raise a query at Cheshire East Council regarding the advertising of planning application 23/0389M within the Warford Park site.  
(c) That Borough Councilor C. Leach submit a call-in application in respect of planning application 23/0389M.  
(All in favour)**

8:20p.m. - Ten members of the public excused themselves from the meeting and left.

### 4. Reports from external organisations

(a) **Cheshire East Ward Member Cllr. C. Leach** - Borough Councilor C. Leach confirmed that she would follow up on the issues raised by residents.

8:27p.m. - Borough Councilor C. Leach excused herself from the meeting and left.

(b) **High Legh & Mobberley Wards Policing Team - Matters of interest / concern within the Parish** - There was nothing to report.

### 5. Minutes

(a) The Minutes of the Parish Council Meeting held 16<sup>th</sup> November, 2022 had been previously circulated to all Members.

**003/23 RESOLVED (a) That the Minutes of the meeting held 16<sup>th</sup> November, 2022 be approved as a correct record. (All in favour)**

### 6. Finance

(a) **Financial Statement 2022/23 as at 8<sup>th</sup> February, 2023** - Members considered the

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financial statement 2022/23 which was unanimously accepted. (Appendix A)

(b) **Receipts** - The Chairman noted the receipts listed at Appendix B.

(c) **Payments** - The Chairman outlined the basis of the payments listed at Appendix C.

**004/23 RESOLVED** (a) **That the Statement of Account as at 8<sup>th</sup> February, 2023 be received (Appendix A).**  
(b) **That the report on receipts be received and duly noted. (Appendix B)**  
(c) **That the payments listed at Appendix C be approved and duly authorised. (All in favour)**

(d) **Banking Services** - It was reported that communications had been received from the banking provider requesting additional information about the Parish Council.

**005/23 RESOLVED** (a) **That the Clerk be authorised to respond to the banking provider's communications. (All in favour)**

(e) **Appointment of External Auditor** - It was reported that the SAAA had appointed PFK Littlejohn LLP as the external auditor for the period 2022/23 - 2026/27.

**006/23 RESOLVED** (a) **That the appointment of PKF Littlejohn as the external auditor be received and duly noted. (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 D)

(b) **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.

**007/23 RESOLVED** (a) **That no comments be submitted to Cheshire East Council in respect of application 22/4810M. (All in favour)**

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.

**008/23 RESOLVED** (a) **That no comments be submitted to Cheshire East Council in respect of application 23/0133M. (All in favour)**

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.

**009/23 RESOLVED** (a) **That the following comments be submitted to Cheshire East Council in respect of application 23/0389M:  
Great Warford Parish Council raises the following concerns regarding the above proposed development:**

1. **That the proposed development is located within the Green Belt, therefore, should be carefully assessed to prevent harm to the openness of the Green Belt.**

2. **That the padel court will detrimentally affect the residential amenity of nearby properties by the use of floodlights to illuminate the facility, particularly in winter months when days**

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are shorter and darker.

3. That the padel court will detrimentally affect the residential amenity of nearby properties due to the noise arising from the sporting activity; visitors arriving and departing and increased vehicle movements.

4. That the extensive proposed opening hours of the padel court will exacerbate the above detrimental effects to the residents of nearby properties.

5. That the proposed widening of the access road is likely to create increased hazard to pedestrians accessing, leaving and navigating the Warford Park site due to the likely increase in vehicle speeds along a wider access road. Mitigation measures, e.g. provision of footways, are not identified to address this increased risk.

6. That the proposed widening of the access road may have a detrimental impact upon the highway as the entrance gate is not capable of accommodating passing traffic, therefore, traffic conflicts may arise hindering passing traffic on this busy commuter route which is subject to the national speed limit.

Finally, the Parish Council is deeply disappointed that significant works have been undertaken in respect of this development, prior to seeking planning permission, which are likely to be immediately irreversible. It is requested that the application is assessed based on the original site layout and condition and not the current situation. (All in favour)

iv. Further application received following issue of agenda: None.

(c) **Planning Enforcement matters** - There was nothing to report.

