

GREAT WARFORD PARISH COUNCIL

NOTICE OF PARISH COUNCIL MEETING

Date: Wednesday 16th September, 2026

Time: 7:00p.m.

Venue: Great Warford Baptist Chapel, Merrymans Lane, Great Warford



Dr. E. M. Maddock PSLCC,
Clerk & Responsible Financial Officer.

Dated 10th September, 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

(a) To receive and consider apologies for absence received in respect of the meeting.

2. Declarations of Interest

(a) To receive Declarations of Interest in any items on the agenda.

3. Public Forum for Questions

(a) To receive questions from members of the public.

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

(a) 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 15th July, 2026 as a correct record and approve signing by the Chairman.

6. Finance

- (a) To receive and consider the Financial Statement 2026/27 as at 16th September, 2026. (Appendix A)
- (b) To note receipts since the last meeting at Appendix B.
- (c) To approve the payments listed at Appendix C.
- (d) To receive and consider updates relating to the closure of the Parish Council's bank accounts at Barclays Bank plc.
- (e) To receive and note the issue of the updated Local Government Pay scales 2026/27.

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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. 26/2608/DSC: Whim Brook Farm, Paddock Hill Lane, Mobberley. WA16 7DH
Discharge of conditions 3, 4, 6, 7 & 10 on approved application 25/3958/FUL:
Conversion of existing garages and stables to a single domestic dwelling.
 - ii. 26/3104/ADV: The Barn, Wheelwrights Cottage, Mill Lane, Alderley Edge. SK9 7TY
Advertisement consent for 4 signs, 3 visible from Mill Lane, 1 visible from car park.
 - iii. 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.
- (e) To approve the response submitted to the Local Plan Scoping Consultation. (Appendix E)

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 Cheshire East Council regarding traditional direction signs.
- (d) To receive an update from the community speed watch team.
- (e) To receive and consider speed indicator device data. (Appendix F)

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: [Publication of revised National Planning Policy Framework](#).
 - ii. Cheshire East Council: Notice to extend, without amendment, [Public Spaces Protection Orders](#) for three years. [These apply to prohibiting dog fouling and requiring dogs on a lead by direction in public places throughout Cheshire East borough.]
 - iii. Cheshire East Council: Declaring Gifts and Hospitality for Parish Councillors.
 - iv. Cheshire East Council: Update relating to Register of Interests forms for Members.
 - v. Cheshire East Council: [Changes to penalties for fly-tipping and littering](#).
 - vi. Cheshire East Council: [Mobile household waste recycling centres](#).
 - vii. Cheshire East Council: [Changes to waste and recycling collections from autumn 2026](#).

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viii. Cheshire Association of Local Councils: Invitation to attend the Annual Meeting on 15th October, 2026.

10. 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 and consider information relating to reported parking issues at Mary Dendy Playing Field.
- (d) To receive and consider update relating to the telephone kiosk at Mill Lane.

11. 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.

12. Date of next meeting: Wednesday 18th November, 2026 at 7:00p.m.

13. 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 10th September, 2026
For further information and copy agenda please contact: clerk@greatwarfordpc.org.uk

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Appendix A: Financial Statement

Financial Statement – 2026/27 as at 16 th September, 2026					
Actual 2025/26 £	Details	2026/27 Budget £	Actual to Jul. 26 £	Agenda Sep. 26 £	Budget Balance £
	Receipts				
11,242.00	Precept	11,441.00	5,720.50	5,720.50	0.00
0.00	Balances	2,491.00	0.00		0.00
349.08	Investment interest		85.36	44.65	0.00
0.00	Sale of assets		0.00		0.00
20.00	Grants, donations & refunds		0.00		0.00
0.00	Community Infrastructure Levy		0.00		0.00
169.39	VAT refund		1,904.06		215.68
11,780.47	Total receipts	13,932.00	7,709.92	5,765.15	215.68
	Payments				
4,641.00	Salary (Clerk)	5,031.00	1,674.40	837.20	2,519.40
36.71	National Insurance (Employer)	0.00	0.96	0.48	-1.44
275.00	Allowances (Clerk)	300.00	0.00		300.00
253.16	Administration	325.00	0.00	50.28	274.72
0.00	Chairman/Member allowances	0.00	0.00		0.00
442.00	Audit fees (internal & external)	460.00	244.00		216.00
300.00	Insurance	350.00	300.00		50.00
290.18	Grants/Donations (inc. s.137)	500.00	0.00		500.00
119.76	Website	152.00	0.00	60.87	91.13
381.44	Subscriptions/affiliation fees	434.00	285.40		148.60
140.00	Room hire	230.00	40.00	20.00	170.00
0.00	Training	210.00	0.00		210.00
240.77	Street lighting	615.00	67.80	28.63	518.57
1.81	Christmas tree and lighting	350.00	0.00		350.00
1,343.00	Parish Maintenance	1,400.00	270.00	135.00	995.00
7,545.77	Assets – purchase	600.00	0.00		600.00
150.18	Assets – maintenance	1,725.00	0.00	171.00	1,554.00
0.00	Newsletter	750.00	331.90		418.10
0.00	Contingency	500.00	0.00		500.00
1,854.26	VAT		172.57	43.11	
18,015.04	Total payments	13,932.00	3,387.03	1,346.57	9,414.08

