

GREAT WARFORD PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Wednesday 20th November, 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 14th November, 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. Public Forum for Questions** – To receive questions from members of the public.
- 4. Cheshire East Ward Member: Cllr. H. Moss** – To receive a report on items of interest to the Parish Council.
- 5. 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.
 - (b) To record that the meeting scheduled for 18th September, 2024 was cancelled.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2024/25 as at 20th November, 2024. (Appendix A)
 - (b) To note receipts since the last meeting listed at Appendix B.
 - (c) To approve the payments listed at Appendix C.
 - (d) To note the publication of the local government services pay agreement 2024/25.
 - (e) To adopt the new model Financial Regulations.
[Document available at:
<https://greatwarfordpc.org.uk/wp-content/uploads/2024/11/Model-Financial-Regulations-GWPC-Nov-2024.pdf>]

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- (f) To appoint an Internal Auditor for the 2024/25 financial year.
- (g) To appoint an additional cheque signatory for accounts held at NatWest Bank plc.
- (h) To review and approve the Financial Risk Assessment 2024/25. (Appendix D)
- (i) Budget 2025/26 (Appendix E)
 - i. To consider and determine a revised budget in respect of 2024/25.
 - ii. To consider and determine a budget in respect of 2025/26.
 - iii. To consider precept requirements for 2025/26.
- (j) To receive and consider update relating to the complaint regarding Barclays Bank plc.

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 F)
- (b) To consider the following planning applications:
 - 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. 24/3228D: Constantia, Paddock Hill, Great Warford. WA16 7DJ
Discharge of Conditions 3, 6, 7, 9, 12, 13, 15, 16, 17, 18 & 23 on approval 23/2247M for a new dwelling and associated landscaping works, including the demolition of a single existing dwelling.
 - iii. 24/3608M: The Place, Mill Lane, Alderley Edge. SK9 7TY
Extension of existing office/commercial building, including incorporation of vacant barn, and associated parking, access and landscaping.
 - iv. 24/4078/HOUS: Springfield Farm, Warford Lane, Great Warford. WA16 7AY
Side extension to dwelling.
 - v. 24/4079/HOUS: Springfield Farm, Warford Lane, Great Warford. WA16 7AY
Side extension to dwelling.
 - vi. 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 note that the premises license application in respect of Hammonds of Knutsford PLC, Warford Grange Farm, Pedley House Lane, Great Warford. WA16 7SP
Supply of alcohol (online sales only) from the premises has been granted.

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.

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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 Local Government Boundary Commission for England: To receive and consider the draft proposals for revised electoral wards for Cheshire East Council as set out in the consultation documents and determine any response to the consultation as appropriate.
[Link to information: <https://www.lgbce.org.uk/all-reviews/cheshire-east>]
 - ii. Ministry of Housing, Communities and Local Government: Consultation on enabling remote attendance and proxy voting at local authority meetings.
[Link to information: <https://www.gov.uk/government/consultations/enabling-remote-attendance-and-proxy-voting-at-local-authority-meetings>]
 - iii. Cheshire East Council: Garden waste scheme subscriptions now open for the 2025 collection period.
[Link to information: https://www.cheshireeast.gov.uk/waste_and_recycling/bins/garden-waste-recycling-scheme/overview.aspx]
 - iv. Cheshire East Council: Update regarding new planning portal system.
[Link to information: <https://greatwarfordpc.org.uk/cheshire-east-council-planning-service-update-07-11-24/>]
 - v. Manchester Airport: Community Flyer (newsletter).
[Link to information: <https://greatwarfordpc.org.uk/manchester-airport-newsletter/>]
 - vi. Cheshire Fire and Rescue Service: Annual Report 2023-2024.
[Link to information: <https://www.cheshirefire.gov.uk/your-service/key-information/annual-report/>]
 - vii. Cheshire East Council: Update regarding implementation of new car parking charges.
[Link to information: <https://greatwarfordpc.org.uk/changes-to-council-car-parks-to-go-live-next-month/>]

10. Reports from external meetings

- (a) To receive reports from the following meetings:
 - i. Cheshire East Council Town and Parish Council Online Network Meeting (17/09/24). Topic: CEC Transformation Plan.
 - ii. ChALC Annual Meeting (17/10/24)
 - iii. Manchester Airport Town and Parish Council Forum (30/10/24).
 - iv. Cheshire East Council Town and Parish Council Online Network Meeting (19/11/24). Topics: Joint Strategic Needs Assessment and Pharmaceutical Needs Assessment; Cheshire East Council Budget consultation; Cheshire East Target Operating Model; future charges for parish elections.

