

# GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 17<sup>th</sup> July, 2024 at 7:30p.m.

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

Present Councillors L. Wildig (Vice Chairman), N. Peacock, C. Rossington, J. Shasha,  
E. Wood.

Members of the public (0).

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

## 1. Apologies for absence

Councillor B. Thompson – Personal reason.

Councillor J. Macrae – Personal reason.

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

**113/24 RESOLVED (a) That the above apologies for absence be received and approved. (All in favour)**

## 2. Declarations of interest – None.

**114/24 RESOLVED (a) To note that no declarations of interest were made. (All in favour)**

## 3. Minutes

(a) The Minutes of the Annual Parish Council Meeting held 15<sup>th</sup> May, 2024 had been previously circulated to all Members.

**115/24 RESOLVED (a) That the Minutes of the meeting held 15<sup>th</sup> May, 2024 be approved as a correct record and signed by the Chairman. (All in favour)**

(b) The Minutes of the Annual Parish Meeting held 15<sup>th</sup> May, 2024 had been previously circulated to all Members.

**116/24 RESOLVED (a) That the Minutes of the Annual Parish Meeting held 15<sup>th</sup> May, 2024 be approved as a correct record. (All in favour)**

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

**117/24 RESOLVED (a) To note that no questions were presented. (All in favour)**

## 5. Cheshire East Ward Member Cllr. H. Moss – Borough Councillor H. Moss was not present at the meeting to report.

Members noted that further development had taken place at CPASE at Warford Park which should be brought to the attention of Borough Councillor H. Moss to follow up as part of existing case work.

**118/24 RESOLVED (a) To note that Borough Councillor H. Moss was not present at the meeting. (b) That the Clerk submit a request to Borough Councillor H. Moss for recent developments at CPASE to be added to the existing case. (All in favour)**

7:03p.m. - Councillor J. Shasha joined the meeting.

## 6. Finance

(a) **Financial Statement 2024/25 as at 17<sup>th</sup> July, 2024** – 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.

**119/24 RESOLVED (a) That the Financial Statement as at 17<sup>th</sup> July, 2024 be received and the Chairman's observations be duly noted**

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(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)

(d) **Barclays Bank** – It was reported that the complaint, previously made to Barclays Bank, was now being considered by the Financial Ombudsman Service.

**120/24 RESOLVED (a) To receive and note the update. (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. **24/1927M:** Wilmslow Golf Club, Warford Lane, Great Warford. WA16 7AY  
Full planning application for the installation of an irrigation tank and pumping station.

**121/24 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 24/1927M. (All in favour)**

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.

**122/24 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 24/1998D. (All in favour)**

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

**123/24 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 24/2217M. (All in favour)**

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.

**124/24 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 24/2245M. (All in favour)**

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.

**125/24 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 24/2449M. (All in favour)**

vi. **24/2477M:** Carlisle House, Knutsford Road, Knolls Green, Mobberley. WA16 7BA  
Construction of a single storey dwelling with access, landscaping and associated work.

**126/24 RESOLVED (a) That the following comments be submitted to Cheshire East Council in respect of application 24/2477M:  
Great Warford Parish Council support the proposed development and consider that the use of innovative materials meets the very special circumstances for development in the**

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## Green Belt.

(All in favour)

vii. Any applications received following issue of Agenda: None.

**127/24 RESOLVED (a) To note that no further application had been received.**  
(All in favour)

(c) **Planning Enforcement Updates** – It was noted that the car sales activities at the car park at Mill Lane appear to have ceased.

**128/24 RESOLVED (a) To receive and note the update.** (All in favour)

(d) **Planning Enforcement** – Issues raised at item 5 were noted.

## 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.

**129/24 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.

**130/24 RESOLVED (a) To note that no new highway matters had been identified.** (All in favour)

(c) **Speed Indicator Devices** – It was reported that an invoice for the work was still awaited. Cheshire East Council had advised that upon receipt of payment the installation of the posts can proceed.

**131/24 RESOLVED (a) To receive the update.**  
**(b) That Councillor E. Wood contact Esther McVey MP to seek support to address the delays to complete this work.**  
(All in favour)

## 9. Community matters

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

**132/24 RESOLVED (a) To receive and note the report.** (All in favour)

(b) **Christmas Lighting 2024** – It was reported that Wilmslow Golf Club had responded positively to a request for support to deliver the Christmas lighting display. It was noted that the Carols on the Green event was due to take place on 6<sup>th</sup> December, 2024.

**133/24 RESOLVED (a) To receive and note the report.** (All in favour)

(c) **Community Orchard at David Lewis** – It was reported that David Lewis are progressing plans to develop a community orchard.

**134/24 RESOLVED (a) To receive and note the update.**  
**(b) That Councillor E. Wood contact David Lewis to ask whether a visit to the site can be arranged for Great Warford Parish Councillors.** (All in favour)

## 10. Matters for inclusion on next/future meeting agenda

(a) Manchester Airport Noise Action Plan consultation.

**11. Date of next meeting** – Wednesday 18<sup>th</sup> 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

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item of business on the grounds that it could involve the likely disclosure of exempt information.

**135/24 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)**

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

The meeting was declared closed by the Chairman at 9:34p.m.

Signed:..... Approval date: 20<sup>th</sup> November, 2024

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## APPENDIX A

Financial Statement – 2024/25 as at 17 <sup>th</sup> July, 2024					
Actual 2023/24 £	Details	2024/25 Budget £	Actual to May 24 £	Agenda Jul. 24 £	Budget Balance £
	<b>Receipts</b>				
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
<b>11,327.27</b>	<b>Total receipts</b>	<b>13,344.00</b>	<b>5,478.50</b>	<b>323.29</b>	<b>5,526.50</b>
	<b>Payments</b>				
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	
<b>7,498.85</b>	<b>Total payments</b>	<b>13,344.00</b>	<b>1,597.88</b>	<b>1,418.13</b>	<b>10,375.99</b>

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

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## Cash/Bank Reconciliation as at 17<sup>th</sup> 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

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## 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, 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
- 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

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- 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