Cash/Bank reconciliation	01/04/26	15/07/26	16/09/26	31/03/27
Balance B/Fwd	24,801.80	24,801.80	29,124.69	33,543.27
Add total receipts	13,932.00	7,709.92	5,765.15	215.68
Less total payments	13,932.00	3,387.03	1,346.57	9,414.08
Balance C/Fwd	24,801.80	29,124.69	33,543.27	24,344.87
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/26	15/07/26	16/09/26	31/03/27
General funds	10,651.80	14,974.69	19,393.27	10,194.87
Earmarked reserves	14,150.00	14,150.00	14,150.00	14,150.00
	24,801.80	29,124.69	33,543.27	24,344.87

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Cash/Bank Reconciliation as at 16th September, 2026

Cash

Balance brought forward 01/04/26

Current Account (NatWest)	717.41
Business Reserve Account (NatWest)	8,590.28
Liquidity Manager Account (NatWest)	10,198.26
Community Account (Barclays)	250.00
Business Premium Account (Barclays)	5,045.85
	<u>24,801.80</u>

Plus receipts	13,475.07
Less payments	<u>4,733.60</u>
Balance carried forward 16/09/26:	<u><u>33,543.27</u></u>

Bank

Current Account (NatWest) 10,029.20 01/09/26

Add receipts/transfer since above statement

5,720.50

5,720.50

Less unrepresented cheques

2025/26 -14.09

Approved -83.84

For approval -1,346.57

Less payments already issued 86.23

-1,358.27

14,391.43 16/09/26

Business Reserve Account (NatWest) 8,620.33 01/09/26

Add receipts/transfer since above statement

0.00

0.00

Less unrepresented cheques

0.00

0.00

8,620.33 16/09/26

Liquidity Manager Account (NatWest) 10,281.51 01/09/26

Add receipts/transfer since above statement

0.00

0.00

Less unrepresented cheques

0.00

0.00

10,281.51 16/09/26

Community Account (Barclays) 250.00 31/03/26

Add receipts/transfer since above statement

0.00

0.00

Less unrepresented cheques

0.00

0.00

250.00 16/09/26

Total bank balances 16/09/26

33,543.27

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Appendix B: Receipts

NatWest Bank plc	£6.21	Gross interest – July 2026 (BR)
NatWest Bank plc	£17.23	Gross interest – July 2026 (LM)
NatWest Bank plc	£5.62	Gross interest – August 2026 (BR)
NatWest Bank plc	£15.59	Gross interest – August 2026 (LM)
Cheshire East Borough Council	£5,720.50	Precept 2026/27 (50%)

Appendix C: Payments for approval

Direct Debit	npower	£13.18	Electricity charges: Jul. 26 [A]
Direct Debit	123REG	£15.59	Web domain fee 2026/27 [B]
Direct Debit	123REG	£57.46	Email account fee 2026/27 [B]
Cheque No 000091	E. M. Maddock	£722.78	Salary: Aug.-Sep. 2026 plus expenses [C]
Direct Debit	H. M. Revenue & Customs	£167.68	PAYE payments [D]
Cheque No 000092	Great Warford Baptist Chapel	£20.00	Room hire (16/09/26) [E]
Cheque No 000093	Knutsford Community First Responder Trust	£171.00	Defibrillator consumables [F]
Cheque No 000094	Northwich Town Council	£162.00	Grounds maintenance: Aug.26 [G]
Direct Debit	npower	£16.88	Electricity charges: Aug. 26 [A]

[A] Parish Councils Act 1957 s.3

[B] Local Government Act 1972 s.142

[C] Local Government Act 1972 s.112

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

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

[F] Public Health Act 1936 s.234

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

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. (Appeal) Decision: Appeal dismissed (07/07/26)
26/2290/HOUS	Ash Lea, Ancoats Lane, Great Warford. WA16 7AT Proposed accessible single storey rear extension, enlarged replacement front and rear dormers, front entrance canopy, a raised terrace to the rear, and internal and external alterations. Decision: Approved with conditions (13/08/26)

(b) Outstanding planning applications

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).
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26/0557/HOUS	Steeles House, Merrymans Lane, Great Warford. SK9 7TP First floor extension, relocation of existing window.
26/0508/FUL	Cheshire Health Club and Spa, Warford Park, Faulkners Lane. WA16 7RN Replacement building to provide extension to gym.
26/1349/HOUS	3 Warford Crescent, Great Warford. SK9 7TW Proposed extensions and alterations including the demolition of existing outbuildings and conservatory, and formation of two storey side extension with single storey rear extension and associated external works and landscaping.
26/1613/DSC	High Noon Farm, Ancoats Lane, Great Warford. WA16 7AT Discharge of condition 14 on approval 24/0094M: Demolition of existing buildings and erection of 4 number dwellings.
26/1961/PIP	Land north of Mill Lane, Alderley Edge. Permission in principle for the erection of up to 9 dwellings.