11. 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.

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- (c) To receive a report from the Community Orchard opening at David Lewis.
- (d) To receive any updates from the Great Warford Residents Group.

12. Matters for inclusion on next/future meeting agenda

13. Date of next meeting: Wednesday 15th January, 2025 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.

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

E.M.Maddock

Dr. E. M. Maddock PSLCC,

Clerk & Responsible Financial Officer.

Dated 14th November, 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 20 th November, 2024					
Actual 2023/24 £	Details	2024/25 Budget £	Actual to Jul. 24 £	Agenda Nov. 24 £	Budget Balance £
	Receipts				
10,480.00	Precept	10,957.00	5,478.50	5,478.50	0.00
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		155.21
11,327.27	Total receipts	13,344.00	5,801.79	5,478.50	155.21
	Payments				
4,165.20	Salary (Clerk)	4,499.00	1,412.68	1,521.88	1,564.44
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	92.10	442.85
0.00	Training	210.00	0.00		210.00
283.29	Subscriptions/affiliation fees	410.00	261.48	80.00	68.52
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	240.00	360.00
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	57.41	
7,498.85	Total payments	13,344.00	3,016.01	2,326.27	8,156.93

Cash/Bank reconciliation	01/04/24	17/07/24	20/11/24	31/03/25
Balance B/Fwd	25,621.46	25,621.46	28,407.24	31,559.47
Add total receipts	13,344.00	5,801.79	5,478.50	155.21
Less total payments	13,344.00	3,016.01	2,326.27	8,156.93
Balance C/Fwd	25,621.46	28,407.24	31,559.47	23,557.75
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/24	17/07/24	20/11/24	31/03/25
General funds	7,780.95	10,566.73	13,718.96	5,717.24
Earmarked reserves	17,840.51	17,840.51	17,840.51	17,840.51
	25,621.46	28,407.24	31,559.47	23,557.75

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Cash/Bank Reconciliation as at 20th November, 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	11,280.29
Less payments	5,342.28
Balance carried forward 20/11/24:	31,559.47

Bank

Current Account (NatWest)	28,639.14		01/11/24
Add receipts/transfer since above statement			

	0.00		
	0.00		

Less unrepresented cheques			
Approved	-20.00		
For approval	-2,326.27		
Less payments already issued	85.81		
	-2,260.46		

26,378.68 20/11/24

Community Account (Barclays)	250.00		07/06/24
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Add receipts/transfer since above statement			
	0.00		

	0.00		
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Less unrepresented cheques			
	0.00		
	0.00		

250.00 20/11/24

Business Premium Account (Barclays)	4,930.79		03/09/24
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Add receipts/transfer since above statement			
	0.00		

	0.00		
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Less unrepresented cheques			
	0.00		
	0.00		

4,930.79 20/11/24

Total bank balances 20/11/24	31,559.47		
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APPENDIX B

Receipts

Cheshire East Borough Council £5,478.50 Precept 2024/25 (50%)

APPENDIX C

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	PAYE payments
Cheque No 000030	Cancelled		
Cheque No 000031	Home Assist	£290.90	Treatment of benches (3)
Cheque No 000032	E. M. Maddock	£652.54	Salary: October – November 2024 plus backpay (Apr-Oct 2024)
Cheque No 000033	HM Revenue & Customs	£163.00	PAYE payments
Cheque No 000034	Great Warford Baptist Chapel	£20.00	Room hire (20/11/24)
Cheque No 000035	Warburton Landscapes Ltd.	£288.00	Grass cutting 2024
Cheque No 000036	Cheshire Community Action	£20.00	Subscription fee 2024/25
Cheque No 000037	CPRE	£60.00	Subscription fee 2024/25
Direct Debit	npower	£20.29	Electricity charges: September 24
Direct Debit	npower	£39.68	Electricity charges: October 2024

