

GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 17th January, 2024 at 7:30p.m.

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

Present Councillors B. Thompson (Chairman), N. Peacock, C. Rossington, J. Shasha,
L. Wildig, E. Wood.

Members of the public (2).

Cheshire East Borough Councillors H. Moss and C. Browne.

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

1. Apologies for absence

Councillor J. Macrae – Personal reason.

001/24 RESOLVED (a) That the above apology for absence be received and approved. (All in favour)

2. Declarations of interest – None.

002/24 RESOLVED (a) To note that no declarations of interest were made. (All in favour)

3. Minutes – The Minutes of the Parish Council Meeting held 15th November, 2023 had been previously circulated to all Members.

003/24 RESOLVED (a) That the Minutes of the meeting held 15th November, 2023 be approved as a correct record and signed by the Chairman. (All in favour)

4. Public forum for questions – Two residents attended the meeting to share their views in respect of planning application 23/4805M. It was reported that they had no objections the general principle of the proposed development subject to the retention of the existing design of the windows which are considered to be an important heritage and character feature of the building. It was understood that revised plans were to be submitted to Cheshire East Council to reinstate the existing window design.

004/24 RESOLVED (a) To receive the information from members of the public. (All in favour)

7:42p.m. - Two members of the public excused themselves from the meeting and left.

5. Cheshire East Ward Member Cllr. H. Moss – Borough Councillor H. Moss reported that she had reported two vehicle collisions to Cheshire East Council to support the case for a speed reduction along Faulkners Lane. A pothole near to Antrobus Hall had been reported for repair. Footway siding out works were planned for Merrymans Lane, however, no timescale had yet been determined. No updates were available in respect of ongoing planning enforcement cases.

Borough Councillor C. Browne, Chairman of the Cheshire East Council Highways and Transport Committee, reported that the Highways budget was very small compared to that required to deliver all requested repairs and improvements. Cheshire East Council assesses all highways on an annual basis in order to rank repairs and improvements in order of priority for the following financial year. It was noted that use of the Fix My Street facility to report defects was an effective way to report defects to Cheshire East Council. A short discussion ensued regarding options available to address speeding through the village and it was suggested that the Parish Council could commission a speed assessment to collect data to support future allocation of speed calming measures. Borough Councillor C. Browne reported that he had a slide presentation outlining information relating to Highways that he would forward to the Clerk for circulation to Members.

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- 005/24 RESOLVED** (a) To receive and note the reports of Borough Councillors H. Moss and C. Browne.
(b) To thank Borough Councillor C. Browne for his attendance at the meeting.
(c) That, upon receipt, the Clerk circulation the highway slides to Members. **(All in favour)**

8:17p.m. – Borough Councillors H. Moss and C. Browne excused themselves from the meeting and left.

6. Finance

- (a) **Financial Statement 2023/24 as at 17th January, 2024** – Members considered the financial statement 2023/24 which was unanimously accepted. (Appendix A)
(b) **Receipts** – The Chairman outlined the receipts listed at Appendix B.
(c) **Payments** – The Chairman outlined the basis of payments listed at Appendix C.

- 006/24 RESOLVED** (a) That the Financial Statement as at 17th January, 2024 be received and the Chairman's observations be duly noted **(Appendix A)**.
(b) That the report on receipts received since the last meeting be received and duly noted. **(Appendix B)**
(c) That the payments listed at Appendix C be approved and duly authorised. **(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)

- 007/24 RESOLVED** (a) To receive and note the recent planning decisions. **(All in favour)**

(b) Planning applications -

- i. **23/4341M**: The Lodge, Highgrove, Ancoats Lane, Great Warford. SK9 7TT
Replacement of access gate to rear garden – right side of rear garden and siting of new access gate to rear garden – left side of rear garden.

- 008/24 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application **23/4341M**. **(All in favour)**

- ii. **23/4584M**: Site east of Fields View Farm, Ancoats Lane, Mobberley. WA16 7AT
Agricultural building, yard area with weigh bridge and associated development.

- 009/24 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application **23/4584M**. **(All in favour)**

- iii. **23/4757M**: Warford Baptist Chapel, Merrymans Lane, Great Warford. SK9 7TP
Listed building consent for the demolition of a chimney stack.

