

# GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 28<sup>th</sup> September, 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. Death of Her Majesty Queen Elizabeth II

The meeting held a one minute silence to mark the death of Her Majesty Queen Elizabeth II on 8<sup>th</sup> September, 2022.

## 2. Apologies for absence -

Councillor J. Macrae - Personal reason.

Councillor L. Wildig - Work commitment.

**038/22 RESOLVED (a) That the above apologies for absence be received and approved. (All in favour)**

Councillor M. Read was absent from the meeting.

## 3. Declarations of interest - None.

## 4. Public forum for questions

It was reported that concerns had been raised by residents regarding a caravan parked within the Parish.

**039/22 RESOLVED (a) That the Clerk make enquiries regarding the above situation. (All in favour)**

## 5. 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.

## 6. Minutes

(a) The Minutes of the Parish Council Meeting held 10<sup>th</sup> August, 2022 had been previously circulated to all Members.

**040/22 RESOLVED (a) That the Minutes of the meeting held 10<sup>th</sup> August, 2022 be approved as a correct record. (All in favour)**

## 7. Finance

(a) **Financial Statement 2022/23 as at 28<sup>th</sup> September, 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. The Clerk reported that anomalies within the electricity account are currently being queried.

**041/22 RESOLVED (a) That the Statement of Account as at 28<sup>th</sup> September, 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**

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duly authorised.

(All in favour)

- (d) **SAAA - Option to opt-out of the SAAA central external auditor appointment arrangements**

042/22 RESOLVED

- (a) That Great Warford Parish Council will not opt out of the SAAA central external auditor appointment arrangements for the period 2022/23 - 2026/27. (All in favour)

- (e) **Savings Account**

i. **Savings account options** - Members considered options available for savings accounts.

ii. **Resolutions to open the saving account**

043/22 RESOLVED

- (a) That approval be confirmed for the opening of a saving account at Skipton Building Society.  
(b) That an account be opened with Skipton Building Society and that the persons detailed be authorised to operate the account, noting that those operators will be the account holders and, if the account is a share account, members of the Society (subject to its Rules).  
(c) The following individuals will be named on the account: Councillor B. Thompson, L. Wildig, E. Wood and Dr. E. M. Maddock (Clerk & Responsible Financial Officer).  
(d) That two signatures will be required to operate the account.  
(e) That the interest on the account be received on a monthly basis.  
(f) That the account be opened with £15,000 (fifteen thousand pounds). (All in favour)

## 8. 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. **22/3353M** - Land off Merrymans Lane, Great Warford. New domestic stable.

044/22 RESOLVED

- (a) That no comments be submitted to Cheshire East Council in respect of application 22/3353M. (All in favour)

ii. Further application received following issue of agenda:  
**22/3788M** - Blossom House, Chelford Road, Great Warford. SK9 7TL  
Prior approval of two 8m single storey rear extensions to the main dwelling at Blossom House extending 8.00 metres beyond the rear wall, maximum height of 4.00 metres and eaves height of 2.20 metres.

045/22 RESOLVED

- (a) That no comments be submitted to Cheshire East Council in respect of application 22/3788M. (All in favour)

- (c) **Planning Enforcement matters** - It was reported that several matters had been brought to the attention of the Planning Enforcement Team.

046/22 RESOLVED

- (a) That the Clerk continue to seek updates in respect of the matters reported to Planning Enforcement. (All in favour)

## 9. Highway maintenance and enhancements

- (a) **Update on previously reported highway matters** - It was reported that several

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potholes have recently been filled. Updates on other outstanding matters had not been received.

**047/22 RESOLVED** (a) That the Clerk continue to pursue updates relating to remaining highway defect reports submitted to Cheshire East Council. (All in favour)

(b) **Flooding at Warford Lane** - It was reported that there was information circulating within the Parish that the matter had been resolved.

**048/22 RESOLVED** (a) That the Clerk clarify with Cheshire East Council whether the flooding issue has been fully resolved. (All in favour)

(c) **Survey of blocked gullies within Parish** - Councillor J. Macrae was not present at the meeting, however, he had advised that he was awaiting a meeting with a Highways Officer to discuss gully issues.

(d) **Highway matters for attention** - It was reported that the carriageway edge has deteriorated at the junction of Warford Lane and Merrymans Lane.

**049/22 RESOLVED** (a) That the Clerk submit the above defect to Cheshire East Council for attention. (All in favour)

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

## 10. 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. Police & Crime Commissioner - Public consultation on refresh of the Police and Crime Plan.

**050/22 RESOLVED** (a) That no response be submitted to the above consultation. (All in favour)

ii. Cheshire East Council - Update on arrangements for 2023 Parish elections.

**051/22 RESOLVED** (a) To receive and note the information. (All in favour)

## 11. Community matters

(a) **Community Speed Watch** - It was reported that activities had still not yet commenced.

(b) **Unauthorised signage at Mary Dendy Playing Field** - It was reported that unauthorised signs continue to be displayed at the site.

**052/22 RESOLVED** (a) That the Clerk inform the Enforcement Officer of recent activities and request that further visits to the area are undertaken. (All in favour)

(c) **Red Telephone Kiosk** - It was reported that the quotations to repair and re-paint the kiosk had not yet been received.

(d) **Hide & Seek Festival at Capesthorpe Hall** - It was reported that complaints had been received regarding the low bass beat that could be heard from the event. Representations had been made to the festival organisers regarding the event, however, no feedback had yet been received.

**053/22 RESOLVED** (a) That the Clerk continue to seek feedback from the event organisers in respect of the submitted complaints. (All in favour)

**12. Community Infrastructure Levy** - Members considered possible options for use of the community infrastructure levy funds. It was suggested that vehicle activated speed

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signs should be explored as a possible option.

