

GREAT WARFORD PARISH COUNCIL

Minutes of the Parish Council meeting held

Wednesday 15th July, 2026 at 6:30p.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 (0).

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

1. Apologies for absence

Councillor J. Macrae – Personal reason.

Councillor L. Wildig – Personal reason (previously approved).

Cheshire East Ward Member Cllr. H. Moss.

126/26 RESOLVED (a) That the above apologies for absence be received. (All in favour)

2. Declarations of interest: None

127/26 RESOLVED (a) To note that no declarations of interest were made. (All in favour)

3. Public forum for questions: No question were raised by members of the public.

128/26 RESOLVED (a) To note that no questions were raised by members of the public. (All in favour)

4. Cheshire East Ward Member Cllr. H. Moss: Borough Councillor H. Moss had forwarded a written report advised that no updates were available relating to white lining works or planning enforcement. The planning appeal relating to proposed residential development at Ancoats Lane had been dismissed.

129/26 RESOLVED (a) To receive and note the update from Borough Councillor H. Moss. (All in favour)

5. Minutes

(a) The Minutes of the Annual Parish Council Meeting held 20th May, 2026 had been previously circulated to all Members.

130/26 RESOLVED (a) That the Minutes of the Annual Parish Council meeting held 20th May, 2026 be approved as a correct record and signed by the Chairman. (All in favour)

(b) The Minutes of the Annual Parish Meeting held 20th May, 2026 had been previously circulated to all Members.

131/26 RESOLVED (a) That the Minutes of the Annual Parish Meeting held 20th May, 2026 be confirmed as a correct record. (All in favour)

6. Finance

(a) **Financial Statement 2026/27 as at 15th July, 2026:** Members considered the financial statement 2026/27 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.

132/26 RESOLVED (a) That the financial statement as at 15th July, 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 one of the accounts had been closed and

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funds transferred to NatWest. Efforts are still being made to secure the release of the funds from the second account.

133/26 RESOLVED (a) To receive and note the update. (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)

134/26 RESOLVED (a) To receive and note recent planning decisions. (All in favour)

(b) Planning applications

- i. **26/1961/PIP:** Land north of Mill Lane, Alderley Edge.
Permission in principle for the erection of up to 9 dwellings.

**135/26 RESOLVED (a) That the following comments be submitted to Cheshire East Council in respect of application 26/1961/PIP:
Great Warford Parish Council objects to the proposed development on the following grounds:**

1. That the proposed development is an inappropriate form of development within the Green Belt which would cause permanent loss of openness within the rural landscape and encroach into the rural character of Great Warford. It is not considered that any special circumstances exist to justify the proposed development which would lead to significant urbanisation within the existing rural landscape.

2. That the proposed development site does not meet the Cheshire East Council definition of 'limited infilling in villages' as Great Warford is not named as an infill village within the Site Allocations and Development Policies Document Policy PG10.

3. That no evidence has been provided to demonstrate that there is any need for further residential development within Great Warford.

The application refers to, "dwellings would benefit from appropriate separate distances to one another" (Planning Statement, para. 3.1.2) suggesting that the proposed intention is to provide large, detached houses. There is no shortage of this type of property within Great Warford.

4. That the proposed development site is not grey belt.

The application refers to previously developed land, however, this is limited to the car park area to the west of the site. The Planning Statement at paragraph 3.1.5 states, "...a Stage 2 application may also include opportunities to enhance the recreational facilities of the Prince Albert Angling Society. It is for this reason that the application boundary includes the existing hardstanding used for car parking."

The use of the car park by a private members club does not constitute recreational facilities which will benefit the community. It is interesting that the Prince Albert Angling Society website states, "Yes we do have a waiting list for Adult Membership. Currently it is 2 to 3 years from your date of application." [<https://paas.co.uk/new-membership/> accessed 27/06/26] which further confirms that this proposed recreational enhancement will not benefit the community

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nor the proposed development.

The use of facilities provided to a private club does not provide justification for the loss of green belt, agricultural land for development.

5. The proposed development would lead to the one field gap between the parishes of Great Warford and Little Warford to be lost. The current green gap between the two communities provides a landscape feature that defines the transition between one community and the next. The loss of this feature will erode the distinctiveness of each community.

6. Great Warford is a small, rural settlement and this site lacks easy access to regular public transport, shops, schools and medical services. Future residents would depend entirely on cars. This goes directly against local policies that promote sustainable travel options.

7. Mill Lane is a narrow, rural lane. Adding up to nine houses would heavily increase traffic creating safety hazards for drivers, cyclists and pedestrians on a lane that already struggles to accommodate high levels of commuter traffic volumes. This would have an unsustainable impact on Mill Lane and the surrounding highway network.

