

GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Monday 19th July at 7:30p.m.

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

Present Councillors L. Wildig (Vice Chairman), J. Macrae, E. Wood.
Members of the public (3).
Cheshire East Borough Councillor H. Moss.
Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

1. Apologies for absence

Councillor B. Thompson – Personal reason.
PC J. Milman.

097/23 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): Application 23/0389M – Resident of Warford Park.

098/23 RESOLVED (a) To receive and note the above declarations of interest. (All in favour)

3. Minutes - The Minutes of the Parish Council Meeting held 12th June, 2023 had been previously circulated to all Members.

099/23 RESOLVED (a) That the Minutes of the meeting held 12th June, 2023 be approved as a correct record. (All in favour)

4. Public forum for questions – Three residents attended the meeting in respect of planning application 23/2347M. The residents explained their position regarding the application.

100/23 RESOLVED (a) To receive and note the information presented by members of the public. (All in favour)

7:36p.m. – Borough Councillor H. Moss joined the meeting.

7:38p.m. – Three members of the public excused themselves from the meeting and left.

5. Reports from external organisations

(a) **Cheshire East Ward Member Cllr. H. Moss** – Borough Councillor H. Moss reported that she had been working with residents regarding issues at Warford Park. An issue at Pedley House Lane was also being pursued, however, appeared to be subject to involvement by the Cheshire East Council legal team. A report for cutting back of vegetation along FP23 had been submitted and work was expected in the near future. A surgery had been held recently within the Parish and several residents had attended to discuss issues of concern, in particular speeding on Faulkners Lane. Members noted that the current service provided by the Cheshire East Council Planning Enforcement Team did not appear to meet the expectations of residents or Members.

101/23 RESOLVED (a) To receive and note the report of Borough Councillor H. Moss. (b) That Borough Councillor H. Moss work with all parishes within the Ward to raise concerns with Cheshire East Council regarding enforcement activity. (All in favour)

7:52p.m. – Borough Councillor H. Moss excused herself from the meeting and left.

(b) **High Legh & Mobberley Wards Policing Team – Matters of interest / concern within the Parish** – It was reported that, at present, there is no allocated PCSO for

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this area. A report had been provided by the Police Constable stating that no incidents within Great Warford had been reported to the Police during July, 2023. Residents are encouraged to report incidents to the Police. The community speed watch scheme is presently being reviewed and, hopefully, the updated scheme will be available in August 2023.

- 102/23 RESOLVED (a) To receive and note the report from the Police. (All in favour)**
- (c) **Cheshire East Parish Council Network Meeting (12/07/23)** – Slides from the meeting had been previously circulated to all Members. It was noted that the new Code of Conduct will be included within the next meeting agenda for approval.

- 103/23 RESOLVED (a) To receive and note the report. (All in favour)**

6. Finance

- (a) **Financial Statement 2023/24 as at 19th July, 2023** – 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.

- 104/23 RESOLVED (a) That the Financial Statement as at 19th July, 2023 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)**
- (d) **Audit 2022/23** – It was reported that the period for the exercise of public rights had commenced on 13th June, 2023. To date, one representation had been received from a member of the public giving notice of an intention to submit questions relating to the 2022/23 accounts, however, these had not yet been received.

- 105/23 RESOLVED (a) To receive and note the update. (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) Members noted that amended plans had been submitted in respect of application 23/0389M.

- 106/23 RESOLVED (a) To receive and note the recent planning decisions.**
- (b) That the following comments be submitted in respect of the amended plans for application 23/0389M:**
- These comments are in addition to those previously submitted (08/03/23) and are in response to the amended plans, as notified on 3rd July 2023.**
- Great Warford Parish Council objects to the above application on the following grounds:**
- 1. That the revised application has doubled the proposed padel court provision which will increase the detrimental impact upon nearby residents by increased noise, increased disturbance and increased traffic. This, in turn, will likely detrimentally affect the health and well-being of those immediate neighbours living within the rural, retirement complex of Warford Park.**

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2. That the revised plans indicate changes to the proposed development which will increase footfall and traffic in close proximity to existing residential dwellings. The inclusion of a new footpath through the field from Faulkners Lane which exits onto the proposed two-way access road, directly opposite to residential properties, without provision of an associated footway to allow safe access into the site is a cause for concern. Furthermore, the removal of the existing gateway to facilitate a two-way access road will lead to increased traffic and disturbance for nearby residential properties.

