

GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 15th March at 7:30p.m.

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

Present - Councillors B. Thompson (Chairman), J. Macrae, L. Murray-Curtis, L. Wildig,
E. Wood.

Members of the public (0).

Cheshire East Borough Councillor C. Leach.

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

1. Apologies for absence -

Councillor M. Read - Personal reason.

Councillor G. Tuke - Personal reason.

021/23 RESOLVED (a) That the above apologies for absence be received and approved. (All in favour)

2. Declarations of interest -

Councillor J. Macrae - Item 7(a) (22/0389M) - Resident of Warford Park.

Councillor L. Wildig - Item 7(a) (22/4327M) - Planning applicant.

022/23 RESOLVED (a) To receive and note the above declarations of interest. (All in favour)

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 reported that the call-in request in respect of application 23/0389M had been refused, however, she had submitted a request asking for this decision to be reviewed. It was understood that this, and other planning matters, were being brought to the attention of Esther McVey MP

023/23 RESOLVED (a) To receive and note the report of Borough Councillor C. Leach. (b) To record an expression of thanks to Borough Councillor C. Leach for her work during her term of office and to wish her well for the future. (All in favour)

7:55p.m. - Borough Councillor C. Leach excused herself from the meeting and left.

(b) **High Legh & Mobberley Wards Policing Team - Matters of interest / concern within the Parish** – No report had been received from the Policing Team.

5. Minutes

(a) The Minutes of the Parish Council Meeting held 8th February, 2023 had been previously circulated to all Members.

024/23 RESOLVED (a) That the Minutes of the meeting held 8th February, 2023 be approved as a correct record. (All in favour)

6. Finance

(a) **Financial Statement 2022/23 as at 15th March, 2023** - Members considered the financial statement 2022/23 which was unanimously accepted. (Appendix A)

(b) **Receipts** - The Chairman noted that no receipts had been received since the last meeting.

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

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- 025/23 RESOLVED** (a) That the Statement of Account as at 15th March, 2023 be received (Appendix A).
(b) That the report on receipts be received and duly noted.
(c) That the payments listed at Appendix B be approved and duly authorised. (All in favour)
- (d) **Appointment of Internal Auditor** - The Clerk reported that it was necessary to appoint an Internal Auditor for the 2022/23 financial year. Members considered the service provided during the 2021/22 audit and considered that it was satisfactory.
- 026/23 RESOLVED** (a) That JDH Business Services Ltd. be appointed as Internal Auditor for the 2022/23 financial year. (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 C)
- (b) **Planning applications** -
- i. No planning applications had been received prior to issue of the agenda.
 - ii. Applications received following issue of agenda:
 - **23/0933M** - Little Meadow, Merrymans Lane, Great Warford. SK9 7TN Renovation of existing converted barn 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. Alteration of adjoining stable block for a separate self contained living space for up to two carers and extra bedrooms for parents.

- 027/23 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application 23/0933M. (All in favour)
- **23/0999M** - Blossom House, Chelford Road, Alderley Edge, 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.

- 028/23 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application 23/0999M. (All in favour)

8. Highway maintenance and enhancements

- (a) **Update on previously reported highway matters** - No updates relating to highway defects had been received.

- 029/23 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** – It was reported that a number of gullies within the Parish did not appear to be included within the online gully map. Details of the gullies would be forwarded to Cheshire East Council for their attention.

- 030/23 RESOLVED** (a) That Councillor J. Macrae forward to Cheshire East Council locations of gullies not currently included on the mapping system. (All in favour)

- (c) **Highway matters for attention** - It was reported that white lines at several locations within the Parish had worn away and required repainting.

- 031/23 RESOLVED** (a) That the Clerk submit the above defect to Cheshire East

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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) **Vehicle activated signs on Merrymans Lane** - It was reported that the initial response from Cheshire East Council was not supportive of the installation of vehicle activated signs along Merrymans Lane.

032/23 RESOLVED

(a) To receive and note the update report.

(b) That the Clerk respond to Cheshire East Council to lodge a further request for the vehicle activated signs together with reasoning for the request.

(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 - Strategic Planning Update.

033/23 RESOLVED

(a) To receive and note the information.

(All in favour)

- ii. CPRE - Invitation to Online Rural Planning Event on 21st March, 2023.

034/23 RESOLVED

(a) To receive and note the information.

(All in favour)

- iii. Manchester Airport - Invitation to the Manchester Airport Parish Council Forum on 19th April, 2023.

035/23 RESOLVED

(a) To receive and note the invitation.

(All in favour)

- 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.

036/23 RESOLVED

(a) To receive and note the update.

(All in favour)

- v. David Lewis Centre - Tree planting project - volunteering opportunity.

037/23 RESOLVED

(a) That the Clerk publish the invitation on the Parish Council website for resident information.

(All in favour)

10. Community matters

- (a) **Community Speed Watch** - It was reported that efforts would be made in the spring to re-start the community speed watch group.
- (b) **Unauthorised signage at Mary Dendy Playing Field** - There was nothing to report.
- (c) **Red Telephone Kiosk** - Item deferred.
- (d) **Christmas lighting** - Item deferred.

11. Elections 2023 - Members were reminded that the deadline for submitting nomination papers to Cheshire East Council was 4th April, 2023.

12. Matters for inclusion on next/future meeting agenda - None.

13. Date of next meeting - Wednesday 17th May, 2023 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.

038/23 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 8:40p.m.

Signed:..... Approval date: 12th June, 2023

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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 £.
Receipts					
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
9,270.47	Total Receipts	12,050.00	11,438.85	0.00	154.87
Payments					
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	
7,839.79	Total Payments	12,050.00	5,385.58	1,146.30	5,672.99

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
Balance C/Fwd.	16,865.54	22,918.81	21,772.51	16,254.39
Cumulative Balances				
	Balance	Balance	Balance	Balance
	01/04/22	08/02/23	15/03/23	31/03/23
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
	16,865.54	22,918.81	21,772.51	16,254.39

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CASH/BANK RECONCILIATION AS AT - 15th March, 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	6,531.88	
Balance Carried Forward 15/03/23	21,772.51	

BANK (Barclays)

Business Premium Account	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	15/03/23
Community Account	19,489.28		06/01/23
Add income received since above Statement	0.00	0.00	
Less unrepresented cheques/ Transfer	-1,418.44	-1,146.30	
		-2,564.74	
		16,924.54	15/03/23
Total Bank Balances 15/03/23		21,772.51	

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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