

GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 10th August, 2022 at 7:30p.m.

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

Present - Councillors B. Thompson (Chairman), L. Murray-Curtis, G. Tuke, E. Wood.

Members of the public (0).

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

1. Apologies for absence -

Councillor J. Macrae - Personal reason.

Borough Councillor C. Leach.

033/22 RESOLVED (a) That the above apologies for absence be received and approved. (All in favour)

Councillors M. Read and L. Wildig were absent from the meeting.

2. Declarations of interest - None.

3. Public forum for questions

No questions had been received from or were presented by members of the public.

4. Reports from external organisations

(a) **Cheshire East Ward Member Cllr. C. Leach** - Borough Councillor C. Leach was not present at the meeting to report.

(b) **High Legh & Mobberley Wards Policing Team - Matters of interest / concern within the Parish** - It was reported that a new PCSO will shortly be allocated to the Policing Team for the High Legh and Mobberley Wards. The new PCSO will also be the new point of contact for community speed watch.

5. Minutes

(a) The Minutes of the Parish Council Meeting held 15th June, 2022 had been previously circulated to all Members.

034/22 RESOLVED (a) That the Minutes of the meeting held 15th June, 2022 be approved as a correct record. (All in favour)

6. Finance

(a) **Financial Statement 2022/23 as at 10th August, 2022** - Members considered the 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.

035/22 RESOLVED (a) That the Statement of Account as at 10th August, 2022 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) **Transfer of funds** - It was suggested that funds currently held by the Parish Council could be transferred to the savings account given that interest rates had been increased. Members expressed interest to open a savings account at another provider to attract greater rates of interest.

036/22 RESOLVED (a) That approval be given for the transfer of funds from the current account to the savings account to attract greater interest.

GREAT WARFORD PARISH COUNCIL

(b) That the Clerk provide details at the next meeting for options available for the opening of a savings account at another provider offering greater interest rates. (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. **22/2391D** - 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 (a) To note that the application had been refused.

ii. **22/2543D** - Heathgate, Merrymans Lane, Great Warford. SK9 7TP
Discharge of condition 6 on approval 21/4656M for replacement dwelling.

DECISION (a) To note that the application had been approved with conditions.

iii. **22/2568M** - Moss Cottage, Merrymans Lane, Great Warford. SK9 7TN
Single storey extension to rear, dormer extensions to the rear.

DECISION (a) That no comments be submitted to Cheshire East Council in respect of application 22/2568M.

iv. **22/2940M** - 3 Derwent Way, Great Warford. SK9 7WE
Non-material amendment to application 21/2602M.

DECISION (a) That no comments be submitted to Cheshire East Council in respect of application 22/2940M.

v. **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 (a) That no comments be submitted to Cheshire East Council in respect of application 22/3074M.

vi. Further application received following issue of agenda - None.

8. Highway maintenance and enhancements

(a) **Update on previously reported highway matters** - It was reported that debris on Merrymans Lane (on the corner opposite to junction with Warford Hall Drive) had been cleared. White lining work at junction of Ancoats Lane with Merrymans Lane/Warford Lane is to be completed in the near future. A number of potholes on Ancoats Lane had been filled. Potholes on Warford Lane (near approach to bridge over Mobberley Brook) had been filled. Raised ironwork on Merrymans Lane had been assessed and remedial work will be programmed for the near future. The faded 30mph sign on Merrymans Lane (near junction with Chelford Road) had been replaced.

DECISION (a) That the Clerk continue to pursue updates relating to remaining highway defects reports submitted to Cheshire East Council.

GREAT WARFORD PARISH COUNCIL

- (b) **Flooding at Warford Lane** - It was reported that Cheshire East Council had made contact with the relevant landowner to agree a course of action to resolve the flooding issue.

DECISION (a) To receive and note the report.

- (c) **Survey of blocked gullies within Parish** - Councillor J. Macrae was not present at the meeting to report. It was noted that gullies within the Parish were visited in March 2022.

- (d) **Highway matters for attention** - None.