Appendix E: Cheshire East Local Plan Scoping Consultation Response

[Paragraph numbers refer to the sections within the Local Plan Scoping Consultation material.]

3.15: Great Warford Parish Council supports the commitment to prioritising brownfield land for future development. A comprehensive review must be undertaken to identify and allocate brownfield sites for development prior to any allocations being made on Green Belt sites.

3.19: Supplementary planning documents relating to ecology and biodiversity net gain must set out clear requirements for delivery and processes to challenge poor delivery or non-delivery.

3.20: Supplementary planning documents relating to developer contributions must seek to deliver infrastructure improvements prior to delivery of housing. Existing residents of communities must not suffer a deterioration in access to services (basic utilities, schools, medical services) as a consequence of poorly planned infrastructure delivery and/or inappropriate development.

4.13: Heritage assets, areas with landscape and wildlife value should be protected from development.

4.15: Green Belt land should be protected from development with brownfield sites being prioritised.

4.16: Agricultural land should be protected from development. Cheshire East Council should promote food security and sustainability by protecting areas which have good quality agricultural land which can be used for food production.

4.19: Rural villages should be protected from inappropriate, large scale development which causes irrevocable damage to the communities and local infrastructure.

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4.5: Careful consideration must be given to the availability of transport links when determining development locations. Development must not be promoted in rural communities with no sustainable public transport links.

5.15: Great Warford Parish Council strongly objects to green field sites within the Green Belt in Great Warford being allocated as grey belt land. The erosion of Green Belt within the Parish will harm the rural setting of the small community and lead to unsustainable development.

5.17: Great Warford Parish Council supports the proposal to maximise the use of brownfield sites and to consider sites outside of the Green Belt first. Development should only take place to meet a genuine housing need and not to meet speculative aspirations of landowners or arbitrary housing targets.

5.18: The outcome of the Green Belt assessment should be published as soon as completed to enable communities to understand proposals within the context of the review.

5.19: Consideration should be given to extending the use of strategic green gaps to ensure that communities, of all sizes, are not subject to inappropriate development which harms settlement identity and character. Villages should be protected from inappropriate development which causes gaps between individual communities to be eroded.

5.23: Any review of settlement hierarchy should ensure conclusions are made on up to date, accurate information. Inaccurate information will lead to inappropriate development which detrimentally affects existing residents and communities.

5.29: The cumulative effect of agricultural development should be considered. Large modern agricultural buildings can have combined effects on landscape, drainage, access and nearby homes. Future policies should also recognise the possible relationship between agricultural buildings and later diversification or conversion.

5.35: Green Belt land should not be released for development to meet housing targets or to provide affordable housing unless there is compelling evidence of local need within the specific community.

5.49: Brownfield sites should be prioritised for the delivery of small and medium sized sites. Use of Green Belt land to meet these arbitrary targets cannot be supported.

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Appendix F: Speed Indicator Device data

During the period from 5th November, 2025 to 31st August, 2026 the following data were collected by the speed indicator devices.

Total number of vehicles	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026
Site A1	5,398	7,238	7,148	6,835	10,796	9,954	10,270	8,056	12,302	12,113
Site A2	13,939	14,876	15,172	15,233	19,388	18,210	20,135	18,226	18,152	17,751
Site B1	24,694	25,661	28,534	26,791	29,727	27,310	30,939	28,728	29,822	29,290
Site B2	33,186	33,774	38,437	36,160	40,363	36,443	39,622	38,660	40,273	35,941

Percentage of vehicles travelling within speed limit / %	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026
Site A1	88.38	88.46	88.36	85.68	84.95	83.47	88.12	85.70	85.62	83.51
Site A2	78.31	78.70	79.40	78.99	74.95	74.84	77.01	76.02	76.80	71.98
Site B1	89.45	89.07	89.94	88.34	87.05	85.07	84.77	84.46	85.82	85.54
Site B2	85.55	85.15	85.16	83.32	79.78	78.19	78.17	76.56	76.86	77.22

Percentage of vehicles travelling faster than 36mph / %	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026
Site A1	2.69	2.46	2.30	3.16	3.44	3.78	2.78	3.18	3.53	3.74
Site A2	5.02	5.64	4.62	5.06	6.51	6.70	6.16	6.45	6.30	7.46
Site B1	2.52	2.49	2.25	2.50	3.10	3.75	3.64	3.68	3.30	3.17
Site B2	2.83	2.97	2.73	3.09	4.27	4.53	4.57	5.11	5.03	4.95

Maximum recorded speed / mph	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026
Site A1	51	59	62	59	64	61	55	65	58	63
Site A2	63	68	72	60	65	60	65	70	67	69
Site B1	63	62	63	58	65	61	63	65	69	67
Site B2	59	65	56	58	62	57	61	57	58	65

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