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APPENDIX D

GREAT WARFORD PARISH COUNCIL FINANCIAL RISK ASSESSMENT - 2024/25

Subject	Risk(s) Identified	H/M/L	Management/Control of Risk	Review/Assess/Revise
Business continuity	Risk of Council not being able to continue its business due to an unexpected or tragic circumstance.	L	In the event of the Clerk being indisposed the Chairman (or other nominated Member) may perform the necessary duties.	Existing procedure adequate. Review when necessary.
	Loss of paper/electronic records.	M	Files and records kept at the Clerk's home. Regular backup of electronic files is made. Paper documents stored in metal filing cabinets. Approved Minutes scanned. Electronic minutes published on website.	Existing procedure adequate.
Precept	Adequacy of precept for Council to carry out its Statutory duties.	M	Budgetary Control statement presented to Council at each meeting.	Existing procedure adequate.
	Requirements not submitted to CEC.	L	Full Minute - RFO to follow up.	Existing procedure adequate.
	Amount not received from CEC.	L	RFO to confirm receipt and Minute at next Meeting of Council.	Existing procedure adequate.
Financial records	Inadequate records.	L	Financial Regulations specify requirements of Council.	Existing procedure adequate. Review Financial Regulations 2025.
	Financial irregularities.	L	Internal Audit of accounts by competent, independent person. Periodic financial reports are presented to Council. Cheque signatories are separate from person raising the cheque.	Existing procedure adequate. Review bank signatories when change of Councilors/circumstances.
Bank and banking	Inadequate checks.	L	Bank reconciliation produced at each meeting.	Existing procedure adequate. Review Financial Regulations 2025.
	Bank mistakes.	L	RFO check all bank statements against Council records and query errors immediately.	Existing procedure adequate.
	Loss.	L	RFO check all bank statements against Council records and query inconsistencies immediately.	Existing procedure adequate.
	Charges.	L	RFO check adequate funds prior to issuing cheques. RFO challenge charges where errors made by bank.	Existing procedure adequate.
Cash	Loss through theft or dishonesty.	L	Cash handling is not encouraged but where cash received - banked within 7 days.	Existing procedure adequate.
Reserves - General	Adequacy.	L	Consider at Budget setting.	Existing procedure adequate.
	Adequacy.	L	Consider at Budget and review of final accounts.	Existing procedure adequate.

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Subject	Risk(s) Identified	H/M/L	Management/Control of Risk	Review/Assess/Revise
Reporting and auditing	Information communication.	L	A monitoring statement is produced regularly before each Council meeting and approved at the meeting. This statement includes bank reconciliation and budget update.	Existing procedure adequate.
Direct costs & overhead expenses	Compliance.	L	An independent internal auditor has been appointed. Annual reports detailing compliance with audit regulations are presented to Council.	Existing procedure adequate.
Salaries and associated costs.	Goods not supplied but billed.	L	Procurement undertaken in accordance with best practice guidance. RFO to follow up on all orders.	Existing procedure adequate. Review Financial Regulations 2025.
	Invoice incorrectly calculated or recorded.	L	RFO to check arithmetic on all invoices and perform regular bank reconciliations.	Existing procedure adequate.
	Cheque payable incorrect (excessive or to wrong party).	L	Signatories initial Stub and Voucher to confirm accuracy.	Existing procedure adequate.
	Salary paid incorrectly.	M	Check salary to Minute, check hours and rate to contract. Salary analysis is detailed on the payment vouchers issued.	Existing procedure adequate.
	Wrong deduction of NI and Tax.	M	NI and Tax deductions are calculated using the HMRC PAYE RTI System which is regularly updated. Check PAYE calculations.	Existing procedure adequate.
	Unpaid Tax and NI contributions to Inland Revenue.	L	Payments are made to HMRC by cheque and detailed in the financial statements presented to Council.	Existing procedure adequate.
Employees.	Loss of clerk.	L	Hours, health, stress, training, long term sick, early departure - risk monitored and managed as appropriate.	Existing procedure adequate. Review annually.
	Fraud by employee.	L	Fidelity Guarantee value reviewed annually and insurance cover arranged.	Existing procedure adequate.
	Actions taken by staff.	L	Relevant training, resources and access to professional advice made available to Clerk.	Existing procedure adequate.
VAT	VAT analysis.	L	All items analysed in cash book. Analysis presented to Council at each meeting.	Existing procedure adequate.
	Claimed within time limits.	L	VAT reclaim submitted annually at year end.	Existing procedure adequate.
Legal powers	Illegal activity or payments.	M	All activity and payments within the powers of the Parish Council to be resolved and minuted at Parish Council Meetings. Relevant procedures set out in Standing Orders and Financial Regulations.	Existing procedure adequate. Review Standing Orders and Financial Regulations 2025.