3. That the submitted noise impact assessment does not provide a suitable study to assess the potential impact of the proposed development. The noise impact assessment relates to a single court, whereas the application indicates that two courts will be built.

The Environmental Health Officer states, “The NIA relates to the proposed site layout is detailed at page 5 of the NIA and corresponds to the applicants Planning Layout. Any amendments to the planning layout must comply with the NIA or the NIA maybe required to be reviewed accordingly.”

It is interesting that page 5 of the NIA uses a site layout which only includes one padel court.

4. That there are inconsistencies within the information submitted regarding the proposed times within which the padel courts will be in use. It is considered that any proposed use of the padel courts outside of the authorised operating hours of the main Health Club would be unacceptable. It is noted that the Environmental Protection Officer has indicated that limits to the opening hours of the proposed padel courts should be applied, “to avoid noise from giving rise to significant adverse impacts on health, quality of life and amenity”.

5. That the proposed development is totally inappropriate in such close proximity to a rural retirement complex which includes a nursing home.

The Parish Council supports the representations submitted by the Warford Park Retirement Residents Association in respect of this planning application.

Finally, the Parish Council is deeply concerned regarding the nature and extent of work which has been carried out prior to the planning application being determined. It is understood that the work is not only unauthorised but is not consistent with the proposed plans raising further concerns about the proposed development. Unauthorised work to trees protected by Tree Preservation Orders (TPOs) is also considered unacceptable.

(2 in favour, 1 abstention)

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(b) Planning applications -

- i. **23/2238D** – Heathgate, Merrymans Lane, Great Warford. SK9 7TP
Discharge of conditions 4, 5, 7, & 8 on approved application 21/4656M –
Replacement dwelling.
- 107/23 RESOLVED** (a) That no comments be submitted to Cheshire East Council
in respect of application 23/2238D. (All in favour)
- ii. **23/2247M** – Constantia, Paddock Hill, Mobberley. WA16 7DJ
Creation of a new dwelling and associated landscaping works, including
demolition of a single existing dwelling.
- 108/23 RESOLVED** (a) That the following comments be submitted to Cheshire
East Council in respect of application 23/2247M.
Great Warford Parish Council makes the following
observations in respect of the above application:
It is considered that the proposed dwelling, by virtue of
massing together a number of existing individual buildings,
would appear substantially larger than the existing dwelling.
The use of brick wall linkages between the different elements
add to the visual impact of the proposed development. These
are considered to be over-bearing, as the site has a dominant
position, and will detract from the wider rural setting.
It is requested that an assessment be made by the planning
officer to ensure that all structures being included within the
footprint/floorspace/volume calculations are eligible for such
inclusion.
It is also noted that the proposed dwelling will be significantly
taller than the existing dwelling further exacerbating its
impact on the surrounding landscape. (All in favour)
- iii. **23/2347M** – Home Farm, Faulkners Lane, Mobberley. WA16 7AN
Agricultural workers dwelling with detached garage and associated
development.
- 109/23 RESOLVED** (a) That no comments be submitted to Cheshire East Council
in respect of application 23/2347M. (All in favour)
- iv. **23/2400M** – 5 Coniston Close, Great Warford. SK9 7WD
Proposed single storey rear extension to form snug room off kitchen and
large utility / boot room. Demolition of existing conservatory. Extension will
extend 4.5m from rear wall with a maximum height of 3.05m and an eaves
height of 2.78m.
- 110/23 RESOLVED** (a) That no comments be submitted to Cheshire East Council
in respect of application 23/2400M. (All in favour)
- v. **23/2588M** – Land off Merrymans Lane, Great Warford.
New domestic stable.
- 111/23 RESOLVED** (a) That no comments be submitted to Cheshire East Council
in respect of application 23/2588M. (All in favour)
- vi. Any applications received following issue of Agenda: None.
- 112/23 RESOLVED** (a) To note that no new planning applications had been
received since the issuing of the agenda. (All in favour)

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8. Highway maintenance and enhancements

(a) **Update on previously reported highway matters** – It was reported that no updates had been received.

