

# GREAT WARFORD PARISH COUNCIL

## NOTICE OF PARISH COUNCIL MEETING

**Date:** Wednesday 21<sup>st</sup> January, 2026

**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 15<sup>th</sup> January, 2026

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**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.**

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### 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**
  - (a) 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 19<sup>th</sup> November, 2025 as a correct record and approve signing by the Chairman.
- 6. Finance**
  - (a) To receive and consider the Financial Statement 2025/26 as at 21<sup>st</sup> January, 2026. (Appendix A)
  - (b) To note receipts since the last meeting: Appendix B.
  - (c) To approve the payments listed at Appendix C.
  - (d) To receive and consider options in respect of a notification from Barclays Bank of intent to close the Parish Council's bank accounts in April 2026.
  - (e) To receive a request from the Great Warford Residents Group for a grant in the sum of £46.27 for candles (£29.99) and batteries (£16.28) used at the local Christmas event.

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## 7. Planning

- (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)
- (b) To consider the following planning applications:
  - i. 25/4456/FUL: Clares Space Limited, Warford Park, Faulkners Lane, Great Warford. WA16 7RN  
Freestanding roof over padel court and resurfacing works to car park (retrospective).
  - ii. 25/4579/TPO: Warford Hall, Warford Hall Drive, Great Warford. SK9 7TP  
Felling of Oak tree on the attached plan due to its recent failure in the storms.
  - iii. 25/4587/HOUS: The Old Stables, Knutsford Road, Knolls Green, Mobberley. WA16 7BB  
Single storey extension to create living space and additional bedroom with ensuite.
  - iv. 25/4835/PRIOR-1A: Jennings Farm, Chelford Road, Soss Moss, Nether Alderley. SK10 4TU  
Prior approval for construction of two single storey rear extensions to the dwelling extending 8m beyond the rear wall, maximum height of 2.55m and eaves of 2.2m.
  - v. 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 update relating to new grit bins within Parish.
- (c) To receive further highway maintenance matters for attention from Members.
- (d) To receive an update from the community speed watch team.
- (e) To receive and consider speed indicator device data. (Appendix E)

## 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. Ministry of Housing, Communities and Local Government: National Planning Policy Framework: [proposed reforms and other changes to the planning system consultation](#). (Closes 10/03/26)
  - ii. Police and Crime Commissioner: [2026/27 policing budget consultation](#). (Closes 23/01/26)
  - iii. Cheshire Fire and Rescue Service: [2026/27 fire and rescue budget consultation](#). (Closes 26/01/26)

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## 10. External Meetings

- (a) To receive a report from the Cheshire East Town and Parish Council Network meeting (09/12/25).
- (b) To receive a report from the Cheshire East Town and Parish Council Network meeting (20/01/26).

## 11. Community matters

- (a) To receive a report on matters of interest / concern within the Parish from the Mobberley Ward Policing Team.
- (b) To receive updates from the Great Warford Residents Group.
- (c) To receive an update relating to defibrillator provision at Warford Park.

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

- (a) Update relating to work to lobby for Parish Councils to be included within remit of the Financial Ombudsman Service.

## 13. Dates of next meetings:

- (a) Wednesday 18<sup>th</sup> March, 2026 – 7pm
- (b) Wednesday 20<sup>th</sup> May, 2026 – 7pm (also Annual Parish Meeting)

## 14. Exclusion of public and press

- (a) 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.
- (b) Matters for consideration including those transferred from above items (as required)

*E.M.Maddock*

Dr. E. M. Maddock PSLCC, Clerk & Responsible Financial Officer. Dated 15<sup>th</sup> January, 2026  
For further information and copy agenda please contact: [clerk@greatwarfordpc.org.uk](mailto:clerk@greatwarfordpc.org.uk)

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## Appendix A: Financial Statement