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Subject	Risk(s) Identified	H/M/L	Management/Control of Risk	Review/Assess/Revise
Supplier (procurement) fraud	Loss through supplier fraud	L	<p>Training for staff to alert them to potential risks of providing sensitive company information, by telephone or other means, especially contract and account information. All supplier detail changes to be verified using contact details held by Parish Council.</p> <p>Periodic review of supplier accounts to remove any dormant accounts.</p> <p>Periodic review of supplier address and financial health details with Companies House.</p> <p>Review insurance provision.</p>	<p>Review training needs 2025.</p> <p>Existing procedure adequate.</p> <p>Existing procedure adequate.</p> <p>Existing procedure adequate.</p> <p>Review 2025.</p>

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APPENDIX E

		Projected 24/25 & Budget 2025/26	Variances 24/25	Balance as at 20/11/24
Clerk's Salary				
2024/25	4 months (Dec. 24 – Mar. 25)	1,413	0	
	NJC Salary Award 2024/25	55	96	
		1,468	96	1,564
2025/26				
	Annual salary	4,405		
	Contingency for Salary Review (w.e.f. 01/04/25)	91		
	Contingency for NJC Salary Award	260		
		4,756		
National Insurance (Employer)				
2024/25	Dec 24 - Mar 25 (on basic salary)	0	0	
		0	0	0
2025/26				
	Based on basic salary	0		
		0		
Chairman/Member Allowances				
2024/25	Member Allowances - Dec 24 - Mar 25	0	0	
		0	0	0
2025/26				
	Member Allowances	0		
		0		
Administration				
2024/25	Accommodation Allowance	275	0	
	Stationery/Office supplies	325	0	
		600	0	600
2025/26				
	Accommodation Allowance	275		
	Stationery/Office supplies	325		
		600		
Audit Fees				
2024/25	External Audit Fees 2023/24	0	0	
	Internal Audit Fees 2023/24	0	-5	
		0	-5	-5
2025/26				
	External Audit Fees 2024/25	0		
	Internal Audit Fees 2024/25	230		
		230		
Insurance				
2024/25	Premium (June 2024)	0	50	
		0	50	50
2025/26				
	Premium due June 2025	350		
		350		
Website				
2024/25	Web hosting services	60	60	
	Web domain renewal	0	-4	
		60	56	116
2025/26				
	Web hosting services	120		
	Web domain renewal	12		
		132		

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		Projected 24/25 & Budget 2025/26	Variances 24/25	Balance as at 20/11/24
Street Lighting (Electric & Repairs)				
2024/25	Electricity Charges - Nov. 24 - Mar. 25	109	-19	
	Provision for Increase in Electricity	53	0	
	Repairs	300	0	
		462	-19	443
2025/26				
	Annual Electric	262		
	Provision for Increase in Electricity	53		
	Repairs and maintenance	300		
		615		
Training				
2024/25	Training Provision - Members & Clerk	210	0	
		210	0	210
2025/26				
	Training Provision - Members & Clerk (Based on 6 attendances to ChALC Training sessions)	210		
		210		
Subscriptions/Affiliation/Registration Fees				
2024/25	ChALC	0	18	
	Cheshire Community Action	0	30	
	CPRE	0	0	
	Data Protection Registration	0	20	
		0	68	68
2025/26				
	ChALC	245		
	Cheshire Community Action	50		
	CPRE	60		
	Data Protection Registration	55		
		410		
Room Hire				
2024/25	Ordinary Parish Council Meetings (2)	40	20	
	Extra Ordinary Parish Council Meetings	60	0	
	Contingency	0	50	
		100	70	170
2025/26				
	Ordinary Parish Council Meetings	120		
	Extra Ordinary Parish Council Meetings	60		
	Contingency	50		
		230		
Christmas Tree & Lighting				
2024/25	Christmas Display 2024	150	0	
	Christmas Display - Professional services	155	-210	
		305	-210	95
2025/26				
	Christmas Display 2025	150		
	Christmas Display - Professional services	200		
		350		
Parish Maintenance				
2024/25	Land at Lindow End	0	360	
		0	360	360
2025/26				
	Land at Lindow End	600		
		600		

