

GREAT WARFORD PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Wednesday 17th July, 2024

Time: 7:00p.m.

Venue: Great Warford Baptist Chapel, Merrymans Lane, Great Warford

E.M.Maddock

Dr. E. M. Maddock PSLCC,
Clerk & Responsible Financial Officer.

Dated 11th July, 2024

In order to keep councillors and other members of the public safe, please do not attend the meeting if you are feeling unwell for any reason or if you have been in contact with anyone who has Covid, flu or Covid/flu symptoms.

All attendees will be expected to respect social distancing preferences of other attendees.

AGENDA

To Members of Great Warford Parish Council,

You are hereby summoned to attend the Parish Council Meeting, as shown above, to consider and determine the following business:

- 1. Apologies for absence**
- 2. Declarations of Interest** – To receive Declarations of Interest in any items on the agenda.
- 3. Minutes**
 - (a) To approve the Minutes of the Annual Parish Council meeting held 15th May, 2024 as a correct record and approve signing by the Chairman.
 - (b) To confirm the Minutes of the Annual Parish Meeting held 15th May, 2024 as a correct record.
- 4. Public Forum for Questions** – To receive questions from members of the public.
- 5. Cheshire East Ward Member: Cllr. H. Moss** – To receive a report on items of interest to the Parish Council.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2024/25 as at 17th July, 2024. (Appendix A)
 - (b) To note receipts as listed at Appendix B.
 - (c) To approve the payments listed at Appendix C.
 - (d) To receive and consider update relating to the complaint regarding Barclays Bank plc which has been referred to the Financial Ombudsman Service.
- 7. Planning**
 - (a) To receive and note latest planning decisions issued by Cheshire East Council in respect of development within the Parish and updates on undecided applications. (Appendix D)
 - (b) To consider the following planning applications:
 - i. 24/1927M: Wilmslow Golf Club, Warford Lane, Great Warford. WA16 7AY
Full planning application for the installation of an irrigation tank and pumping station.

GREAT WARFORD PARISH COUNCIL

- ii. 24/1998D: Copper Beeches, Chelford Road, Great Warford. SK9 7TL
Discharge of conditions 8 & 9 of existing permission 22/4810M: demolition of dwelling, construction of a replacement dwelling, and change in use of land.
- iii. 24/2217M: 23 Buttermere Drive, Great Warford. SK9 7WA
Proposed conversion of existing garage to include first floor with dormer to the rear of the property.
- iv. 24/2245M: Kelsall House Farm, Paddock Hill, Great Warford. WA16 7DJ
Demolition of existing single storey side extension and erection of replacement with associated works.
- v. 24/2449M: Constantia, Paddock Hill, Great Warford. WA16 7DJ
Variation of conditions 25 & 26 on approval 23/2247M: Creation of a new dwelling and associated landscaping works, including the demolition of a single existing dwelling.
- vi. 24/2477M: Details to follow.
- vii. Any applications received following issue of Agenda may be included for discussion if required.

- (c) To receive updates relating to reported planning enforcement matters.
- (d) To receive reports from Members of further planning enforcement matters to be referred to Cheshire East Council.

8. Highway Maintenance and Enhancements

- (a) To receive updates relating to highway maintenance issues reported to Cheshire East Council.
- (b) To receive further highway maintenance matters for attention from Members.
- (c) To consider updates relating to the installation of speed indicator devices at Merrymans Lane.

9. Community matters

- (a) To receive a report on matters of interest / concern within the Parish from the Mobberley Ward Policing Team.
- (b) To consider updates relating to arrangements for the 2024 Christmas lights.
- (c) To receive update relating to a proposal by The David Lewis Centre to develop a community orchard at Mill Lane, Little Warford.

10. Matters for inclusion on next/future meeting agenda

- (a) Manchester Airport Noise Action Plan consultation.

11. Date of next meeting: Wednesday 18th September, 2024 at 7:00p.m.

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.

12. Matters for consideration including those transferred from above items (as required)

E.M.Maddock

Dr. E. M. Maddock PSLCC,
Clerk & Responsible Financial Officer.

Dated 11th July, 2024

For further information and copy agenda please contact:
Tel: 01477 571444 Email: clerk.greatwarfordpc@gmail.com

GREAT WARFORD PARISH COUNCIL

APPENDIX A

Financial Statement – 2024/25					
as at 17th July, 2024					
Actual 2023/24 £	Details	2024/25 Budget £	Actual to May 24 £	Agenda Jul. 24 £	Budget Balance £
	Receipts				
10,480.00	Precept	10,957.00	5,478.50		5,478.50
0.00	Balances	2,387.00	0.00		0.00
58.43	Investment interest	0.00	0.00	18.37	0.00
0.00	Sale of assets	0.00	0.00		0.00
150.00	Grants, donations & refunds	0.00	0.00		0.00
484.66	Community Infrastructure Levy	0.00	0.00		0.00
154.18	VAT refund	0.00	0.00	304.92	48.00
11,327.27	Total receipts	13,344.00	5,478.50	323.29	5,526.50
	Payments				
4,165.20	Salary (Clerk)	4,499.00	706.34	706.34	3,086.32
0.00	National Insurance (Employer)	0.00	0.00		0.00
275.00	Allowances (Clerk)	275.00	0.00		275.00
226.25	Administration	325.00	0.00		325.00
0.00	Chairman/Member allowances	0.00	0.00		0.00
200.00	Audit fees (internal & external)	215.00	220.00		-5.00
300.00	Insurance	350.00	300.00		50.00
47.88	Website	140.00	0.00		140.00
206.06	Street lighting electric	615.00	43.87	36.18	534.95
0.00	Training	210.00	0.00		210.00
283.29	Subscriptions/affiliation fees	410.00	261.48		148.52
140.00	Room hire	230.00	20.00	20.00	190.00
126.76	Christmas lighting	250.00	0.00	155.00	95.00
872.00	Parish Maintenance	600.00	0.00		600.00
68.29	Asset purchase	600.00	0.00		600.00
0.00	Asset maintenance	3,175.00	0.00		3,175.00
211.20	Newsletter	750.00	0.00	298.80	451.20
72.00	Grants / s.137 payments	200.00	0.00	200.00	0.00
0.00	Contingency	500.00	0.00		500.00
304.92	VAT		46.19	1.81	
7,498.85	Total payments	13,344.00	1,597.88	1,418.13	10,375.99