**054/22 RESOLVED** (a) That the Clerk make enquiries as to whether the installation of vehicle activated speed signs would be possible on Merrymans Lane. (All in favour)

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

**14. Date of next meeting - Wednesday 21<sup>st</sup> September, 2022 at 7:30p.m.**

**055/22 RESOLVED** (a) That Parish Council meetings continue to be held at Great Warford Baptist Chapel. (All in favour)

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.

**056/22 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 15. (All in favour)

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

The meeting was declared closed by the Chairman at 8:55p.m.

Signed:..... Approval date: 16<sup>th</sup> November, 2022

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## APPENDIX A

Financial Statement - 2022/23 as at 28th September, 2022					
Actual 2021/22 £.	Details	2022/23 Budget £.	Actual to Aug. 22 £.	Agenda Sep. 22 £.	Budget Balance £.
<b>Receipts</b>					
9,062.00	Precept	9,196.00	4,598.00	4,598.00	0.00
0.00	Balances	2,854.00	0.00		0.00
0.48	Investment Interest	0.00	0.36		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		42.43
<b>9,270.47</b>	<b>Total Receipts</b>	<b>12,050.00</b>	<b>6,836.66</b>	<b>4,598.00</b>	<b>42.43</b>
<b>Payments</b>					
3,434.60	Salary (Clerk)	3,689.00	1,350.50	595.84	1,742.66
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		20.00
91.22	Street Lighting Electric & Repairs	530.00	17.51	111.20	401.29
0.00	Training	210.00	0.00		210.00
324.28	Subscription/Affiliation/Registration Fees	386.00	277.12	36.00	72.88
60.00	Room Hire	230.00	60.00	20.00	150.00
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	5.55	
<b>7,839.79</b>	<b>Total Payments</b>	<b>12,050.00</b>	<b>2,536.01</b>	<b>768.59</b>	<b>8,787.83</b>

Cash/Bank Reconciliation	01/04/22	10/08/22	28/09/22	31/03/23
Balance B/Fwd.	16,865.54	16,865.54	21,166.19	24,995.60
Add Total Receipts	12,050.00	6,836.66	4,598.00	42.43
Less Total Payments	-12,050.00	-2,536.01	-768.59	-8,787.83
<b>Balance C/Fwd.</b>	<b>16,865.54</b>	<b>21,166.19</b>	<b>24,995.60</b>	<b>16,250.20</b>
<b>Cumulative Balances</b>				
	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/22</b>	<b>10/08/22</b>	<b>28/09/22</b>	<b>31/03/23</b>
General Funds	9,098.54	13,749.19	17,578.60	8,833.20
Earmarked Reserves	7,767.00	7,417.00	7,417.00	7,417.00
	<b>16,865.54</b>	<b>21,166.19</b>	<b>24,995.60</b>	<b>16,250.20</b>

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## CASH/BANK RECONCILIATION AS AT - 28<sup>th</sup> September 2022

### CASH

Balance Brought Forward 01/04/22		
Community Account	12,022.12	
Business Premium Account	4,843.42	
Plus Receipts	11,434.66	
	28,300.20	
Less Payments	3,304.60	
Balance Carried Forward 28/09/22	24,995.60	

### BANK (Barclays)

<b>Business Premium Account</b>	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	28/09/22
 <b>Community Account</b>	 20,920.41		 07/09/22
Add income received since above Statement			
	0.00		
Less unrepresented cheques/ Transfer			
Approved	0.00		
For approval	-768.59		
	-768.59		
		20,151.82	28/09/22
 <b>Total Bank Balances 28/09/22</b>		 <b>24,995.60</b>	

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## APPENDIX B

### Receipts

- a. Cheshire East Borough Council £4,598.00 Precept 2022/23 (50%)

## APPENDIX C

### Payments for approval

a. Cheque No 100602	E. M. Maddock	£477.04	Salary: Aug.-Sep. 22 & expenses
b. Cheque No 100603	H. M. Revenue & Customs	£118.80	Employee income tax
c. Cheque No 100604	Great Warford Baptist Chapel	£20.00	Room hire (28/09/22)
d. Cheque No 100605	CPRE	£36.00	Membership fee 2022/23
e. Direct Debit	npower	£18.21	Electricity charges - Jan. 2022
f. Direct Debit	npower	£15.79	Electricity charges - Feb. 2022
g. Direct Debit	npower	£16.68	Electricity charges - Mar. 2022
h. Direct Debit	npower	£14.55	Electricity charges - Apr. 2022
i. Direct Debit	npower	£14.05	Electricity charges - May 2022
j. Direct Debit	npower	£12.45	Electricity charges - Jun. 2022
k. Direct Debit	npower	£12.57	Electricity charges - Jul. 2022
l. Direct Debit	npower	£12.45	Electricity charges - Aug. 2022

## 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

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- 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 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



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- 22/0971M - Blossom House, Chelford Road, Alderley Edge. SK9 7TL  
Proposed conservatory, porch, detached garage and relocation of existing store.  
DECISION STATUS - Approved with conditions (11/08/22)
- 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)
- 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 STATUS - Refused (08/08/22)
- 22/2543D - Heathgate, Merrymans Lane, Great Warford. SK9 7TP  
Discharge of condition 6 on approval 21/4656M for replacement dwelling.  
DECISION STATUS - Approved with conditions (05/08/22)
- 22/2568M - Moss Cottage, Merrymans Lane, Great Warford. SK9 7TN  
Single storey extension to rear, dormer extensions to the rear.  
DECISION STATUS - Undecided
- 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 - Undecided