113/23 RESOLVED (a) **That the Clerk continue to pursue updates relating to remaining highway defect reports submitted to Cheshire East Council.** (All in favour)

(b) **Highway matters for attention** – No new highway matters were identified.

114/23 RESOLVED (a) **To note that no new highway defects had been identified.** (All in favour)

(c) **Vehicle activated signs on Merrymans Lane** – It was reported that the proposed sign design had been submitted to Cheshire East Council for approval. It was noted that speeding continues to be of concern to many residents, therefore, it was suggested that a representative from the 20s Plenty campaign be invited to the next meeting to discuss approaches that can be taken to tackle speeding.

115/23 RESOLVED (a) **That the Clerk invite a representative from 20s Plenty to the next Parish Council meeting.** (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. ChALC - Notice of preparations for national events to commemorate the 80th Anniversary of D-Day on 6th June, 2024.

116/23 RESOLVED (a) **To receive and note the information.** (All in favour)

ii. Police & Crime Commissioner – Quarterly Review.

117/23 RESOLVED (a) **To receive and note the information.** (All in favour)

iii. Cheshire East Council – Bus Support Criteria Consultation.

118/23 RESOLVED (a) **That no response be submitted to the consultation.** (All in favour)

iv. Transport Focus – Train station ticket office consultation.

119/23 RESOLVED (a) **That no response be submitted to the consultation.** (All in favour)

10. Community matters

(a) **Community Speed Watch** – It was noted that a representative of the community speed group was meeting with a Police officer to discuss arrangements for re-starting activities within the Parish.

11. Co-option of Parish Councillors – It was noted that three residents had contacted the Parish Council expressing interest to be co-opted.

120/23 RESOLVED (a) **That Miss. N. Peacock, Dr. C. Rossington and Mr. J. Shasha be co-opted to Great Warford Parish Council.** (All in favour)

12. Matters for inclusion on next/future meeting agenda – Several carried forward from previous meetings.

13. Date of next meeting – Wednesday 20th September, 2023 at 7:30p.m.
at Great Warford Baptist Chapel.

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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.

121/23 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 8:17p.m.

Signed:..... Approval date: 20th September, 2023

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APPENDIX A

Financial Statement – 2023/24 as at 19 th July, 2023					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to Jun. 23 £	Agenda Jul. 23 £	Budget Balance £
	Receipts				
9,196.00	Precept	10,480.00	0.00	5,240.00	5,240.00
0.00	Balances	2,737.00	0.00		0.00
10.57	Investment interest	0.00	0.00	10.12	0.00
0.00	Sale of assets	0.00	0.00		0.00
0.00	Grants, donations & refunds	0.00	0.00		0.00
1,723.51	Community Infrastructure Levy	0.00	0.00	484.66	0.00
514.79	VAT refund		0.00	154.18	104.45
11,444.87	Total receipts	13,217.00	0.00	5,888.96	5,344.45
	Payments				
3,965.05	Salary (Clerk)	4,166.00	650.86	650.86	2,864.28
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	0.00	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	36.38	11.76	481.86
0.00	Training	210.00	0.00		210.00
313.12	Subscriptions/affiliation fees	386.00	263.29	20.00	102.71
140.00	Room hire	230.00	40.00	20.00	170.00
1.55	Christmas lighting	250.00	0.00	125.00	125.00
420.00	Parish Maintenance	600.00	100.00		500.00
68.29	Asset purchase	600.00	0.00		600.00
0.00	Asset maintenance	3,175.00	0.00		3,175.00
0.00	Newsletter	750.00	0.00	211.20	538.80
350.00	s.137 payments	700.00	0.00		700.00
0.00	Contingency	500.00	0.00		500.00
154.18	VAT		61.62	42.83	
6,517.37	Total payments	13,217.00	1,652.15	1,085.14	10,584.16

Cash/Bank reconciliation	01/04/23	12/06/23	19/07/23	31/03/24
Balance B/Fwd	21,793.04	21,793.04	20,140.89	24,944.71
Add total receipts	13,217.00	0.00	5,888.96	5,344.45
Less total payments	13,217.00	1,652.15	1,085.14	10,584.16
Balance C/Fwd	21,793.04	20,140.89	24,944.71	19,705.00
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/23	12/06/23	19/07/23	31/03/24
General funds	12,802.53	11,150.38	15,469.54	10,229.83
Earmarked reserves	8,990.51	8,990.51	9,475.17	9,475.17
	21,793.04	20,140.89	24,944.71	19,705.00