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		Projected 24/25 & Budget 2025/26	Variances 24/25	Balance as at 20/11/24
Asset Purchase				
2024/25	Provision	600	0	
	Speed indicator devices (inc. posts)	8,000	-8,000	
		8,600	-8,000	600
2025/26	Provision	600		
		600		
Asset Maintenance				
2024/25	Defibrillator: Electricity Contribution	125	0	
	Defibrillator Consumables (e.g pads, batteries etc.)	350	0	
	Noticeboard	100	0	
	Benches	109	0	
	Signs and plaques	200	0	
	Vehicle activated signs	2,000	0	
		2,884	0	2,884
2025/26	Defibrillator: Electricity Contribution	125		
	Defibrillator Consumables (e.g pads, batteries etc.)	350		
	Noticeboard	100		
	Benches	400		
	Signs and plaques	200		
	Vehicle activated signs	2,000		
		3,175		
Newsletter				
2024/25	Newsletter	501	0	
		501	0	501
2025/26	Newsletter	750		
		750		
S.137 Donations / Grants				
2024/25	Provision	0	0	
		0	0	0
2025/26	Provision	200		
		200		
Other				
2024/25	Contingency provision	500	0	500
2025/26	Contingency provision	500		
	2024/25 Sub Totals	15,690	-7,534	8,156
	2024/25 Payments from earmarked reserves	0	8,000	
	2024/25 Expenditure Projection and Savings Totals	15,690	466	
	2025/26 Draft Budget Expenditure Total	13,708		
	Less Funds from reserves and projected savings 2024/25			
	2024/25 savings	-466		
	From general reserves	-2,000		
	Gross Precept Requirement 2025/26	11,242		

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Analysis of funds

01/04/24	Balance brought forward	25,621.46	
	Plus receipts (actual)	11,280.29	
	Less payments (actual)	-5,342.28	
	Plus receipts (projected)	155.21	
	Less payments (projected)	-15,690.00	
		16,024.68	
	Less Earmarked Reserves:		
	Telephone Kiosk Deposit	-200.00	
	Village Picnic Fund (Notice Board)	-750.00	
	Transparency Code Grant - Clerk Training	-200.00	
	Transparency Code Grant - Scanning Eqpt	-117.00	
	Highway Safety Projects	-2,000.00	
	Telephone Kiosk Refurbishment	-2,000.00	
	Democratic Services Fund	-4,000.00	
	Speed Indicator Devices Project	-850.00	
	Community Infrastructure Levy	-1,723.51	
		-11,840.51	
31/03/25	General funds carried forward	4,184.17	

Tax Base 2025/26 (Band D) and Precept impact on Property Bands

		2024/25				2025/26	
Band	Ratio	Tax Base	£	Band	Ratio	Tax Base	£
A	6/9		16.01	A	6/9		15.98
B	7/9		18.68	B	7/9		18.64
C	8/9		21.35	C	8/9		21.30
D	9/9	456.23	24.02	D	9/9	469.04	23.97
E	11/9		29.35	E	11/9		29.29
F	13/9		34.69	F	13/9		34.62
G	15/9		40.03	G	15/9		39.95
H	18/9		48.03	H	18/9		47.94
	Precept	£10,957			Precept	£11,242	

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APPENDIX F

(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 – Not 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)
- 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)
- 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 – Approved with conditions (05/11/24)
- 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 – Refused (27/09/24)

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24/3436M Twin Oaks, Merrymans Lane, Great Warford. SK9 7TN
Construction of garage.
DECISION STATUS – Approved with conditions (29/10/24)

(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
- 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