

GREAT WARFORD PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Wednesday 18th March, 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 12th March, 2026

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 21st January, 2026 as a correct record and approve signing by the Chairman.
- 6. Finance**
 - (a) To receive and consider the Financial Statement 2025/26 as at 18th March, 2026. (Appendix A)
 - (b) To note receipts since the last meeting: Appendix B.
 - (c) To approve the payments listed at Appendix C.
 - (d) To approve the actions of the Clerk in transferring £1,500 from the business reserve account to the current account.
 - (e) To receive and consider updates relating to the closure of the Parish Council's bank accounts at Barclays Bank plc.
 - (f) To receive and consider updates relating to renovation of the red telephone kiosk.
 - (g) To re-confirm the Parish Council's earmarked reserves (total sum earmarked: £12,530.00). [As approved in budget plus commitment of £1,380 for telephone kiosk renovation.]

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- (h) To approve the 2026/27 service level agreement for grass cutting at land land Lindow End. [No change to terms.]

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. 26/0557/HOUS: Steeles House, Merrymans Lane, Great Warford. SK9 7TP First floor extension, relocation of existing window.
 - ii. Any applications received following issue of Agenda may be included for discussion if required.
- (c) To note that an appeal has been lodged in respect of the following application and to determine any comments for submission to the appeals process.
 - i. 25/2450/PIP: Great Warford Storage Park, Ancoats Lane, Great Warford. SK9 7TT Permission in principle for a residential development for 9 dwellings.
- (d) To receive updates relating to reported planning enforcement matters.
- (e) 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 receive an update from the community speed watch team.
- (d) To receive and consider speed indicator device data. (Appendix E)

9. Newsletter

- (a) To consider items for inclusion within a Parish Council newsletter.
- (b) To consider costs for printing and distribution of a Parish Council newsletter.

10. 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: [Draft Rights of Way Improvement Plan 2026-36 consultation](#). (Closes 24/05/26)
 - ii. Cheshire East Council: [Local Plan call for sites submission period open until 31st March, 2026](#).
 - iii. Cheshire East Council: [Proposed increases to car parking charges across the borough](#).
 - iv. Everybody Health and Leisure: Discounted access to leisure sites.

11. External Meetings

- (a) To receive a report from the Cheshire East Town and Parish Council Network meeting (17/02/26).

12. Community matters

- (a) To receive a report on matters of interest / concern within the Parish from the Mobberley Ward Policing Team.

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- (b) To receive updates from the Great Warford Residents Group.
- (c) To receive an update relating to defibrillator provision at Warford Park.
- (d) To receive and consider information relating to reported parking issues at Mary Dendy Playing Field.

13. End of Year Administration

- (a) To confirm that bank reconciliation verification checks have been undertaken periodically during the year.
- (b) To confirm that at no point during the 2025/26 financial year has the Chairman acted as Clerk or Responsible Financial Officer of the Parish Council.
- (c) To confirm that the Parish Council operates a generic email account (clerk@greatwarfordpc.org.uk) hosted on an authority owned domain (<https://greatwarfordpc.org.uk/>).
- (d) To confirm that the Parish Council publishes required information on the website associated with the authority owned domain.
- (e) To confirm that the Parish Council has reviewed, updated and approved a website accessibility statement during the 2025/26 financial year.
- (f) To confirm that the Parish Council has considered and adopted an IT and Email Policy during the 2025/26 financial year.
- (g) To confirm that the Parish Council has reviewed and approved its information handling policies during the 2025/26 financial year.
- (h) To confirm that the Parish Council is registered with the Information Commissioner's Office as a data controller.
- (i) To confirm that the Parish Council completed its obligations in respect of the exercise of public rights for the 2024/25 financial year.
- (j) To confirm that fixed assets of the Parish Council will be defined as tangible objects which either have a value of over £100 (insurance policy excess) or have an expected lifespan of greater than 5 years (i.e. are long term assets of the Council).
- (k) To confirm approval for the 2026/27 Clerk's salary increment award as set out in the approved budget.