- 010/24 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application **23/4757M**. **(All in favour)**

- iv. **23/4805M**: Merryford, Warford Hall Drive, Great Warford. SK9 7TR
Increase width of existing rear dormer window. Erection of single storey glass veranda to the rear of the property. Remove window on the rear elevation and replace. Replace all existing fenestration.

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- 011/24 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application 23/4805M. (All in favour)
- v. **23/4806M:** 2 Warford Hall Drive, Great Warford. SK9 7TR
Demolition of rear outrigger, erection of single storey front and rear extensions, replace all existing fenestration. Erection of single storey rear veranda. Increase width of existing second storey rear dormer window, remove window on rear elevation and replace with door. Form 3 steps to rear elevation, minor alterations to existing hard landscaping to accommodate extension works.
- 012/24 RESOLVED** (a) That no comments be submitted to Cheshire East Council in respect of application 23/4806M. (All in favour)
- vi. Any applications received following issue of Agenda: None.
- 013/24 RESOLVED** (a) To note that no new planning applications had been received since the issuing of the agenda. (All in favour)
- (c) **Planning Enforcement** – It was reported that no updates had been received in respect of planning enforcement matters.
- 014/24 RESOLVED** (a) To receive and note the report. (All in favour)
- 8. Highway maintenance and enhancements**
- (a) **Update on previously reported highway matters** – It was reported that no updates had been received from Cheshire East Highways.
- 015/24 RESOLVED** (a) That the Clerk continue to pursue updates relating to remaining highway defect reports submitted to Cheshire East Council. (All in favour)
- (b) **Highway matters for attention** – No new highway matters were identified.
- 016/24 RESOLVED** (a) To note that no new highway defects had been identified. (All in favour)
- (c) **Speeding issues within Parish** – It was reported that the quotation for the installation of posts upon which speed indicator devices will be mounted was still awaited.
- 017/24 RESOLVED** (a) To receive and note the update. (All in favour)
- (d) **Review of speed limits along Faulkners Lane and Ancoats Lane** – There was nothing to report.
- 018/24 RESOLVED** (a) To receive and note the update. (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: Confirmation of taxbase 2024/25.
- 019/24 RESOLVED** (a) To receive and note the information. (All in favour)
- ii. NALC: Notification of the Local Government Services Pay Agreement.
- 020/24 RESOLVED** (a) That the information be received and adopted. (All in favour)
- iii. ChALC: Invitation to information briefing regarding the Cheshire Archives.
- 021/24 RESOLVED** (a) To receive and note the invitation. (All in favour)
- iv. ChALC: Invitation to presentation regarding Kings Award for Voluntary Service.

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- 022/24 RESOLVED (a) To receive and note the invitation. (All in favour)**
v. Cheshire East Council: Invitation to Holocaust Memorial Day Service.
- 023/24 RESOLVED (a) To receive and note the invitation. (All in favour)**
vi. Cheshire East Council: Strategic Planning Update (December, 2023).
- 024/24 RESOLVED (a) To receive and note the information. (All in favour)**
vii. Police & Crime Commissioner: Commissioner's Review 2023 Q4.
- 025/24 RESOLVED (a) To receive and note the information. (All in favour)**
viii. Cheshire Police: Survey on Police budget 2024/25.
- 026/24 RESOLVED (a) To receive and note the information. (All in favour)**
ix. Cheshire East Council: Budget consultation 2024/25.
- 027/24 RESOLVED (a) To receive and note the information. (All in favour)**

10. Community matters

- (a) **Report from Mobberley Ward Policing Team** – It was reported that the local Policing Team had provided an update advising that there had been no significant incidents within the Parish in recent weeks. The Police are planning to carry out some speed checks within the Parish in the near future and a new PCSO should also be allocated to the area shortly.

- 028/24 RESOLVED (a) To receive and note the update report. (All in favour)**

- (b) **Christmas Lighting 2023** – It was reported that the Christmas lights had been well received, however, it was considered that installation should take place a little earlier next year.

- 029/24 RESOLVED (a) That Councillor L. Wildig approach a local contractor to establish if they would be willing to support the installation of Christmas lights within the Parish. (All in favour)**

- 11. Matters for inclusion on next/future meeting agenda** – None.

- 12. Date of next meeting** – Wednesday 20th March, 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.

