

GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 18th March, 2026 at 7:00p.m.

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

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

Members of the public (2).

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

1. Apologies for absence

Councillor J. Macrae – Personal reason.

030/26 RESOLVED (a) That the above apologies for absence be received. (All in favour)

Councillor L. Wildig was absent from the meeting.

2. Declarations of interest: None

031/26 RESOLVED (a) To note that no declarations of interest were made. (All in favour)

3. Public forum for questions: A resident made a request for reimbursement to be made in respect of the Christmas decorations displayed at Noon Sun Corner.

032/26 RESOLVED (a) That a reimbursement, in the sum of £43.91, be made to the resident for the Christmas decorations. (All in favour)

4. Cheshire East Ward Member Cllr. H. Moss: Borough Councillor H. Moss was not present at the meeting to report.

033/26 RESOLVED (a) To note there was no update from Borough Councillor H. Moss. (All in favour)

5. Minutes

(a) The Minutes of the Parish Council Meeting held 21st January, 2026 had been previously circulated to all Members.

034/26 RESOLVED (a) That the Minutes of the meeting held 21st January, 2026 be approved as a correct record and signed by the Chairman. (All in favour)

6. Finance

(a) **Financial Statement 2025/26 as at 18th March, 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.

035/26 RESOLVED (a) That the financial statement as at 18th March, 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) **Funds transfer:** It was reported that £1,500 had been transferred from the Business Reserve Account to the Current account to enable payments to be made.

036/26 RESOLVED (a) To approve the transfer of £1,500 from the Business Reserve Account to the Current Account. (All in favour)

(e) **Barclays Bank:** It was reported Barclays Bank had rejected the submitted account closure form and had requested that a second closure form be completed and submitted.

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037/26 RESOLVED (a) That the Clerk arrange for a second closure form to be signed and submitted to Barclays Bank. (All in favour)

- (f) **Red telephone kiosk:** Members considered an update relating to the red telephone kiosk. The door appears to require further replacement parts than previously anticipated which will increase the cost of the repairs.

038/26 RESOLVED (a) That approval be given to increase the budget for the telephone kiosk repairs to £2,000 (including labour). (All in favour)

- (g) **Earmarked reserves:** Members reviewed the Parish Council's earmarked reserves as approved during the budget setting process. It was noted that the Council had approved financial commitments in respect of the telephone kiosk (£2,000) and Christmas lighting (£1,000).

039/26 RESOLVED (a) To re-confirm the earmarked reserves as approved during the budget setting process subject to the addition of a further earmarked reserve, in the sum of £3,000, to cover existing commitments.

(b) That the total sum earmarked is £14,150.00. (All in favour)

- (h) **Service level agreement:** It was reported that the service level agreement 2026/27 for grounds maintenance at land at Lindow End had not changed from 2025/26.

040/26 RESOLVED (a) To approve the 2026/27 service level agreement in respect of grounds maintenance at land at Lindow End. (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. **26/0557/HOUS:** Steeles House, Merrymans Lane, Great Warford. SK9 7TP
First floor extension, relocation of existing window.

041/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 26/0557/HOUS. (All in favour)

- ii. Any applications received following issue of Agenda:

- **26/0897/CLPUD:** 17 Buttermere Drive, Great Warford. SK9 7WA
Certificate of proposed lawful use for demolition of existing rear bay window and construction of single storey rear extension.

042/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 26/0897/CLPUD. (All in favour)

(c) Planning Appeal

- i. **25/2450/PIP:** Great Warford Storage Park, Ancoats Lane, Great Warford. SK9 7TT
Permission in principle for a residential development for 9 dwellings.

043/26 RESOLVED (a) That no comments be submitted to the Planning Inspectorate in respect of the appeal relating to application 25/2450/PIP. (All in favour)

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

044/26 RESOLVED (a) To receive and note the update. (All in favour)

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

045/26 RESOLVED (a) To receive and note the update. (All in favour)

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8. Highway maintenance and enhancements

- (a) **Update on previously reported highway matters:** It was reported that updates had been received advising that several potholes within the Parish had been filled, however, this did not appear to be the case.

046/26 RESOLVED (a) To receive and note the updates. (All in favour)

- (b) **Highway matters for attention:** It was reported that the surface of Ancoats Lane was deteriorating beyond the boundary of the 30mph zone. There were also potholes on Faulknors Lane near to the Frozen Mop.

047/26 RESOLVED (a) That the above issues be reported to Cheshire East Council for attention. (All in favour)

- (c) **Community Speed Watch:** It was reported that there were plans to increase the number of speed watch events now that daylight hours were becoming longer. It was noted that there had been recent conflicts between residents egressing their properties and motorists travelling along Merrymans Lane.

048/26 RESOLVED (a) To receive and note the update. (All in favour)

- (d) **Speed indicator device data:** Members noted the data which had been collected by the speed indicator devices. (Appendix E)

049/26 RESOLVED (a) To receive and note the update. (All in favour)

9. Newsletter

- (a) **Items for inclusion:** It was considered that a newsletter should be issued in April highlighting data from the speed indicator devices, the success of the bulb planting initiative, the date of the annual parish meeting and an update from the Great Warford Residents Group.

- (b) **Printing and distribution:** It was reported that quotations had been sought for the printing and posting of the newsletter to all households within the parish. Four suppliers had responded with prices ranging from £350.20 to £482.48.