14. 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.

15. Dates of next meetings:

- (a) Wednesday 20th May, 2026 – 7pm (also Annual Parish Meeting)

16. 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 12th March, 2026
For further information and copy agenda please contact: clerk@greatwarfordpc.org.uk

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Appendix A: Financial Statement

Financial Statement – 2025/26 as at 18 th March 2026					
Actual 2024/25 £	Details	2025/26 Budget £	Actual to Jan. 26 £	Agenda Mar. 26 £	Budget Balance £
	Receipts				
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		263.44	60.70	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		1,854.26
28,006.48	Total receipts	13,708.00	11,694.83	60.70	1,854.26
	Payments				
4,401.84	Salary (Clerk)	4,756.00	3,867.50	773.50	115.00
0.00	National Insurance (Employer)	0.00	0.00	36.71	-36.71
275.00	Allowances (Clerk)	275.00	0.00	275.00	0.00
226.40	Administration	325.00	6.99	246.17	71.84
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	83.88	12.24
261.54	Street lighting electric	615.00	189.32	51.45	374.23
0.00	Training	210.00	0.00		210.00
341.48	Subscriptions/affiliation fees	410.00	359.44	22.00	28.56
100.00	Room hire	230.00	120.00	20.00	90.00
155.00	Christmas lighting	350.00	0.00	1.81	348.19
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	46.27	-46.27
0.00	Contingency	500.00	0.00		500.00
14,755.07	Unauthorised transactions	0.00	0.00		
219.19	VAT		1,816.82	37.44	
22,591.57	Total payments	13,708.00	16,376.90	1,594.23	-2,408.87

Cash/Bank reconciliation	01/04/25	21/01/26	18/03/26	31/03/26
Balance B/Fwd	31,036.37	31,036.37	26,354.30	24,820.77
Add total receipts	13,708.00	11,694.83	60.70	1,854.26
Less total payments	13,708.00	16,376.90	1,594.23	-2,408.87
Balance C/Fwd	31,036.37	26,354.30	24,820.77	29,083.90
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/25	21/01/26	18/03/26	31/03/26
General funds	17,396.26	15,204.30	13,670.77	17,933.90
Earmarked reserves	13,640.11	11,150.00	11,150.00	11,150.00
	31,036.37	26,354.30	24,820.77	29,083.90

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Great Warford Parish Council
Cash/Bank Reconciliation as at 18th March, 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	11,755.53	
Less payments	17,971.13	
Balance carried forward 18/03/26:	24,820.77	

Bank

Current Account (NatWest)	931.00		27/02/26
Add receipts/transfer since above statement			
	1,500.00		
	1,500.00		
Less unpresented cheques			
Approved	-151.29		
For approval	-1,594.23		
Less payments already issued	75.84		
	-1,669.68		
		761.32	18/03/26
Business Reserve Account (NatWest)	10,083.15		27/02/26
Add receipts/transfer since above statement			
	-1,500.00		
	-1,500.00		
Less unpresented cheques			
For approval	0.00		
	0.00		
		8,583.15	18/03/26
Liquidity Manager Account (NatWest)	10,180.45		27/02/26
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unpresented cheques			
For approval	0.00		
	0.00		
		10,180.45	18/03/26
Community Account (Barclays)	250.00		06/06/25
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unpresented cheques			
	0.00		
	0.00		
		250.00	18/03/26
Business Premium Account (Barclays)	5,045.85		03/03/26
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unpresented cheques			
	0.00		
	0.00		
		5,045.85	18/03/26
Total bank balances 18/03/26		24,820.77	

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Appendix B: Receipts

NatWest Bank plc	£7.86	Gross interest – January 2026 (BR)
NatWest Bank plc	£16.93	Gross interest – January 2026 (LM)
NatWest Bank plc	£7.34	Gross interest – February 2026 (BR)
NatWest Bank plc	£15.83	Gross interest – February 2026 (LM)
Barclays Bank plc	£12.74	Gross interest – 08/12/25 - 01/03/26

