

# GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 21<sup>st</sup> January, 2026 at 7:00p.m.

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

Present Councillors B. Thompson (Chairman), C. Rossington, N. Peacock.

Members of the public (0).

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

## 1. Apologies for absence

Councillor J. Macrae – Personal reason.

Councillor J. Shasha – Personal reason.

Councillor L. Wildig – Personal reason.

Councillor E. Wood – Personal reason.

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

**001/26 RESOLVED (a) That the above apologies for absence be received. (All in favour)**

## 2. Declarations of interest: None

**002/26 RESOLVED (a) To note that no declarations of interest were made. (All in favour)**

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

**003/26 RESOLVED (a) To note that no questions were presented by members of the public. (All in favour)**

## 4. Cheshire East Ward Member Cllr. H. Moss: An update had been received advising that a date for white lining is still awaited. A request for road sweeping has been submitted to remove remaining leaves. No updates were available regarding CPASE.

**004/26 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 19<sup>th</sup> November, 2025 had been previously circulated to all Members.

**005/26 RESOLVED (a) That the Minutes of the meeting held 19<sup>th</sup> November, 2025 be approved as a correct record and signed by the Chairman. (All in favour)**

## 6. Finance

(a) **Financial Statement 2025/26 as at 21<sup>st</sup> January, 2026:** 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.

**006/26 RESOLVED (a) That the financial statement as at 21<sup>st</sup> January, 2026 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) **Barclays Bank:** It was reported that notification had been received from Barclays Bank of intent to close the Parish Council's bank accounts in April, 2026.

**007/26 RESOLVED (a) That approval be given for the Clerk to complete necessary documentation to facilitate the closure of the two accounts held at Barclays Bank. (All in favour)**

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- (e) **Grant request:** Members considered a grant request, in the sum of £46.27, from the Great Warford Residents Group towards candles and batteries used at the local Christmas event.

**008/26 RESOLVED (a) That approval be given for a grant, in the sum of £46.27, to be made to the Great Warford Residents Group. (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. **25/4456/FUL:** Clares Space Limited, Warford Park, Faulkners Lane, Great Warford. WA16 7RN  
Freestanding roof over padel court and resurfacing works to car park.

**009/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 25/4456/FUL. (All in favour)**

- 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.

**010/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 25/4579/TPO. (All in favour)**

- 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.

**011/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 25/4587/HOUS. (All in favour)**

- 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.

**012/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 25/4835/PRIOR-1A. (All in favour)**

- v. Any applications received following issue of Agenda:  
• **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.

**013/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 25/4894/DSC. (All in favour)**

- (c) **Planning Enforcement Updates:** There was nothing to report.

**014/26 RESOLVED (a) To receive and note the update. (All in favour)**

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

**015/26 RESOLVED (a) To receive and note the update. (All in favour)**

## 8. Highway maintenance and enhancements

- (a) **Update on previously reported highway matters:** There were no updates

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available.

**016/26 RESOLVED (a) To receive and note the updates. (All in favour)**

(b) **Grit bins:** It was noted that a number of new grit bins had been deployed within the parish. Several residents had responded positively to them.

**017/26 RESOLVED (a) To receive and note the update. (All in favour)**

(c) **Highway matters for attention:** It was reported that the edge of the carriageway was deteriorating on Merrymans Lane near to Warford Crescent. Potholes continue to be a problem at Faulkners Lane. It was reported that flooding was being experienced by properties at Ancoats Lane.

**018/26 RESOLVED (a) That the above issues be reported to Cheshire East Council for attention. (All in favour)**

(d) **Community Speed Watch:** It was reported that no recent events had taken place, however, the data collected by the speed indicator devices had been welcomed by the group.

**019/26 RESOLVED (a) To receive and note the update. (All in favour)**

(e) **Speed indicator device data:** Members noted the data which had been collected by the speed indicator devices. The data indicated that at both device locations between 80 – 90% of traffic is adhering to the speed limit. Less than 5% of drivers at each site are exceeding 36mph. It was considered that the data will provide valuable insights into driving habits through the parish enabling the community speed watch group to undertake data led activities.

**020/26 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. Ministry of Housing, Communities and Local Government: National Planning Policy Framework: proposed reforms and other changes to the planning system consultation.

**021/26 RESOLVED (a) That the Clerk submit a response to the consultation raising concerns about the impact of proposals on rural communities and infrastructure. (All in favour)**

ii. Police and Crime Commissioner: 2026/27 policing budget consultation.

**022/26 RESOLVED (a) That no response be submitted to the consultation. (All in favour)**

iii. Cheshire Fire and Rescue Service: 2026/27 fire and rescue budget consultation.

**023/26 RESOLVED (a) That no response be submitted to the consultation. (All in favour)**

## 10. External Meetings

(a) **Cheshire East Town and Parish Council Network meeting (09/12/25):** It was reported that Cheshire East Council will be starting the process to develop a new Local Plan in the new year, however, at present, there is limited guidance on the new system available from the Government. Unfortunately, the current situation is leading to speculative applications being submitted due to the lack of the five year housing supply following national changes to housing targets. The call for sites process is expected to commence in early 2026 with other aspects following as

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relevant guidance becomes available.

**024/26 RESOLVED (a) To receive and note the update. (All in favour)**

(b) **Cheshire East Town and Parish Council Network meeting (20/01/26):** It was noted that the meeting had been cancelled.

**025/26 RESOLVED (a) To note that the meeting had been cancelled. (All in favour)**

## 11. Community matters

(a) **Report from Mobberley Ward Policing Team:** It was reported that Police updates and surgery dates continue to be issued via Cheshire Police Alerts.

**026/26 RESOLVED (a) To receive and note the update. (All in favour)**

(b) **Great Warford Residents Group:** It was reported that the Christmas event had been well received and efforts were continuing to support the Chapel. A donation had been made to the Chapel following the event. The Great Warford Residents Group is currently looking into further opportunities to support the Chapel. At present, there are no plans to have a large summer fair this year. A smaller event is being considered.

**027/26 RESOLVED (a) To receive and note the update. (All in favour)**

(c) **Defibrillator provision at Warford Park**

**028/26 RESOLVED (a) To defer the item to the next meeting. (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.

(b) Newsletter

## 13. Date of next meetings:

(a) Wednesday 18<sup>th</sup> March, 2026 at 7:00p.m.

(b) Wednesday 20<sup>th</sup> May, 2026 at 7:00p.m. (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.

**029/26 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 8:03p.m.

Signed:..... Approval date: 18<sup>th</sup> March, 2026

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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
<b>Cumulative balances</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/25</b>	<b>19/11/25</b>	<b>21/01/26</b>	<b>31/03/26</b>
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	
	<u>31,036.37</u>	
Plus receipts	11,694.83	
Less payments	<u>16,376.90</u>	
Balance carried forward 21/01/26:	<u><u>26,354.30</u></u>	

### Bank

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

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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	Great Warford Baptist Chapel	£20.00	Room hire (21/01/26) [C]
Cheque No 000075	CPRE	£60.00	Membership fee 2026 [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] Local Government Act 1972 s.111 (Local Government Act 1972 Sch.12 para. 8)

[D] Local Government Act 1972 s.143

[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)
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)

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## (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.