

GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 15th January, 2025 at 7:00p.m.

at Great Warford Baptist Chapel, Merrymans Lane, Great Warford.

Present Councillors B. Thompson (Chairman), J. Macrae, N. Peacock, C. Rossington,
J. Shasha, E. Wood.

Members of the public (0).

Cheshire East Council Ward Member: Cllr. H. Moss.

Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

1. Apologies for absence

Councillor L. Wildig – Personal reason.

001/25 RESOLVED (a) That the above apology for absence be received and approved. (All in favour)

2. Declarations of interest

Items 7(a) and 7(c) – Cllrs. J. Macrae and C. Rossington – Residents of Warford Park.

002/25 RESOLVED (a) To note the above declarations of interest. (All in favour)

3. Public forum for questions – No questions were presented by members of the public.

003/25 RESOLVED (a) To note that no questions were presented. (All in favour)

4. Cheshire East Ward Member Cllr. H. Moss – (Item moved to after item 10) Borough Councillor H. Moss reported that a quotation for white lining had been received and it was expected that the work would take place in the spring. Road and footway sweeping has been undertaken to collect leaves and other debris. There is increased gully emptying activity at present due to an increase in flooding events. Borough Councillor H. Moss intends to undertake a review of the area and report gullies requiring attention. The issues relating to the fence at Noonsun Corner are still subject to a legal dispute, therefore, no progress has been made to restore the verge. Matters are progressing in processing planning applications relating to the CPASE site.

004/25 RESOLVED (a) To receive and note the updates from Borough Councillor H. Moss. (All in favour)

5. Minutes

(a) The Minutes of the Parish Council Meeting held 20th November, 2024 had been previously circulated to all Members.

005/25 RESOLVED (a) That the Minutes of the meeting held 20th November, 2024 be approved as a correct record and signed by the Chairman. (All in favour)

6. Finance

(a) **Financial Statement 2024/25 as at 15th January, 2025** – Members considered the financial statement 2024/25 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 payments listed at Appendix C.

006/25 RESOLVED (a) That the Financial Statement as at 15th January, 2025 be received and the Chairman's observations be duly noted (Appendix A). (b) That the report on receipts received since the last meeting be received and duly noted. (Appendix B) (c) That the payments listed at Appendix C be approved and duly authorised. (All in favour)

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- (d) **Quarterly bank reconciliation verification** – It was reported that it was necessary for a Member to undertake quarterly bank reconciliation verifications.

007/25 RESOLVED (a) **That Councillor E. Wood be authorised to undertake the quarterly bank reconciliation verification. (All in favour)**

- (e) **Barclays Bank** – It was reported that a response from Esther McVey MP, who had made representations to Barclays Bank plc and HM Treasury, advised that Barclays Bank plc was not willing to review the complaint. The Financial Conduct Authority had advised that the Financial Ombudsman does not consider complaints submitted by public bodies because they usually have more resources and legal expertise to resolve disputes through other means. The Financial Ombudsman's remit is defined by legislation, therefore, for public bodies to be allowed to bring complaints to the Ombudsman there would need to be a legislation change by Parliament.

008/25 RESOLVED (a) **To receive and note the update.**
(b) **That a motion be submitted to the ChALC Annual Meeting calling for lobbying for a change to legislation to enable parish councils to complain to the Financial Ombudsman. (All in favour)**

7. 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. **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.

009/25 RESOLVED (a) **That no comments be submitted to Cheshire East Council in respect of application 24/4501/HOUS. (All in favour)**

- ii. **24/4694/CLPUD:** 2 Noonsun Cottages, Pedley House Lane, Great Warford. WA16 7AS
Lawful Development Certificate for replacement of existing outbuilding.

010/25 RESOLVED (a) **That the following comments be submitted to Cheshire East Council in respect of application 24/4694/CLPUD: Great Warford Parish Council consider that the replacement timber out building with proposed flat roof profile on the same footprint is acceptable in principle as it will not be visible from the frontage due to the fence and hedge along the roadside. The Parish Council is, however, concerned that the fence and hedge, which will provide the screening, was subject to a previously submitted application (22/4139M). Application 22/4139M was withdrawn and it is understood that issues relating to the position of the fencing have not yet been resolved. The Cheshire East Council Strategic Transport Officer submitted comments to application 22/4139M which stated, "...the proposed fencing appears to be located in the adopted highway verge...", therefore, the current application could be considered misleading as the location plan appears to indicate the property boundary along the roadside. It is requested that issues relating to the fencing are resolved in**

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order to ensure appropriate determination of the current application. (All in favour)

- 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.