8. Mill Lane does not have pavements, therefore, in addition to the unrealistic expectation that future residents would walk the significant distances to services, education and employment from this location, there is no provision for this to be done safely.

When considering the site within the wider context, few of the surrounding rural lanes have pavements or street lighting, again, demonstrating that accessing services, education and employment by means other than a car would be unsustainable and present a safety risk to those individuals.

9. Speed indicator device data from a device less than 200m from the proposed development site shows that a significant proportion of vehicles travel through Great Warford at speeds significantly in excess of the 30mph speed limit. This highlights a safety hazard which further demonstrates the unsustainable nature of this rural, Green Belt site.

10. The undulating landscape surrounding the proposed development, together with the narrow lanes, does not encourage cycling or walking as a primary transport choice. Whilst, as stated in the application, footpaths and bridleways can be found within a reasonable distance of the proposed development site, these are considered to be a recreational routes rather than realistic transport options for accessing services, education and employment.

11. The development of this site poses a threat to local biodiversity, wildlife habitats and the quiet enjoyment of nearby outdoor spaces.

12. It is considered that a housing shortfall in Cheshire East, arising from arbitrary national policy changes, does not justify

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destroying a valuable piece of local Green Belt land.

13. In conclusion, it is considered that the proposed development site is unsustainable and will cause permanent harm to this green belt, rural location. (All in favour)

- ii. **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.

136/26 RESOLVED (a) That no comments be submitted to Cheshire East Council in respect of application 26/2290/HOUS. (All in favour)

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

137/26 RESOLVED (a) To note that no further applications had been received. (All in favour)

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

138/26 RESOLVED (a) To receive and note the update. (All in favour)

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

139/26 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 no updates had been received from Cheshire East Council.

140/26 RESOLVED (a) To receive and note the update. (All in favour)

- (b) **Highway matters for attention:** It was reported that the following issues had been identified: overgrown vegetation along footways of Merrymans Lane and Chelford Road and obscured speed limit sign at Merrymans Lane.

141/26 RESOLVED (a) That the above issue be reported to Cheshire East Council for attention. (All in favour)

- (c) **Community Speed Watch:** It was noted that no speed watch activities had been undertaken since the last meeting.

142/26 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)

143/26 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. Cheshire East Council: [Weekly food waste collections update](#).

144/26 RESOLVED (a) To receive and note the information. (All in favour)

- ii. Cheshire East Council: [Housing Allocations Policy consultation](#).

145/26 RESOLVED (a) That no response be submitted to the consultation. (All in favour)

10. Meetings of external organisations

- (a) **Cheshire East Town and Parish Council Network meeting (16/06/26):** It was reported that the meeting had focussed on asset transfer to Town and Parish Councils as part of cost saving measures being pursued by Cheshire East Council.

146/26 RESOLVED (a) To receive and note the report. (All in favour)

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- (b) **Manchester Airport Town and Parish Council Forum (24/06/26)**: It was reported that the number of passengers using the airport was growing each year. There were 31.5 million passengers in 2025 and projections suggest numbers to grow to 50 million by 2048. The number of destinations and carriers available at Manchester Airport continues to grow. The final stages of the ManTP project are currently being delivered with increased retail units and the re-use of the former terminal 1 building to accommodate expansion of terminal 3. Rail travel to the airport is being reviewed with a view to increasing connections to Liverpool, Birmingham and via Northern Powerhouse Rail. The airspace review has not progressed over recent months, however, it is expected that more information will be available in late 2026 / early 2027 on this project.

147/26 RESOLVED (a) To receive and note the report. (All in favour)

- (c) **Cheshire and Warrington Combined Authority: Town and Parish Councils meeting (01/07/26)**: It was reported that the meeting had been cancelled.

148/26 RESOLVED (a) To receive and note the report. (All in favour)

- (d) **Cheshire East Town and Parish Council Network meeting (14/07/26)**: It was reported that the meeting had been cancelled.

149/26 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 no updates had been received from the Policing Team. It was noted that a local Parish had raised a query to the Police and Crime Commissioner about the scope of the reports which did not appear to reflect local knowledge of incidents.

150/26 RESOLVED (a) To receive and note the update

(b) That Great Warford Parish Council support the representations made by a local Parish to the Police and Crime Commissioner. (All in favour)

- (b) **Great Warford Residents Group**: It was reported that the Great Warford Residents Group is considering holding a local gathering to allow new residents to meet the neighbours. Consideration is also being given to hosting a bee hive within the community. Planning for the Christmas event will begin shortly.

151/26 RESOLVED (a) To receive and note the update. (All in favour)

- (c) **Parking issues at Mary Dendy Playing Field**: It was reported that parking issues are still occurring at Mary Dendy Playing Field. It was noted, however, that at least one football team had stopped using the site. Weekends continue to be the most problematic periods.

152/26 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 16th September, 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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153/26 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 7:03p.m.