050/26 RESOLVED (a) That the Clerk, in consultation with the Chairman, draft the newsletter.

(b) That approval be given to proceed with printing and distribution at a cost of £350.20 subject to a further, lower cost quotation not being received. (All in favour)

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.

051/26 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

- ii. Cheshire East Council: Local Plan call for sites submission period open until 31st March, 2026.

052/26 RESOLVED (a) To receive and note the information. (All in favour)

- iii. Cheshire East Council: Proposed increases to car parking charges across the borough.

053/26 RESOLVED (a) To receive and note the information. (All in favour)

- iv. Everybody Health and Leisure: Discounted address to leisure services.

054/26 RESOLVED (a) To receive and note the information. (All in favour)

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11. External Meetings

- (a) **Cheshire East Town and Parish Council Network meeting (17/02/25):** It was reported that Cheshire East Council had presented information about the Transformation Plan. Unfortunately, details of costs, savings and specific actions being undertaken were not available. Information was also shared about public health indicators across the Borough.

055/26 RESOLVED (a) To receive and note the update. (All in favour)

12. 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.

056/26 RESOLVED (a) To receive and note the update. (All in favour)

- (b) **Great Warford Residents Group:** It was reported that, at present, there are no plans to have a summer event this year, however, this is subject to a further meeting of the committee members. It is anticipated that there will be a Christmas event this year following the success of the 2025 event.

057/26 RESOLVED (a) To receive and note the update. (All in favour)

- (c) **Defibrillator provision at Warford Park:** It was reported that a new management agent is now in place and that defibrillator provision is to be raised at a forthcoming meeting.

058/26 RESOLVED (a) To receive and note the update. (All in favour)

- (d) **Parking issues at Mary Dendy Playing Field:** It was reported that parking issues are, again, occurring at Mary Dendy Playing Field. Cheshire East Council is aware of the issue and, it is understood, made contact with relevant football teams regarding the damage to verges and obstruction caused by parking.

059/26 RESOLVED (a) To receive and note the report. (All in favour)

13. End of Year Administration

- (a) **Bank reconciliation verification**

060/26 RESOLVED (a) That bank reconciliation verification checks have been undertaken periodically during the year. (All in favour)

- (b) **Chairman role**

061/26 RESOLVED (a) That the Chairman has not acted as Clerk or Responsible Financial Officer at any point during the 2025/26 financial year. (All in favour)

- (c) **Generic email account**

062/26 RESOLVED (a) That the Parish Council operates a generic email account hosted on an authority owned domain. (All in favour)

- (d) **Publication of information**

063/26 RESOLVED (a) That the Parish Council publishes required information on the website associated with the authority owned domain. (All in favour)

- (e) **Website accessibility statement**

064/26 RESOLVED (a) That the Parish Council has reviewed and approved a website accessibility statement during the 2025/26 financial year. (All in favour)

- (f) **IT and Email Policy**

065/26 RESOLVED (a) That the Parish Council has considered and adopted an IT and Email Policy during the 2025/26 financial year. (All in favour)

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(g) Information handling policies

066/26 RESOLVED (a) That the Parish Council has reviewed its information handling policies during the 2025/26 financial year. (All in favour)

(h) Registration with Information Commissioner's Office

067/26 RESOLVED (a) That the Parish Council is registered with the Information Commissioner's Office as a data controller. (All in favour)

(i) Exercise of public rights 2024/25

068/26 RESOLVED (a) That the Parish Council completed its obligations in respect of the exercise of public rights for the 2024/25 financial year. (All in favour)

(j) Definition of assets

069/26 RESOLVED (a) That assets of the Parish Council 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). (All in favour)

(k) **Staff salary:** Members considered the salary for the Clerk and Responsible Financial Officer and considered that a greater increase than that provided by one increment should be awarded.

070/26 RESOLVED (a) That the salary award (three increments) for the Clerk and Responsible Financial Officer be approved for implementation with effect from 1st April, 2026. (All in favour)

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. Date of next meetings:

(a) Wednesday 20th May, 2026 at 7:00p.m. (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.

071/26 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 8:30p.m.

Signed:..... Approval date: 20th May, 2026

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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	90.18	-90.18
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	1,638.14	-2,452.78

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	24,776.86
Add total receipts	13,708.00	11,694.83	60.70	1,854.26
Less total payments	13,708.00	16,376.90	1,638.14	-2,452.78
Balance C/Fwd	31,036.37	26,354.30	24,776.86	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	13,626.86	17,933.90
Earmarked reserves	13,640.11	11,150.00	11,150.00	11,150.00
	31,036.37	26,354.30	24,776.86	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	18,015.04	
Balance carried forward 18/03/26:	24,776.86	

Bank

Current Account (NatWest)	931.00		27/02/26
Add receipts/transfer since above statement			
	1,500.00		
	1,500.00		
Less unrepresented cheques			
Approved	-151.29		
For approval	-1,638.14		
Less payments already issued	75.84		
	-1,713.59		
		717.41	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 unrepresented 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 unrepresented 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 unrepresented 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 unrepresented cheques			
	0.00		
	0.00		
		5,045.85	18/03/26
Total bank balances 18/03/26		24,776.86	

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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 allowances	£1,103.27	Salary: Feb-Mar.26 plus 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]
Cheque No 000080	C. Cameron	£43.91	Reimbursement (Christmas decorations) [G]

[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