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Cash/Bank Reconciliation as at 19th July 2023

Cash

Balance brought forward 01/04/23		
Current Account	16,939.05	
Business Reserve Account	4,853.99	
	21,793.04	
Plus receipts	5,888.96	
Less payments	2,737.29	
Balance carried forward 19/07/23:	24,944.71	

Bank (Barclays)

Business Premium Account	4,864.11		03/07/23
Add receipts/transfer since above statement			
	0.00	0.00	
Less unrepresented cheques			
	0.00	0.00	
		4,864.11	19/07/23
Community Account	22,088.70		07/06/23
Add receipts/transfer since above statement			
	0.00	0.00	
Less unrepresented cheques			
Approved	-922.96		
For approval	-1,085.14	-2,008.10	
		20,080.60	19/07/23
Total bank balances 19/07/23		24,944.71	

APPENDIX B

Receipts

Cheshire East Borough Council	£5,240.00	Precept 2023/24 (50%)
HM Revenue & Customs	£151.18	VAT reclaim 2022/23
Cheshire East Borough Council	£484.66	Community Infrastructure Levy (Oct.22 – Mar.23)
Barclays Bank UK plc	£10.12	Gross interest: March – June 2023

APPENDIX C

Payments for approval

Cheque No 100627	E. M. Maddock	£777.79	Salary: June – July 2023 & expenses
Cheque No 100628	H. M. Revenue & Customs	£130.00	Employee income tax
Cheque No 100629	Great Warford Baptist Chapel	£20.00	Room hire (19/07/23)
Cheque No 100630	K. Hall & Sons	£125.00	Christmas lighting installation 2022

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Cheque No 100631	Cheshire Community Action	£20.00	Membership fee 2023/24
Direct Debit	npower	£12.35	Electricity charges – June 2023

APPENDIX D

Outstanding planning applications & recent planning decisions

- 20/1503M Cheshire Health Club and Spa, Warford Park, Faulknors 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
- 21/2940M Warford Hall, Warford Hall Drive, Great Warford. SK9 7TP
Proposed single storey extension to rear of existing dwelling with associated pool.
DECISION STATUS – Approved with conditions (15/05/23)
- 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
- 21/5394M 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, Faulknors 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 – Approved with conditions (20/06/23)
- 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 – Refused (18/05/23)
- 22/3845M Brookfield Farm, Ancoats Lane, Great Warford.
Erection of two-storey side extension, relocation of garage door and regularisation of an existing porch and conservatory.
DECISION STATUS – Refused (24/02/23); Appeal awaiting decision.

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- 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 – Approved with conditions (06/07/23)
- 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 – Withdrawn (28/06/23)
- 22/4327M Steeles House, Merrymans Lane, Great Warford. SK0 7TP
First floor side extension.
DECISION STATUS – Withdrawn (06/06/23)
- 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 – Approved with conditions (20/06/23)
- 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 [Amended application 30/06/23]
- 23/0999M Blossom House, Chelford Road, Great Warford. 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.
DECISION STATUS – Undecided
- 23/1252M Kelsall House Farm, Paddock Hill, Great Warford. WA16 7DJ
To take down the existing single storey elements to the west elevation and construct a new single storey side extension with raised patio.
DECISION STATUS – Undecided
- 23/1378M 6 Ennerdale Close, Great Warford. SK9 7WF
Entrance hall to be enlarged, single storey rear extension with terrace.
DECISION STATUS – Withdrawn (29/06/23)
- 23/1519M Stables at Merrymans Lane, Great Warford.
Replacement gates.
DECISION STATUS – Approved with conditions (27/06/23)
- 23/1807D Twin Oak, Merrymans Lane, Great Warford.
Discharge of condition 13 on approved application: 21/5696M: Demolition of existing stable block and ancillary buildings to be replaced with proposed detached single storey family dwelling.
DECISION STATUS – Undecided
- 23/1925M Pownall Barns, Warford Lane, Great Warford.
Rear dormer extension to increase the size of the existing dormer and provide more storage space to the two rear rooms.
DECISION STATUS – Undecided