## 8. Highway maintenance and enhancements

(a) **Update on previously reported highway matters** - It was reported that the abandoned vehicle at Merrymans Lane had been removed. The sunken manhole at Merrymans Lane (near to junction with Mill Lane) had been repaired.

**010/23 RESOLVED** (a) **That the Clerk continue to pursue updates relating to remaining highway defect reports submitted to Cheshire East Council.** (All in favour)

(b) **Survey of blocked gullies within Parish** - Councillor J. Macrae was not present at the meeting to report.

(c) **Highway matters for attention** - It was reported that there were still issues relating to the gully at Merrymans Lane (near junction with Warford Hall Drive) and gullies along Faulkners Lane. In addition, there are many holes along Faulkners Lane and Warford Lane.

**011/23 RESOLVED** (a) **That the Clerk submit the above defects to Cheshire East Council for attention.** (All in favour)

(d) **Highway Engagement Survey - Highway Priorities** - It was reported that no feedback had been received relating to the submitted highway priorities.

(e) **Cheshire East Highways meeting (11/01/23)** - It was reported that the meeting had been disappointing. It was acknowledged that there are ongoing issues relating to highways, however, work is limited by available resources. Rural areas

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and matters considered to be low priority are not currently progressing.

- (f) **Vehicle activated signs on Merrymans Lane** - It was reported that the Community Infrastructure Levy team had confirmed that the proposed signs were an acceptable use of the funds. A request had been submitted to the Highways Team to progress the matter, however, no response had yet been received. Members noted that it appears when there is a shift change at the David Lewis Centre there appears to be vehicles causing disturbance by loud music and perceived speeding.

**012/23 RESOLVED** (a) **To receive and note the update report.**  
(b) **That the Clerk contact the David Lewis Centre to alert them to the concerns.** (All in favour)

- (g) **Application to upgrade footpaths (FP23 and FP25) to Bridleways** - Members considered the application.

**013/23 RESOLVED** (a) **That no comments be raised in respect of the application.** (All in favour)

## 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.

**014/23 RESOLVED** (a) **To receive and note the information.** (All in favour)

ii. Cheshire East Council - Notice of approval of taxbase 2023/24.

**015/23 RESOLVED** (a) **To receive and note the information.** (All in favour)

iii. Cheshire East Council - Notice of adoption of Site Allocation & Development Policies Document.

**016/23 RESOLVED** (a) **To receive and note the information.** (All in favour)

iv. Cheshire East Council - 2023-27 Medium Term Financial Strategy consultation.

**017/23 RESOLVED** (a) **That no response be submitted to the above consultation.** (All in favour)

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.

It was reported that the CAA was not satisfied that the change sponsor had met the requirements of the Process up to this point. The CAA does not approve progress to the next step.

**018/23 RESOLVED** (a) **To receive and note the information.** (All in favour)

vi. Police & Crime Commissioner - Notice of public consultation regarding Police budget 2023/24.

**019/23 RESOLVED** (a) **To receive and note the information.** (All in favour)

## 10. Community matters

(a) **Community Speed Watch** - There was nothing to report.

(b) **Unauthorised signage at Mary Dendy Playing Field** - It was reported that Cheshire East Council continue to monitor the site for unauthorised activities.

(c) **Red Telephone Kiosk** - Item deferred.

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(d) **Christmas lighting** - It was reported that the Christmas lighting had been disappointing this year. A review should be carried out in readiness for Christmas 2023.

- 11. **Elections 2023** - It was reported that updates had been previously circulated relating to pre-election publicity period, voter ID requirements, candidate briefings and the Parish Council Network meeting slides relating to elections.
- 12. **Matters for inclusion on next/future meeting agenda** - None.
- 13. **Date of next meeting** - Wednesday 15<sup>th</sup> March, 2023 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.

**020/23 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 14.**

**(All in favour)**

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

The meeting was declared closed by the Chairman at 9:12p.m.

Signed:..... Approval date: 15<sup>th</sup> March, 2023

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## 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		
Less unrepresented cheques/ Transfer			
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>	 22,918.81		

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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
- 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)



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- 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
- 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

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- 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)