

# GREAT WARFORD PARISH COUNCIL

## NOTICE OF PARISH COUNCIL MEETING

**Date:** Wednesday 15<sup>th</sup> January, 2025

**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 10<sup>th</sup> January, 2025

---

**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 20<sup>th</sup> November, 2024 as a correct record and approve signing by the Chairman.
- 6. Finance**
  - (a) To receive and consider the Financial Statement 2024/25 as at 15<sup>th</sup> January, 2025. (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 nominate a Member (other than a cheque signatory) to undertake the quarterly bank reconciliation verification.
  - (e) 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 D)

# GREAT WARFORD PARISH COUNCIL

- (b) To consider the following planning applications:
  - i. 24/4501/HOUS: Merryford, Warford Hall Drive, Great Warford. SK9 7TR  
Extension to balcony at the rear of the property with supporting square timber columns at ground floor and toughened glass balustrade at the upper level.
  - ii. 24/4694/CLPUD: 2 Noonsun Cottages, Pedley House Lane, Great Warford. WA16 7AS  
Lawful Development Certificate for replacement of existing outbuilding.
  - iii. 24/5005/VOC: Copper Beeches, Chelford Road, Great Warford. SK9 7TL  
Variation of conditions 2, 8 and 9 on approval 22/4810M: Demolition of dwelling, construction of a replacement dwelling, and change in use of land.
  - iv. 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. 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. Cheshire East Council: Notice of future election charges.  
[Note: For the all-out elections in 2027, there will be no recharges for uncontested elections. For Great Warford Parish Council – if a contested election is required the charge would be £425.60.]
  - ii. Ministry of Housing, Communities and Local Government: Publication of revised National Planning Policy Framework.  
[Link to document: <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>]
  - iii. Cheshire East Council: Budget Engagement for 2025 to 2029.  
[Link to information and public survey: [https://surveys.cheshireeast.gov.uk/s/Budget\\_Engagement\\_2025\\_To\\_2029/?utm\\_medium=email&utm\\_source=govdelivery](https://surveys.cheshireeast.gov.uk/s/Budget_Engagement_2025_To_2029/?utm_medium=email&utm_source=govdelivery)] (Closing date: 19/01/25)
  - iv. Cheshire East Council: New interim housing strategy consultation.  
[Link to information: [https://surveys.cheshireeast.gov.uk/s/HousingStrategy24/?utm\\_medium=email&utm\\_source=govdelivery](https://surveys.cheshireeast.gov.uk/s/HousingStrategy24/?utm_medium=email&utm_source=govdelivery)] (Closing date: 25/02/25)
  - v. ChALC: 80<sup>th</sup> Anniversary of VE Day - 8<sup>th</sup> May, 2025.  
[Link to information: [www.VEday80.org.uk](http://www.VEday80.org.uk)]
  - vi. Cheshire East Council: Holocaust Memorial Day Service 2025 (27/01/25).

# GREAT WARFORD PARISH COUNCIL

## 10. Community matters

- (a) To receive a report on matters of interest / concern within the Parish from the Mobberley Ward Policing Team.
- (b) To receive feedback relating to arrangements for the 2024 Christmas lights and consider options for Christmas 2025 displays.
- (c) 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 19<sup>th</sup> March, 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.

## 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 10<sup>th</sup> January, 2025

For further information and copy agenda please contact:

Tel: 01477 571444 Email: [clerk.greatwarfordpc@gmail.com](mailto:clerk.greatwarfordpc@gmail.com)

