

GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 17th September, 2025 at 7:00p.m.

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

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

Members of the public (1).

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

1. Apologies for absence

Councillor J. Macrae – Personal reason.

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

140/25 RESOLVED (a) That the above apologies for absence be received and approved. (All in favour)

Councillor L. Wildig was absent from the meeting.

2. Declarations of interest: None

141/25 RESOLVED (a) To note that no declarations of interest were made. (All in favour)

3. Public forum for questions: A resident raised a number of points including:

- (a) Concern about the deteriorating condition of the red telephone kiosk at Mill Lane.
- (b) Concern that the Parish Paths Partnership notice board was no longer in use.
- (c) Concern that the SelectaDNA sign at Noon Sun Corner had become detached from its mounting.
- (d) Concern regarding the cost of electricity supply to the Parish Council owned street lights.
- (e) Concern regarding grass and drainage maintenance in the Buttermere Drive estate.

142/25 RESOLVED (a) To receive the issued raised.

(b) That the Parish Council will consider the issued raised at future meetings. (All in favour)

7:21p.m. – One member of the public excused themselves from the meeting and left.

4. Cheshire East Ward Member Cllr. H. Moss: Borough Councillor H. Moss had forwarded a report providing updates relating to the following issues:

- (a) Planning Enforcement officers are still looking into issues at CPASE.
- (b) No update had been received from Cheshire East Highways regarding a date to refresh the white lining. Councillor H. Moss was continuing to chase this.
- (c) A successful surgery had been held at Warford Park. Several residents had attended and a number of issues had been raised which Councillor. H. Moss had agreed to follow up.
- (d) Councillor H. Moss has been in contact with the Planning Officer regarding planning application 25/2450/PIP to request a call-in for the application.

143/25 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 16th July, 2025 had been previously circulated to all Members.

144/25 RESOLVED (a) That the Minutes of the meeting held 16th July, 2025 be approved

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as a correct record and signed by the Chairman. (All in favour)

6. Finance

- (a) **Financial Statement 2025/26 as at 17th September, 2025:** Members considered the financial statement 2025/26 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.

145/25 RESOLVED (a) **That the financial statement as at 17th September, 2025 be received and the Chairman's observations duly noted. (Appendix A)**
(b) **To note the receipts at Appendix B.**
(c) **That the schedule of payments at Appendix C be approved and duly authorised. (All in favour)**

- (d) **Local Government Pay Scales 2025/26:** Members noted that the 2025/26 Local Government Pay Scales had been published.

146/25 RESOLVED (a) **That the Local Government Pay Scales 2025/26 be received and adopted. (All in favour)**

- (e) **PAYE payments:** It was reported that a variable direct debit arrangement could be set up to enable direct payments to HM Revenue and Customs.

147/25 RESOLVED (a) **That approval be given for a variable direct debit to be set up to enable direct payments to HM Revenue and Customs. (All in favour)**

- (f) **External Audit Report 2024/25:** Members noted the External Audit report which stated that, "in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met." The report also noted that Parish Council was not subject to a review last year, therefore, no comparative work had taken place. Furthermore, the report reiterated the advice of the internal auditor that a review of reserves should take place.

148/25 RESOLVED (a) **To receive and note the External Audit report.**
(b) **To confirm that the comments relating to reserves had been addressed at the meeting held 28th May, 2025 (Resolutions 067/25 and 068/25). (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. **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.

149/25 RESOLVED (a) **That the no comments be submitted to Cheshire East Council in respect of application 25/2580/HOUS. (All in favour)**

- ii. **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.

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150/25 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 25/2580/HOUS. (All in favour)

- iii. **25/3205/PRIOR-6:** Primrose Farm, Noahs Ark Lane, Mobberley. WA16 7AX
Agricultural determination of proposed general purpose agricultural produce and machinery store.

**151/25 RESOLVED (a) That the following comments be submitted to Cheshire East Council in respect of application 25/3205/PRIOR-6:
There are concerns regarding the impact large vehicles, which may access the proposed agricultural produce and machinery store, will have on Noahs Ark Lane. (All in favour)**

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

152/25 RESOLVED (a) To note that no further applications had been received. (All in favour)

(c) **Planning appeals**

- i. **25/0580/HOUS:** The Gloucester, Highgrove, Ancoats Lane, Great Warford. SK9 7TT
Internal renovations and installation of rooflight.

153/25 RESOLVED (a) That no comments be submitted to the Planning Inspectorate in respect the appeal associated with application 25/0580/HOUS. (All in favour)

- ii. **25/0581/LBC:** The Gloucester, Highgrove, Ancoats Lane, Great Warford. SK9 7TT
Listed building consent for internal renovations and installation of rooflight.

154/25 RESOLVED (a) That no comments be submitted to the Planning Inspectorate in respect the appeal associated with application 25/0581/LBC. (All in favour)

- (d) **Planning Enforcement Updates:** Members noted the update provided by Borough Councillor H. Moss (item 4).

155/25 RESOLVED (a) To receive and note the update. (All in favour)

- (e) **Planning Enforcement:** No new issues were identified.

