

GREAT WARFORD PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Wednesday 18th September, 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 12th September, 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 Parish Council meeting held 17th July, 2024 as a correct record and approve signing by the Chairman.
- 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 18th September, 2024. (Appendix A)
 - (b) To note receipts since the last meeting: None.
 - (c) To approve the payments listed at Appendix B.
 - (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 & Licensing**
 - (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 C)

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- (b) To consider the following planning application:
 - i. 24/3149M: Merryford, Warford Hall Drive, Great Warford. SK9 7TR
Front extension to garage to facilitate the parking of a vehicle. Resubmission of application no. 23/4806M withdrawn 16th February 2024.
 - ii. 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.
- (e) To consider the following licensing application:
 - i. Hammonds of Knutsford PLC, Warford Grange Farm, Pedley House Lane, Great Warford. WA16 7SP
Supply of alcohol (online sales only) from the premises (Monday to Sunday: 00:01 – 00:00).

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.
- (d) To note the following forthcoming road closure:
 - i. Mill Lane, Little Warford/Great Warford for the full extent between 15th-17th October, 2024 to allow Cheshire East Council to carry out cable overhead repairs.

9. Correspondence

- (a) To consider specific correspondence received by the Parish Council since the date of the last ordinary meeting and determine such actions as Members consider appropriate thereto:
 - i. The Ministry of Housing, Communities and Local Government: Consultation on proposed reforms to the National Planning Policy Framework and other changes to the planning system. (Closes 24/09/24)
[Link to information: <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>]
 - ii. Manchester Airport: Consultation on Draft Noise Action Plan. (Closes 27/09/24)
[Link to information: <https://www.manchesterairport.co.uk/community/living-near-the-airport/noise-action-plan/>]
 - iii. Cheshire East Council: Consultation relating to the proposed introduction of evening and Sunday car parking charges in Cheshire East. (Closes: 09/10/24)
[Link to information: https://www.cheshireeast.gov.uk/car-parks-and-parking/reviews_and_consultations/reviews_and_consultations.aspx]
 - iv. Cheshire East Council: Consultation on proposed changes to household waste collection services. (Closes: 20/10/24)
[Link to information: <https://surveys.cheshireeast.gov.uk/s/HouseholdWaste2024/>]

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10. 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 consider matters relating to a possible site visit to David Lewis in respect of the proposed orchard.
- (d) To receive report from the Cheshire East Council Town and Parish Council Online Network Meeting held on 17th September. Topic: CEC Transformation Plan.
- (e) To receive any updates from the Great Warford Residents Group.

11. Matters for inclusion on next/future meeting agenda

12. Date of next meeting: Wednesday 20th November, 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.

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

E.M.Maddock

Dr. E. M. Maddock PSLCC,

Clerk & Responsible Financial Officer. Dated 12th September, 2024

For further information and copy agenda please contact:

Tel: 01477 571444 Email: clerk.greatwarfordpc@gmail.com

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APPENDIX A

Financial Statement – 2024/25 as at 18 th September, 2024					
Actual 2023/24 £	Details	2024/25 Budget £	Actual to Jul. 24 £	Agenda Sep. 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	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	304.92		104.35
11,327.27	Total receipts	13,344.00	5,801.79	0.00	5,582.85
	Payments				
4,165.20	Salary (Clerk)	4,499.00	1,412.68	706.34	2,379.98
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	23.98	116.02
206.06	Street lighting electric	615.00	80.05	34.99	499.96
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	40.00	20.00	170.00
126.76	Christmas lighting	250.00	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	290.90	2,884.10
211.20	Newsletter	750.00	249.00		501.00
72.00	Grants / s.137 payments	200.00	200.00		0.00
0.00	Contingency	500.00	0.00		500.00
304.92	VAT		97.80	6.55	
7,498.85	Total payments	13,344.00	3,016.01	1,082.76	9,349.58

Cash/Bank reconciliation	01/04/24	17/07/24	18/09/24	31/03/25
Balance B/Fwd	25,621.46	25,621.46	28,407.24	27,324.48
Add total receipts	13,344.00	5,801.79	0.00	5,582.85
Less total payments	13,344.00	3,016.01	1,082.76	9,349.58
Balance C/Fwd	25,621.46	28,407.24	27,324.48	23,557.75
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/24	17/07/24	18/09/24	31/03/25
General funds	7,780.95	10,566.73	9,483.97	5,717.24
Earmarked reserves	17,840.51	17,840.51	17,840.51	17,840.51
	25,621.46	28,407.24	27,324.48	23,557.75

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Cash/Bank Reconciliation as at 18th September, 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	4,098.77	
Balance carried forward 18/09/24:	27,324.48	

Bank

Current Account (NatWest)	23,199.43		30/08/24
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
Approved	-20.00		
For approval	-1,082.76		
Less payments already issued	47.02		
	-1,055.74		
		22,143.69	18/09/24
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	18/09/24
Business Premium Account (Barclays)	4,930.79		02/08/24
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
	0.00		
	0.00		
		4,930.79	18/09/24
Total bank balances 18/09/24		27,324.48	

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APPENDIX B

Payments for approval

Direct Debit	npower	£18.24	Electricity charges – July 2024
Direct Debit	npower	£18.50	Electricity charges – August 2024
Direct Debit	123-reg	£28.78	Web domain fee 2024/25/26
Cheque No 000028	E. M. Maddock	£565.14	Salary: August - September 2024
Cheque No 000029	H. M. Revenue & Customs	£141.20	Employee income tax
Cheque No 000030	Great Warford Baptist Chapel	£20.00	Room hire (18/09/24)
Cheque No 000031	Home Assist	£290.90	Treatment of benches (3)

APPENDIX C

(a) Recent planning decisions

- 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 – Note decided (“Finally disposed of”) (12/08/24)
- 23/2347M Home Farm, Faulkners Lane, Mobberley. WA16 7AN
Agricultural workers dwelling with detached garage and associated development.
DECISION STATUS – Withdrawn (20/08/24)
- 24/1927M Wilmslow Golf Club, Warford Lane, Great Warford. WA16 7AY
Full planning application for the installation of an irrigation tank and pumping station.
DECISION STATUS – Approved with conditions (03/09/24)
- 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.
DECISION STATUS – Approved (06/09/24)
- 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.
DECISION STATUS – Approved with conditions (09/08/24)
- 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.
DECISION STATUS – Refused (15/08/24)
- 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.
DECISION STATUS – Refused (20/08/24)

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- 24/2692T Highgrove, Ancoats Lane, Great Warford. SK9 7TT
T1. Lime – Remove epicormic growth around the base and up to the main fork to all
DECISION STATUS – Consent for works in TPO with conditions (06/09/24)

(b) Outstanding planning applications

- 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
- 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
- 23/4584M 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 [Revised plans submitted 05/09/24]
- 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
- 24/2477M Carlisle House, Knutsford Road, Knolls Green, Mobberley. WA16 7BA
Construction of a single storey dwelling with access, landscaping and associated
work.
DECISION STATUS – Undecided