# GREAT WARFORD PARISH COUNCIL

## APPENDIX A

<b>Financial Statement – 2024/25</b>					
<b>as at 15<sup>th</sup> January, 2025</b>					
<b>Actual 2023/24 £</b>	<b>Details</b>	<b>2024/25 Budget £</b>	<b>Actual to Nov. 24 £</b>	<b>Agenda Jan. 25 £</b>	<b>Budget Balance £</b>
	<b>Receipts</b>				
10,480.00	Precept	10,957.00	10,957.00		0.00
0.00	Balances	2,387.00	0.00		0.00
58.43	Investment interest	0.00	18.37	36.95	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		159.68
<b>11,327.27</b>	<b>Total receipts</b>	<b>13,344.00</b>	<b>11,280.29</b>	<b>36.95</b>	<b>159.68</b>
	<b>Payments</b>				
4,165.20	Salary (Clerk)	4,499.00	2,934.56	733.64	830.80
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	23.98		116.02
206.06	Street lighting electric	615.00	172.15	89.39	353.46
0.00	Training	210.00	0.00		210.00
283.29	Subscriptions/affiliation fees	410.00	341.48		68.52
140.00	Room hire	230.00	60.00	20.00	150.00
126.76	Christmas lighting	250.00	155.00		95.00
872.00	Parish Maintenance	600.00	240.00		360.00
68.29	Asset purchase	600.00	0.00		600.00
0.00	Asset maintenance	3,175.00	290.90		2,884.10
211.20	Newsletter	750.00	249.00		501.00
72.00	Grants / s.137 payments	200.00	200.00	100.00	-100.00
0.00	Contingency	500.00	0.00		500.00
304.92	VAT		155.21	4.47	
<b>7,498.85</b>	<b>Total payments</b>	<b>13,344.00</b>	<b>5,342.28</b>	<b>947.50</b>	<b>7,213.90</b>

<b>Cash/Bank reconciliation</b>	<b>01/04/24</b>	<b>20/11/24</b>	<b>15/01/25</b>	<b>31/03/25</b>
Balance B/Fwd	25,621.46	25,621.46	31,559.47	30,648.92
Add total receipts	13,344.00	11,280.29	36.95	159.68
Less total payments	13,344.00	5,342.28	947.50	7,213.90
Balance C/Fwd	25,621.46	31,559.47	30,648.92	23,594.70
<b>Cumulative balances</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/24</b>	<b>20/11/24</b>	<b>15/01/25</b>	<b>31/03/25</b>
General funds	7,780.95	13,718.96	12,808.41	5,754.19
Earmarked reserves	17,840.51	17,840.51	17,840.51	17,840.51
	25,621.46	31,559.47	30,648.92	23,594.70

# GREAT WARFORD PARISH COUNCIL

## Cash/Bank Reconciliation as at 15<sup>th</sup> January, 2025

### 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	11,317.24
Less payments	6,289.78
Balance carried forward 15/01/25:	30,648.92

### Bank

<b>Current Account (NatWest)</b>	28,579.46		29/11/24
Add receipts/transfer since above statement			
	0.00	0.00	
Less unrepresented cheques			
Approved	-2,200.78		
For approval	-947.50		
Less payments already issued	0.00	-3,148.28	
		25,431.18	15/01/25
<b>Community Account (Barclays)</b>	250.00		07/06/24
Add receipts/transfer since above statement			
	0.00	0.00	
Less unrepresented cheques			
	0.00	0.00	
		250.00	15/01/25
<b>Business Premium Account (Barclays)</b>	4,967.74		03/12/24
Add receipts/transfer since above statement			
	0.00	0.00	
Less unrepresented cheques			
	0.00	0.00	
		4,967.74	15/01/25
Total bank balances 15/01/25		30,648.92	

# GREAT WARFORD PARISH COUNCIL

## APPENDIX B

### Receipts

Barclays Bank plc	£18.44	Gross interest – Jun-Sep. 2024
Barclays Bank plc	£18.51	Gross interest – Sep-Dec. 2024

## APPENDIX C

### Payments for approval

Direct Debit	npower	£44.48	Electricity charges: Nov. 2024
Direct Debit	npower	£49.38	Electricity charges: Dec. 2024
Cheque No 000041	E. M. Maddock	£587.24	Salary: Dec. 2024 – Jan. 2025
Cheque No 000042	H. M. Revenue & Customs	£146.40	PAYE payments
Cheque No 000043	Great Warford Baptist Chapel	£20.00	Room hire (15/01/25)
Cheque No 000044	Great Warford Residents Group	£100.00	Donation: Christmas event

## APPENDIX D

### (a) Recent planning decisions

- 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.  
DECISION STATUS – Approved (22/11/24)
- 24/4078/HOUS: Springfield Farm, Warford Lane, Great Warford. WA16 7AY  
Side extension to dwelling.  
DECISION STATUS – Approved with conditions (03/01/25)
- 24/4079/HOUS Springfield Farm, Warford Lane, Great Warford. WA16 7AY  
Side extension to dwelling.  
DECISION STATUS – Duplicate application deleted

### (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

## **GREAT WARFORD PARISH COUNCIL**

- 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
- 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 16<sup>th</sup> February 2024.  
DECISION STATUS – Undecided
- 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.  
DECISION STATUS – Undecided