- 030/24 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 13. (All in favour)**

- 13. 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: 20th March, 2024

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APPENDIX A

Financial Statement – 2023/24 as at 17 th January 2024					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to Nov. 23 £	Agenda Jan. 24 £	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	23.15	16.98	0.00
0.00	Sale of assets	0.00	0.00		0.00
0.00	Grants, donations & refunds	0.00	100.00		0.00
1,723.51	Community Infrastructure Levy	0.00	484.66		0.00
514.79	VAT refund		154.18		207.59
11,444.87	Total receipts	13,217.00	11,241.99	16.98	207.59
	Payments				
3,965.05	Salary (Clerk)	4,166.00	2,603.44	867.56	695.00
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	104.14	53.59	372.27
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	100.00	20.00	110.00
1.55	Christmas lighting	250.00	125.00		125.00
420.00	Parish Maintenance	600.00	100.00	420.00	80.00
68.29	Asset purchase	600.00	0.00	68.29	531.71
0.00	Asset maintenance	3,175.00	0.00		3,175.00
0.00	Newsletter	750.00	211.20		538.80
350.00	Grants / s.137 payments	700.00	0.00	72.00	628.00
0.00	Contingency	500.00	0.00		500.00
154.18	VAT		107.25	100.34	
6,517.37	Total payments	13,217.00	4,137.81	1,601.78	7,685.00

Cash/Bank reconciliation	01/04/23	15/11/23	17/01/24	31/03/24
Balance B/Fwd	21,793.04	21,793.04	28,897.22	27,312.42
Add total receipts	13,217.00	11,241.99	16.98	207.59
Less total payments	13,217.00	4,137.81	1,601.78	7,685.00
Balance C/Fwd	21,793.04	28,897.22	27,312.42	19,835.01
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/23	15/11/23	17/01/24	31/03/24
General funds	12,802.53	19,422.05	14,837.25	7,359.84
Earmarked reserves	8,990.51	9,475.17	12,475.17	12,475.17
	21,793.04	28,897.22	27,312.42	19,835.01

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Cash/Bank Reconciliation as at 17th January, 2024

Cash

Balance brought forward 01/04/23		
Current Account	16,939.05	
Business Reserve Account	4,853.99	
	21,793.04	
Plus receipts	11,258.97	
Less payments	5,739.59	
Balance carried forward 17/01/24:	27,312.42	

Bank

Business Premium Account (Barclays)	4,894.12		03/01/24
Add receipts/transfer since above statement			
	0.00	0.00	
Less unrepresented cheques			
	0.00	0.00	
		4,894.12	17/01/24
 Community Account (Barclays)	 21,221.97		 07/11/23
Add receipts/transfer since above statement			
	0.00	0.00	
Less unrepresented cheques			
Approved	0.00		
For approval	0.00	0.00	
		21,221.97	17/01/24
 Current Account (NatWest)	 2,767.24		 29/12/23
Add receipts/transfer since above statement			
	0.00	0.00	
Less unrepresented cheques			
For approval	1,601.78		
Less payment already issued	-30.87	-1,570.91	
		1,196.33	17/01/24
 Total bank balances 17/01/24		27,312.42	

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APPENDIX B

Receipts

Barclays Bank plc	£16.98	Gross interest – 04/09/23 – 03/12/23
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APPENDIX C

Payments for approval

Cheque No 000009	E. M. Maddock	£776.11	Salary: Dec.23–Jan.24, backpay & expenses
Cheque No 000010	H. M. Revenue & Customs	£130.00	Employee income tax
Cheque No 000011	Great Warford Baptist Chapel	£20.00	Room hire (17/01/24)
Cheque No 000012	Warburton Landscapes Ltd	£504.00	Grass cutting 2023
Cheque No 000013	Great Warford Residents Group	£72.00	Donation: Christmas event
Direct Debit	npower	£6.47	Electricity charges – Oct. 2023
Direct Debit	npower	£24.40	Electricity charges – Nov. 2023
Direct Debit	npower	£25.40	Electricity charges – Dec. 2023

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
- 21/3027M 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
- 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

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- 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
- 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
- 23/3110M Out A Bounds, Warford Lane, Great Warford. WA16 7AY
Installation of new ground mounted solar PV panels.
DECISION STATUS – Undecided
- 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
- 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.
DECISION STATUS – Undecided
- 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.
DECISION STATUS – Undecided