Appendix C: Payments for approval

Cheque No 000076	Great Warford Residents Group	£46.27	Donation to Christmas event [A]
Cheque No 000077	E. M. Maddock	£1,103.27	Salary: Feb-Mar.26 plus allowances and expenses [B]
Direct Debit	H. M. Revenue & Customs	£246.11	PAYE payments [C]
Cheque No 000078	Great Warford Baptist Chapel	£20.00	Room hire (18/03/26) [D]
Cheque No 000079	Cheshire Community Action	£22.00	Membership fee 2026/27 [E]
Direct Debit	npower	£29.57	Electricity charges: Jan. 26 [F]
Direct Debit	npower	£24.45	Electricity charges: Feb. 26 [F]
Direct Debit	npower	£1.90	Electricity charges: Christmas [G]
Direct Debit	123-reg	£100.66	Website hosting 2026/27 [H]

[A] Local Government Act 1972 s.145

[B] Local Government Act 1972 s.112

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

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

[E] Local Government Act 1972 s.143

[F] Parish Councils Act 1957 s.3

[G] Local Government Act 1972 s.144

[H] Local Government Act 1972 s.142

Appendix D: Planning applications

(a) Recent planning decisions

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. Decision: Tree consent not required (22/01/26)
25/3958/FUL	Whim Brook Farm, Paddock Hill Lane, Mobberley. WA16 7DH Conversion of existing garages and stables into a single domestic dwelling. Decision: Approved with conditions (18/02/26)
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. Decision: Approved with conditions (30/01/26)

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- 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.
Decision: Consent for works in TPO with conditions (17/02/26)
- 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.
Decision: Prior approval not required (30/01/26)
- 25/4894/DSC Warford Hall, Warford Hall Drive, Great Warford. SK9 7TP
Discharge of conditions 6 and 16 on approval 25/1012/HOUS: Part demolition of the rear of existing hall and construction of a replacement extension; construction of a barn extension and garage; creation of a new access driveway; and site wide landscaping working including construction of a padel court, tennis court and garden pavilion.
Decision: Approved (13/02/26)

(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.
- 25/4456/FUL Clares Space Limited, Warford Park, Faulkners Lane, Great Warford. WA16 7RN
Freestanding roof over padel court and resurfacing works to car park (retrospective).
- 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.

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Appendix E: Speed Indicator Device data

During the period from 5th November, 2025 to 28th February, 2026 the following data were collected by the speed indicator devices.

Total number of vehicles	November 2025	December 2025	January 2026	February 2026
Site A1	5,398	7,238	7,148	6,835
Site A2	13,939	14,876	15,172	15,233
Site B1	24,694	25,661	28,534	26,791
Site B2	33,186	33,774	38,437	36,160

Percentage of vehicles travelling within speed limit / %	November 2025	December 2025	January 2026	February 2026
Site A1	88.38	88.46	88.36	85.68
Site A2	78.31	78.70	79.40	78.99
Site B1	89.45	89.07	89.94	88.34
Site B2	85.55	85.15	85.16	83.32

Percentage of vehicles travelling faster than 36mph / %	November 2025	December 2025	January 2026	February 2026
Site A1	2.69	2.46	2.30	3.16
Site A2	5.02	5.64	4.62	5.06
Site B1	2.52	2.49	2.25	2.50
Site B2	2.83	2.97	2.73	3.09

Maximum recorded speed / mph	November 2025	December 2025	January 2026	February 2026
Site A1	51	59	62	59
Site A2	63	68	72	60
Site B1	63	62	63	58
Site B2	59	65	56	58

Site descriptions:

A1 = Merrymans Lane (near junction with Mill Lane) – incoming traffic

A2 = Merrymans Lane (near junction with Mill Lane) – outgoing traffic

B1 = Merrymans Lane (near Chelford Road) – incoming traffic

B2 = Merrymans Lane (near Chelford Road) – outgoing traffic

Note: November 2025 data for period 5th November - 30th November only