Financial Statement – 2025/26 as at 21 <sup>st</sup> January 2026					
Actual 2024/25 £	Details	2025/26 Budget £	Actual to Nov. 25 £	Agenda Jan. 26 £	Budget Balance £
	<b>Receipts</b>				
10,957.00	Precept	11,242.00	11,242.00		0.00
0.00	Balances	2,466.00	0.00		0.00
72.89	Investment interest		198.49	64.95	0.00
0.00	Sale of assets		0.00		0.00
0.00	Grants and donations		0.00		0.00
14,755.07	Refunds / cancelled chqs		20.00		0.00
1,916.60	Community Infrastructure Levy		0.00		0.00
304.92	VAT refund		169.39		1,816.82
<b>28,006.48</b>	<b>Total receipts</b>	<b>13,708.00</b>	<b>11,629.88</b>	<b>64.95</b>	<b>1,816.82</b>
	<b>Payments</b>				
4,401.84	Salary (Clerk)	4,756.00	3,094.00	773.50	888.50
0.00	National Insurance (Employer)	0.00	0.00		0.00
275.00	Allowances (Clerk)	275.00	0.00		275.00
226.40	Administration	325.00	6.99		318.01
0.00	Chairman/Member allowances	0.00	0.00		0.00
220.00	Audit fees (internal & external)	230.00	442.00		-212.00
300.00	Insurance	350.00	300.00		50.00
107.86	Website	132.00	35.88		96.12
261.54	Street lighting electric	615.00	133.71	55.61	425.68
0.00	Training	210.00	0.00		210.00
341.48	Subscriptions/affiliation fees	410.00	299.44	60.00	50.56
100.00	Room hire	230.00	100.00	20.00	110.00
155.00	Christmas lighting	350.00	0.00		350.00
240.00	Parish Maintenance	600.00	1,343.00		-743.00
148.29	Asset purchase	600.00	7,545.77		-6,945.77
290.90	Asset maintenance	3,175.00	150.18		3,024.82
249.00	Newsletter	750.00	0.00		750.00
300.00	Grants / s.137 payments	200.00	200.00		0.00
0.00	Contingency	500.00	0.00		500.00
14,755.07	Unauthorised transactions	0.00	0.00		
219.19	VAT		1,814.04	2.78	
<b>22,591.57</b>	<b>Total payments</b>	<b>13,708.00</b>	<b>15,465.01</b>	<b>911.89</b>	<b>-852.08</b>

Cash/Bank reconciliation	01/04/25	19/11/25	21/01/26	31/03/26
Balance B/Fwd	31,036.37	31,036.37	27,201.24	26,354.30
Add total receipts	13,708.00	11,629.88	64.95	1,816.82
Less total payments	13,708.00	15,465.01	911.89	-852.08
Balance C/Fwd	31,036.37	27,201.24	26,354.30	29,023.20
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/25	19/11/25	21/01/26	31/03/26
General funds	17,396.26	16,051.24	15,204.30	17,873.20
Earmarked reserves	13,640.11	11,150.00	11,150.00	11,150.00
	31,036.37	27,201.24	26,354.30	29,023.20

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**Great Warford Parish Council**  
**Cash/Bank Reconciliation as at 21<sup>st</sup> January, 2026**

**Cash**

Balance brought forward 01/04/25		
Current Account (NatWest)	25,801.06	
Community Account (Barclays)	250.00	
Business Premium Account (Barclays)	4,985.31	
	31,036.37	
Plus receipts	11,694.83	
Less payments	16,376.90	
Balance carried forward 21/01/26:	26,354.30	

**Bank**

<b>Current Account (NatWest)</b>	1,894.54		31/12/25
Add receipts/transfer since above statement			
	0.00		
Less unpresented cheques			
Approved	-154.40		
For approval	-911.89		
Less payments already issued	27.30		
	-1,038.99		
		855.55	21/01/26
<b>Business Reserve Account (NatWest)</b>	10,067.95		31/12/25
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unpresented cheques			
For approval	0.00		
	0.00		
		10,067.95	21/01/26
<b>Liquidity Manager Account (NatWest)</b>	10,147.69		31/12/25
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unpresented cheques			
For approval	0.00		
	0.00		
		10,147.69	21/01/26
<b>Community Account (Barclays)</b>	250.00		06/06/25
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unpresented cheques			
	0.00		
	0.00		
		250.00	21/01/26
<b>Business Premium Account (Barclays)</b>	5,033.11		02/01/26
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unpresented cheques			
	0.00		
	0.00		
		5,033.11	21/01/26
Total bank balances 21/01/26		26,354.30	

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## Appendix B: Receipts

NatWest Bank plc	£7.33	Gross interest – November 2025 (BR)
NatWest Bank plc	£15.75	Gross interest – November 2025 (LM)
Barclays Bank plc	£14.64	Gross interest – Sept. – Dec. 2025
NatWest Bank plc	£8.64	Gross interest – December 2025 (BR)
NatWest Bank plc	£18.59	Gross interest – December 2025 (LM)