- (e) **Re-launch of Local Highways Services**

- i. **Service re-launch** - It was reported that, following a poor outcome from the recent satisfaction survey, the highways service was to be re-launched. Parishes are invited to submit local priorities for consideration by Highways and efforts will be made to provide more structured and pro-active engagement with parishes.

- ii. **Highway priorities** -

DECISION (a) That the following items be included in the highways priority list for submission to Cheshire East Council:

- (i) **Siding out of footways along Merrymans Lane from junction with Chelford Road to junction with Mill Lane (both sides, where applicable).**
(ii) **Siding out along Warford Lane to re-establish the full width of the carriageway.**
(iii) **Flooding on Merrymans Lane (outside the Chapel)**
(iv) **Visibility of speed limit signs/warnings (including sign visibility, repainting of roundels and crocodile teeth).**
(v) **Repainting of worn road markings (including at junctions).**

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. Nether Alderley Parish Council - Proposal to develop local cluster group.

DECISION (a) That the Clerk notify Nether Alderley Parish Council that Great Warford Parish Council is interested in participating in the initiative.

- ii. ChALC - Briefing notes on Biodiversity Net Gain and the Levelling Up Bill.

DECISION (a) To receive and note the information.

- iii. Cheshire East Council - Road closure: Ancoats Lane - 24/08/22 - 06/09/22.

DECISION (a) To receive and note the information.

- iv. Cheshire East Council - Road closure: Mill Lane - 25-26/08/22.

DECISION (a) To receive and note the information.

- v. Cheshire East Council - Road closure: Ancoats Lane - 07/09/22.

DECISION (a) To receive and note the information.

- vi. Great Warford Residents Group - Minutes of AGM & Notice of 'Meet the Neighbours' event.

DECISION (a) To receive and note the information.

GREAT WARFORD PARISH COUNCIL

10. Community matters

- (a) **Community Speed Watch** - It was reported that activities had still not yet commenced, however, a new co-ordinator is still required to take the initiative forward.

DECISION (a) **That Councillor E. Wood approach a local resident who may be able to take on the role of co-ordinator.**

- (b) **Unauthorised signage at Mary Dendy Playing Field** - It was reported that an officer at Cheshire East Council had allocated an officer to investigate the unauthorised signage.
- (c) **Red Telephone Kiosk** - Councillor G. Tuke reported that he was currently securing costs for a replacement kiosk door and the re-painting of the kiosk.

11. Review of Parish Council Policies - Members considered the recommended amendments to Parish Council policies.

037/22 RESOLVED (a) **That the recommended amendments to Parish Council policies be approved as presented. (Appendix E)**

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

- (a) To consider possible uses for the Community Infrastructure Levy received.
(including provision of speed warning signs and highway improvements)

13. Date of next meeting - Wednesday 21st September, 2022 at 7:30p.m.

The meeting was declared closed by the Chairman at 8:45p.m.

Signed:..... Approval date: 28th September 2022

GREAT WARFORD PARISH COUNCIL

APPENDIX A

Financial Statement - 2022/23					
as at 10th August, 2022					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Jun. 22 £.	Agenda Aug. 22 £.	Budget Balance £.
Receipts					
9,062.00	Precept	9,196.00	4,598.00		4,598.00
0.00	Balances	2,854.00	0.00		0.00
0.48	Investment Interest	0.00	0.00	0.36	0.00
0.00	Sale of Assets	0.00	0.00		0.00
0.00	Community Infrastructure Levy	0.00	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		41.68
9,270.47	Total Receipts	12,050.00	5,112.79	1,723.87	4,639.68
Payments					
3,434.60	Salary (Clerk)	3,689.00	725.88	595.84	2,367.28
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	23.98	-3.98
91.22	Street Lighting Electric & Repairs	530.00	17.51		512.49
0.00	Training	210.00	0.00		210.00
324.28	Subscription/Affiliation/Registration Fees	386.00	277.12		108.88
60.00	Room Hire	230.00	40.00	20.00	170.00
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	4.80	
7,839.79	Total Payments	12,050.00	1,891.39	644.62	9,555.67