156/25 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 recently reported potholes at Ancoats Lane, Merrymans Lane and Warford Lane had been repaired.

157/25 RESOLVED (a) To receive and note the updates. (All in favour)

- (b) **Highway matters for attention:** It was noted that a pothole at Ancoats Lane had reappeared. Potholes were also reported at Faulkners Lane.

158/25 RESOLVED (a) That the above potholes be reported to Cheshire East Council for attention. (All in favour)

- (c) **Community Speed Watch:** It was reported that the community speed watch team were planning two events for the near future. The event in the summer had identified vehicles travelling in excess of the speed limit.

159/25 RESOLVED (a) To receive and note the update. (All in favour)

- (d) **Speed indicator devices:** It was reported that progress was being made to install the new speed indicator devices.

160/25 RESOLVED (a) That the Clerk continue to pursue the installation of the speed

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indicator devices. (All in favour)

- (e) **Traffic and parking at Mill Lane:** It was reported that a communication had been received from Little Warford Parish Council expressing concern about traffic and parking matters in the vicinity of Mill Lane. Members noted that there had been increased activity in the recent past, however, it appeared to have subsided.

161/25 RESOLVED (a) To receive and note the update. (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. Police and Crime Commissioner: Invitation to meeting (09/10/25)

162/25 RESOLVED (a) That Councillors N. Peacock, B. Thompson and E. Wood attend the meeting. (All in favour)

10. External Meetings

- (a) **Cheshire East Town and Parish Council Network meeting (09/09/25):** It was reported that information had been provided regarding changes being proposed within Cheshire East Council to improve efficiency savings across departments. Communication methods are also being reviewed with a view to improving information sharing with town and parish councils. A proposed ranger service was also outlined.

163/25 RESOLVED (a) To receive and note the report. (All in favour)

11. Community matters

- (a) **Report from Mobberley Ward Policing Team:** It was reported that the latest updates advised that surgeries continue to be advertised on the Knutsford Police Facebook page.

164/25 RESOLVED (a) To receive and note the update. (All in favour)

- (b) **Great Warford Residents Group:** It was reported that the Annual General Meeting was due to take place next week.

165/25 RESOLVED (a) To receive and note the update. (All in favour)

- (c) **Defibrillator provision at Warford Park:** It was reported that discussions were taking place with the Knutsford Community First Responder Team regarding provision of a defibrillator.

166/25 RESOLVED (a) To receive and note the update. (All in favour)

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. Date of next meetings:

- (a) Wednesday 19th November, 2025 at 7:00p.m.
(b) Wednesday 21st January, 2026 at 7:00p.m.
(c) Wednesday 18th March, 2026 at 7:00p.m.
(d) Wednesday 20th May, 2026 at 7:00p.m.

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.

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167/25 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)

(b) Matters for consideration including those transferred from above items (as required): None.

The meeting was declared closed by the Chairman at 8:06p.m.

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

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APPENDIX A

Financial Statement – 2025/26 as at 17 th September, 2025					
Actual 2024/25 £	Details	2025/26 Budget £	Actual to Jul. 25 £	Agenda Sep. 25 £	Budget Balance £
	Receipts				
10,957.00	Precept	11,242.00	5,621.00		5,621.00
0.00	Balances	2,466.00	0.00		0.00
72.89	Investment interest		40.03	85.76	0.00
0.00	Sale of assets		0.00		0.00
0.00	Grants and donations		0.00		0.00
14,755.07	Refunds		0.00		0.00
1,916.60	Community Infrastructure Levy		0.00		0.00
304.92	VAT refund		169.39		365.22
28,006.48	Total receipts	13,708.00	5,830.42	85.76	5,986.22
	Payments				
4,401.84	Salary (Clerk)	4,756.00	1,498.48	822.02	2,435.50
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	232.00	210.00	-212.00
300.00	Insurance	350.00	300.00		50.00
107.86	Website	132.00	0.00	35.88	96.12
261.54	Street lighting electric	615.00	0.00	97.37	517.63
0.00	Training	210.00	0.00		210.00
341.48	Subscriptions/affiliation fees	410.00	299.44		110.56
100.00	Room hire	230.00	40.00	20.00	170.00
155.00	Christmas lighting	350.00	0.00		350.00
240.00	Parish Maintenance	600.00	668.00	540.00	-608.00
148.29	Asset purchase	600.00	105.77		494.23
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		203.19	162.03	
22,591.57	Total payments	13,708.00	3,704.05	1,887.30	8,481.87

Cash/Bank reconciliation	01/04/25	16/07/25	17/09/25	31/03/26
Balance B/Fwd	31,036.37	31,036.37	33,162.74	31,361.20
Add total receipts	13,708.00	5,830.42	85.76	5,986.22
Less total payments	13,708.00	3,704.05	1,887.30	8,481.87
Balance C/Fwd	31,036.37	33,162.74	31,361.20	28,865.55
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/25	16/07/25	17/09/25	31/03/26
General funds	17,396.26	11,037.97	9,236.43	6,740.78
Earmarked reserves	13,640.11	22,124.77	22,124.77	22,124.77
	31,036.37	33,162.74	31,361.20	28,865.55