Cash/Bank reconciliation	01/04/24	15/05/24	17/07/24	31/03/25
Balance B/Fwd	25,621.46	25,621.46	29,502.08	28,407.24
Add total receipts	13,344.00	5,478.50	323.29	5,526.50
Less total payments	13,344.00	1,597.88	1,418.13	10,375.99
Balance C/Fwd	25,621.46	29,502.08	28,407.24	23,557.75
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/24	15/05/24	17/07/24	31/03/25
General funds	7,780.95	11,661.57	10,566.73	5,717.24
Earmarked reserves	17,840.51	17,840.51	17,840.51	17,840.51
	25,621.46	29,502.08	28,407.24	23,557.75

GREAT WARFORD PARISH COUNCIL

Cash/Bank Reconciliation as at 17th July, 2024

Cash

Balance brought forward 01/04/24		
Current Account (NatWest)	450.07	
Community Account (Barclays)	20,258.97	
Business Premium Account (Barclays)	4,912.42	
	25,621.46	
Plus receipts	5,801.79	
Less payments	3,016.01	
Balance carried forward 17/07/24:	28,407.24	

Bank

Current Account (NatWest)	24,325.55		01/07/24
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
Approved	0.00		
For approval	-1,418.13		
Less payments already issued	319.03		
	-1,099.10		
		23,226.45	17/07/24
Community Account (Barclays)	250.00		07/06/24
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
	0.00		
	0.00		
		250.00	17/07/24
Business Premium Account (Barclays)	4,930.79		03/06/24
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
	0.00		
	0.00		
		4,930.79	17/07/24
Total bank balances 17/07/24		28,407.24	

GREAT WARFORD PARISH COUNCIL

APPENDIX B

Receipts

HM Revenue & Customs	£304.92	VAT reclaim 2023/24
Barclays Bank plc	£18.37	Gross interest: 04/03/24 - 02/06/24

APPENDIX C

Payments for approval

Direct Debit	Bombouche Ltd.	£298.80	Newsletter printing and distribution
Cheque No 000023	E. M. Maddock	£565.14	Salary: June – July 2024
Cheque No 000024	H. M. Revenue & Customs	£141.20	Employee income tax
Cheque No 000025	Great Warford Baptist Chapel	£20.00	Room hire (17/07/24)
Cheque No 000026	K. Hall & Sons	£155.00	Electrician services: Christmas 2023
Cheque No 000027	Great Warford Residents Group	£200.00	Donation to community event
Direct Debit	npower	£20.23	Electricity charges – May 2024
Direct Debit	npower	£17.76	Electricity charges – June 2024

APPENDIX D

(a) Recent planning decisions

- 24/1094M Dovedale, Chelford Road, Great Warford. SK9 7TL
Alterations to the external facing materials (brickwork, tiles and window frames) on the existing dwelling and 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 point.
DECISION STATUS – Approved with conditions (28/05/24)
- 24/1350M Primrose Farm, Noahs Ark Lane, Mobberley. WA16 7AX
To cover a midden area to comply with latest Sustainable farming intuitive so rain water does not fall onto the area used to store manure.
DECISION STATUS – Approved with conditions (25/06/24)

(b) Outstanding planning applications

- 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
- 21/3027M 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

GREAT WARFORD PARISH COUNCIL

- 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
- 23/2347M Home Farm, Faulkners Lane, Mobberley. WA16 7AN
Agricultural workers dwelling with detached garage and associated development.
DECISION STATUS – Undecided
- 23/4584M Site east of Fields View Farm, Ancoats Lane, Mobberley. WA16 7AT
Agricultural building, yard area with weigh bridge and associated development.
DECISION STATUS – Undecided
- 24/1104M Ash Lea, Ancoats Lane, Mobberley. WA16 7AT
Change of use from existing domestic garage to single storey residential dwelling.
DECISION STATUS – Undecided
- 24/1380D Karibu, Chelford Road, Great Warford. SK9 7TL
Discharge of condition 4 on approval 21/2303M.
DECISION STATUS – Undecided
- 24/1405M Karibu, Chelford Road, Great Warford. SK9 7TL
Variation of condition 2 – plans on application 21/2303M.
DECISION STATUS – Undecided
- 24/1450M Karibu, Chelford Road, Great Warford. SK9 7TL
Moving the site entrance and the replacement of the existing wall and hedge boundary
treatment with a new hedge, entrance gates and fence.
DECISION STATUS – Undecided