Cash/Bank Reconciliation	01/04/22	15/06/22	10/08/22	31/03/23
Balance B/Fwd.	16,865.54	16,865.54	20,086.94	21,166.19
Add Total Receipts	12,050.00	5,112.79	1,723.87	4,639.68
Less Total Payments	-12,050.00	-1,891.39	-644.62	-9,555.67
Balance C/Fwd.	16,865.54	20,086.94	21,166.19	16,250.20
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/22	15/06/22	10/08/22	31/03/23
General Funds	9,098.54	12,669.94	13,749.19	8,833.20
Earmarked Reserves	7,767.00	7,417.00	7,417.00	7,417.00
	16,865.54	20,086.94	21,166.19	16,250.20

GREAT WARFORD PARISH COUNCIL

CASH/BANK RECONCILIATION AS AT - 10th August 2022

CASH

Balance Brought Forward 01/04/22	
Community Account	12,022.12
Business Premium Account	4,843.42
Plus Receipts	6,836.66
	23,702.20
Less Payments	2,536.01
Balance Carried Forward 10/08/22	21,166.19

BANK (Barclays)

Business Premium Account	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	10/08/22
 Community Account	 16,987.03		 07/07/22
Add income received since above Statement			
	0.00		
Less unrepresented cheques/ Transfer			
Approved	-20.00		
For approval	-644.62		
	-664.62	16,322.41	10/08/22
 Total Bank Balances 10/08/22		21,166.19	

GREAT WARFORD PARISH COUNCIL

APPENDIX B

Receipts

- | | | |
|----------------------------------|-----------|--------------------------------------|
| a. Barclays Bank plc. | £0.36 | Gross interest - 07/03/22 - 05/06/22 |
| b. Cheshire East Borough Council | £1,723.51 | Community Infrastructure Levy |

APPENDIX C

Payments for approval

- | | | | |
|---------------------|------------------------------|---------|---------------------------------|
| a. Cheque No 100599 | E. M. Maddock | £505.82 | Salary: June-July 22 & expenses |
| b. Cheque No 100600 | H. M. Revenue & Customs | £118.80 | Employee income tax |
| c. Cheque No 100601 | Great Warford Baptist Chapel | £20.00 | Room hire (10/08/22) |

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
- 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

GREAT WARFORD PARISH COUNCIL

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
- 22/0971M - Blossom House, Chelford Road, Alderley Edge. SK9 7TL
Proposed conservatory, porch, detached garage and relocation of existing store.
DECISION STATUS - Undecided
- 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)

GREAT WARFORD PARISH COUNCIL

APPENDIX E

Review of parish council policies

[Copies of draft policies available at: <http://www.greatwarfordpc.org.uk/community/great-warford-parish-council-18653/policies/>]

Policy: Standing Orders

Recommended update: Adopt the new model document (inclusive of previously included additional local clauses).

Reason for recommended update: To demonstrate Parish Council is operating in accordance with latest national policy recommendations.

Policy: Financial Regulations

Recommended update: Adopt the new model document.

Reason for recommended update: To demonstrate Parish Council is operating in accordance with latest national policy recommendations.

Policy: Information and Data Retention and Disposal Policy

Recommended update: Page 4, table 2: Delete row 13

Reason for recommended update: To remove duplicate information.

Policy: Information available from Great Warford Parish Council under the model publication scheme

Recommended update: None

Reason for recommended update: N/A

Policy: Privacy Notice - General

Recommended update: Page 1 - "Where you pay for activities such as use of a council hall...."
Recommend substituting 'use of a council hall' for 'the hiring of council facilities'.

Reason for recommended update: To make the policy more relevant.

Policy: Privacy Notice - staff, councillors and role holders

Recommended update: None

Reason for recommended update: N/A

Policy: Subject access policy

Recommended update: Redrafting of policy.

Reason for recommended update: To make the policy more relevant and concise.

Policy: Data breach policy

Recommended update: Adopt new additional policy.

Reason for recommended update: To provide clear process for dealing with data breaches.

Policy: Media and communications policy

Recommended update: Adopt new additional policy.

Reason for recommended update: To provide clear process for dealing with media and communication matters.