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Cash/Bank Reconciliation as at 17th September, 2025

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	5,916.18
Less payments	5,591.35
Balance carried forward 17/09/25:	31,361.20

Bank

Current Account (NatWest)	7,762.34		01/09/25
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
Approved 2024/25	-20.00		
Approved	-60.00		
For approval	-1,887.30		
Less payments already issued	205.06		
	-1,762.24	6,000.10	17/09/25
Business Reserve Account (NatWest)	10,034.09		01/09/25
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
For approval	0.00		
	0.00	10,034.09	17/09/25
Liquidity Manager Account (NatWest)	10,075.14		01/09/25
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
For approval	0.00		
	0.00	10,075.14	17/09/25
Community Account (Barclays)	250.00		06/06/25
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
	0.00		
	0.00	250.00	17/09/25
Business Premium Account (Barclays)	5,001.87		03/06/25
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
	0.00		
	0.00	5,001.87	17/09/25
Total bank balances 17/09/25		31,361.20	

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APPENDIX B

Receipts

NatWest Bank plc	£9.35	Gross interest – June 2025 (BR)
NatWest Bank plc	£21.01	Gross interest – June 2025 (LM)
NatWest Bank plc	£9.15	Gross interest – July 2025 (BR)
NatWest Bank plc	£20.07	Gross interest – July 2025 (LM)
NatWest Bank plc	£8.36	Gross interest – August 2025 (BR)
NatWest Bank plc	£17.82	Gross interest – August 2025 (LM)

APPENDIX C

Payments for approval

Cheque No 000061	Northwich Town Council	£162.00	Grounds maintenance: Jun. 25 [A]
Cheque No 000062	Northwich Town Council	£162.00	Grounds maintenance: Jul. 25 [A]
Cheque No 000063	PKF Littlejohn LLP	£252.00	External audit fee 2024/25 [B]
Direct Debit	123-reg	£43.06	Email account 2025/26 [C]
Direct Debit	npower	£39.68	Electricity credit: Oct. 24 [D]
Direct Debit	npower	£24.51	Electricity charges: Oct. 24 [D]
Direct Debit	npower	£44.48	Electricity credit: Nov. 24 [D]
Direct Debit	npower	£27.40	Electricity charges: Nov. 24 [D]
Direct Debit	npower	£49.38	Electricity credit: Dec. 24 [D]
Direct Debit	npower	£30.57	Electricity charges: Dec. 24 [D]
Direct Debit	npower	£28.98	Electricity charges: Jan. 25 [D]
Direct Debit	npower	£23.39	Electricity charges: Feb. 25 [D]
Direct Debit	npower	£21.82	Electricity charges: Mar. 25 [D]
Direct Debit	npower	£17.07	Electricity charges: Apr. 25 [D]
Direct Debit	npower	£13.91	Electricity charges: May. 25 [D]
Direct Debit	npower	£11.22	Electricity charges: Jun. 25 [D]
Direct Debit	npower	£12.86	Electricity charges: Jul. 25 [D]
Direct Debit	npower	£21.92	Electricity charges: Aug. 25 [D]
Direct Debit	npower	£2.11	Electricity: Christmas 2024 [D]
Cheque No 000064	E. M. Maddock	£657.62	Salary: Aug-Sep. 2025 plus backpay [E]
Cheque No 000065	H. M. Revenue & Customs	£164.40	PAYE payments [F]
Cheque No 000066	Great Warford Baptist Chapel	£20.00	Room hire (17/09/25) [G]
Cheque No 000067	Northwich Town Council	£324.00	Grounds maintenance: Aug. 25 [A]

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

[B] Local Audit and Accountability Act 2014 s.4; Local Government Act 1972 s.111

[C] Local Government Act 1972 s.142

[D] Parish Councils Act 1957 s.3

[E] Local Government Act 1972 s.112

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

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

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APPENDIX D

(a) Recent planning decisions

- 25/1578/PIP Land off Warford Hall Drive, Great Warford. SK9 7TR
Application for permission in principle for development comprising a development of up to 3 dwellings.
DECISION: Refused (06/08/25)
- 25/2583/CLPUD Warford Lodge, 4 Faulkners Lane, Great Warford. WA16 7AN
Certificate of proposed lawful development for proposed construction of a single storey garage and garden room.
DECISION: Negative certificate (08/09/25)
- 25/2717/CLPUD Steeles House, Merrymans Lane, Great Warford. SK9 7TP
Lawful development certificate for the erection of a garden room following previous approval under 18/2006M.
DECISION: Negative certificate (10/09/25)

(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.
- 25/1012/HOUS Warford Hall, Warford Hall Drive, Great Warford. SK9 7TP
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 works including construction of padel court, tennis court and garden pavilion.
- 25/2450/PIP Great Warford Storage Park, Ancoats Lane, Great Warford. SK9 7TT
Permission in principle for a residential development for 9 dwellings.
[Application listed for Northern Planning Committee]

(c) Outstanding appeals

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