011/25 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 24/5005/VOC. (All in favour)

- iv. Any applications received following issue of Agenda: None.

012/25 RESOLVED (a) To note that no further application had been received. (All in favour)

- (c) **Planning Enforcement Updates** – Updates discussed at item 4.

013/25 RESOLVED (a) To receive and note the updates. (All in favour)

- (d) **Planning Enforcement** – It was reported that the boat which had been causing concern at Warford Crescent had now been removed.

014/25 RESOLVED (a) To receive and note the update. (All in favour)

8. Highway maintenance and enhancements

- (a) **Update on previously reported highway matters** – It was reported that no updates had been received from Cheshire East Highways.

015/25 RESOLVED (a) That the Clerk continue to pursue updates relating to remaining highway defect reports submitted to Cheshire East Council. (All in favour)

- (b) **Highway matters for attention** – No new highway matters were identified for attention.

016/25 RESOLVED (a) To note that no new highway matters had been identified. (All in favour)

- (c) **Speed Indicator Devices** – It was reported that permission had been refused by Cheshire East Council to locate speed indicator devices onto existing posts (e.g. sign posts) along Merrymans Lane. Borough Councillor H. Moss suggested installing the devices irrespective of the lack of permission from Cheshire East Council. The Clerk reported that installation of speed indicator devices without permission from Cheshire East Council would give rise to increased liability to the Parish Council should any adverse event occur. It may also invalidate some insurance covers also leading to possible increased liabilities.

**017/25 RESOLVED (a) To receive the updates.
(b) To note the advice of the Clerk regarding potential impact of proceeding with installation without permission.
(c) That the Chairman write to The Rt. Hon. Esther McVey to raise concerns regarding the refusal of permission by Cheshire East Council to install speed indicator devices. (All in favour)**

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.
It was noted that a contested election in 2027 would likely incur a charge of £425.60 for Great Warford Parish Council.

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018/25 RESOLVED (a) To receive and note the information. (All in favour)
ii. Ministry of Housing, Communities and Local Government: Publication of revised National Planning Policy Framework.

019/25 RESOLVED (a) To receive and note the information. (All in favour)
iii. Cheshire East Council: Budget Engagement for 2025 to 2029.

020/25 RESOLVED (a) To receive and note the information. (All in favour)
iv. Cheshire East Council: New interim housing strategy consultation.

021/25 RESOLVED (a) That no response be submitted to the consultation. (All in favour)
v. ChALC: 80th Anniversary of VE Day - 8th May, 2025.

022/25 RESOLVED (a) To receive and note the information. (All in favour)
vi. Cheshire East Council: Holocaust Memorial Day Service 2025.

023/25 RESOLVED (a) To receive and note the information. (All in favour)

10. Community matters

(a) **Report from Mobberley Ward Policing Team** – It was reported that no report had been received.

024/25 RESOLVED (a) To receive and note the update. (All in favour)
(b) **Christmas Lighting** – It was reported that arrangements for delivering the Christmas lighting needed to be reviewed. It was suggested that the electrician should be asked to oversee the installation of the lights in addition to the current checking and connecting of the lights.

025/25 RESOLVED (a) That approval be given for the electrician to oversee the installation of the Christmas lighting. (All in favour)
(c) **Great Warford Residents Group** – It was reported that the Carols on the Green event had been successful with a good attendance despite the inclement weather conditions. Preparations are being made for the summer event, likely to be held in June, with various activities and stalls being planned.

026/25 RESOLVED (a) To receive and note the report. (All in favour)

11. Matters for inclusion on next/future meeting agenda

- (a) Community speed watch.
- (b) Road safety issues.
- (c) Update from Great Warford Residents Group.

12. Date of next meeting – Wednesday 19th 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.

027/25 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 there are no items to discuss. (All in favour)

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

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The meeting was declared closed by the Chairman at 8:13p.m.

Signed:..... Approval date: 19th March, 2025

APPENDIX A

Financial Statement – 2024/25 as at 15 th January, 2025					
Actual 2023/24 £	Details	2024/25 Budget £	Actual to Nov. 24 £	Agenda Jan. 25 £	Budget Balance £
	Receipts				
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
11,327.27	Total receipts	13,344.00	11,280.29	36.95	159.68
	Payments				
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	
7,498.85	Total payments	13,344.00	5,342.28	947.50	7,213.90

Cash/Bank reconciliation	01/04/24	20/11/24	15/01/25	31/03/25
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
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/24	20/11/24	15/01/25	31/03/25
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

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Cash/Bank Reconciliation as at 15th 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

Current Account (NatWest) 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

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 15/01/25

Business Premium Account (Barclays) 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

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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

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- 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 16th 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