## Appendix C: Payments for approval

Cheque No 000073	E. M. Maddock	£619.10	Salary: Dec.25 – Jan.26 [A]
Direct Debit	H. M. Revenue & Customs	£154.40	PAYE payments [B]
Cheque No 000074	CPRE	£60.00	Membership fee 2026 [C]
Cheque No 000075	Great Warford Baptist Chapel	£20.00	Room hire (21/01/26) [D]
Direct Debit	npower	£27.30	Electricity charges: Nov. 25 [E]
Direct Debit	npower	£31.09	Electricity charges: Dec. 25 [E]

[A] Local Government Act 1972 s.112

[B] The Income Tax (Pay As You Earn) Regulations 2003 s.67G

[C] Public Health Act 1875 s.164; Local Government Act 1972 Sch. 14 para. 27

[D] Local Government Act 1972 s.111 (Local Government Act 1972 Sch.12 para. 8)

[E] Parish Councils Act 1957 s.3

## Appendix D: Planning applications

### (a) Recent planning decisions

25/2450/PIP	Great Warford Storage Park, Ancoats Lane, Great Warford. SK9 7TT Permission in principle for a residential development for 9 dwellings. DECISION: Refused (13/11/25)
25/3008/HOUS	Maron House, Chelford Road, Great Warford. SK9 7TL Erection of single storey rear extension, erection of enlarged front porch and erection of two storey side extension. DECISION: Refused (04/12/25)
25/3777/TPO	Warford Park, Faulkners Lane, Great Warford. T2 Oak tree - Fell as the tree poses a risk to cars and members using the car park of the nursing home. Eiffel Tower Fungus ( <i>Inonotus dryadeus</i> ) fruiting body noted between two buttress roots. Mallet sounding of the buttress roots suggest some advancement of the fungal decay. Also shelter tree T1 (Leyland Cypress) from the last tree survey has been removed. Target 2 = Parked vehicles in the grounds: Constan. DECISION: Consent for works in TPO with conditions (09/01/26)
25/0580/HOUS	The Gloucester, Highgrove, Ancoats Lane, Great Warford. SK9 7TT Internal renovations and installation of rooflight. DECISION: Appeal dismissed (04/12/25)

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25/0581/LBC The Gloucester, Highgrove, Ancoats Lane, Great Warford. SK9 7TT  
Listed building consent for internal renovations and installation of rooflight.  
DECISION: Appeal dismissed (04/12/25)

## (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.

24/1380D Karibu, Chelford Road, Great Warford. SK9 7TL  
Discharge of condition 4 on approval 21/2303M.

24/1405M Karibu, Chelford Road, Great Warford. SK9 7TL  
Variation of condition 2 – plans on application 21/2303M.

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.

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.

25/2580/HOUS Warford Lodge, 4 Faulkners Lane, Great Warford. WA16 7AN  
Erection of two storey extension to the rear, erection of porch, hard and soft  
landscaping works and associated alterations.

25/3847/TPO Warford Hall, Warford Hall Drive, Great Warford. SK9 7TP  
Felling of T1, T14, T16, T19, G8 and G9 on the attached plan to for the  
implementation of minor landscaping works to benefit the property grounds  
and allow for additional tree and shrub planting.

25/3958/FUL Whim Brook Farm, Paddock Hill Lane, Mobberley. WA16 7DH  
Conversion of existing garages and stables into a single domestic dwelling.

25/4208/HOUS Kelsall House Farm, Paddock Hill, Great Warford. WA16 7DJ  
Demolition of existing extensions and erection of a new single storey side  
extension with associated works.

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## Appendix E: Speed Indicator Device data

During the period from 5<sup>th</sup> November, 2025 to 14<sup>th</sup> January, 2026 the following data were collected by the speed indicator devices.

Speed / mph	SID1: Merrymans Lane (nr Mill Lane)		SID2: Merrymans Lane (nr Chelford Rd)	
	Incoming / number of vehicles	Outgoing / number of vehicles	Incoming / number of vehicles	Outgoing / number of vehicles
≤ 30	15,308	30,735	52,764	64,595
31 - 35	1,329	5,509	4,963	9,504
36 - 40	306	1,422	1,119	1,889
41 - 45	56	262	273	321
46 - 50	6	81	77	72
51 - 55	5	16	14	18
56 - 60	1	5	8	5
61 - 65	0	2	2	2
66 - 70	0	1	0	0
> 70	0	0	0	0
% within speed limit	89.99%	80.81%	89.10%	84.54%
% >36mph	2.20%	4.71%	2.52%	3.02%
Max. recorded speed	59mph 05:47 on 12/12/25	68mph 08:10 on 02/12/25	63mph 10:10 on 16/11/25	65mph 10:41 on 11/12/25
Number of vehicles	17,011	38,033	59,220	76,406