Signed:..... Approval date: 16th September, 2026

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Appendix A: Financial Statement

Financial Statement – 2026/27 as at 15 th July, 2026					
Actual 2025/26 £	Details	2026/27 Budget £	Actual to May 26 £	Agenda Jul. 26 £	Budget Balance £
	Receipts				
11,242.00	Precept	11,441.00	5,720.50		5,720.50
0.00	Balances	2,491.00	0.00		0.00
349.08	Investment interest		22.60	62.76	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		172.57
11,780.47	Total receipts	13,932.00	7,647.16	62.76	5,893.07
	Payments				
4,641.00	Salary (Clerk)	5,031.00	837.20	837.20	3,356.60
36.71	National Insurance (Employer)	0.00	0.48	0.48	-0.96
275.00	Allowances (Clerk)	300.00	0.00		300.00
253.16	Administration	325.00	0.00		325.00
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		152.00
381.44	Subscriptions/affiliation fees	434.00	238.40	47.00	148.60
140.00	Room hire	230.00	20.00	20.00	190.00
0.00	Training	210.00	0.00		210.00
240.77	Street lighting	615.00	41.41	26.39	547.20
1.81	Christmas tree and lighting	350.00	0.00		350.00
1,343.00	Parish Maintenance	1,400.00	135.00	135.00	1,130.00
7,545.77	Assets – purchase	600.00	0.00		600.00
150.18	Assets – maintenance	1,725.00	0.00		1,725.00
0.00	Newsletter	750.00	331.90		418.10
0.00	Contingency	500.00	0.00		500.00
1,854.26	VAT		144.25	28.32	
18,015.04	Total payments	13,932.00	2,292.64	1,094.39	10,717.54

Cash/Bank reconciliation	01/04/26	20/05/26	15/07/26	31/03/27
Balance B/Fwd	24,801.80	24,801.80	30,156.32	29,124.69
Add total receipts	13,932.00	7,647.16	62.76	5,893.07
Less total payments	13,932.00	2,292.64	1,094.39	10,717.54
Balance C/Fwd	24,801.80	30,156.32	29,124.69	24,300.22
Cumulative balances	Balance	Balance	Balance	Balance
	01/04/26	20/05/26	15/07/26	31/03/27
General funds	10,651.80	16,006.32	14,974.69	10,150.22
Earmarked reserves	14,150.00	14,150.00	14,150.00	14,150.00
	24,801.80	30,156.32	29,124.69	24,300.22

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Great Warford Parish Council Cash/Bank Reconciliation as at 15th July, 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	7,709.92
Less payments	<u>3,387.03</u>
Balance carried forward 15/07/26:	<u><u>29,124.69</u></u>

Bank

Current Account (NatWest)	11,251.38	01/07/26
Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unpresented cheques		
2025/26	-14.09	
Approved	-187.68	
For approval	-1,094.39	
Less payments already issued	<u>62.28</u>	
	<u>-1,233.88</u>	
	10,017.50	15/07/26
Business Reserve Account (NatWest)	8,608.50	01/07/26
Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unpresented cheques		
	<u>0.00</u>	
	0.00	
	8,608.50	15/07/26
Liquidity Manager Account (NatWest)	10,248.69	01/07/26
Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unpresented cheques		
	<u>0.00</u>	
	0.00	
	10,248.69	15/07/26
Community Account (Barclays)	250.00	31/03/26
Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unpresented cheques		
	<u>0.00</u>	
	0.00	
	250.00	15/07/26
Business Premium Account (Barclays)	0.00	29/06/26
Add receipts/transfer since above statement		
	<u>0.00</u>	
	0.00	
Less unpresented cheques		
	<u>0.00</u>	
	0.00	
	0.00	15/07/26
Total bank balances 15/07/26	<u><u>29,124.69</u></u>	

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Appendix B: Receipts

NatWest Bank plc	£5.81	Gross interest – May 2026 (BR)
NatWest Bank plc	£16.07	Gross interest – May 2026 (LM)
Barclays Bank plc	£14.38	Gross interest – 02/03/26 – 07/06/26
Barclays Bank plc	£2.33	Gross interest – 08/06/26 – 23/06/26
NatWest Bank plc	£6.41	Gross interest – June 2026 (BR)
NatWest Bank plc	£17.76	Gross interest – June 2026 (LM)

Appendix C: Payments for approval

Cheque No 000088	E. M. Maddock	£670.00	Salary: Jun.-Jul. 2026 [A]
Direct Debit	H. M. Revenue & Customs	£167.68	PAYE payments [B]
Cheque No 000089	Great Warford Baptist Chapel	£20.00	Room hire (15/07/26) [C]
Cheque No 000090	Northwich Town Council	£162.00	Grounds maintenance [D]
Direct Debit	npower	£15.28	Electricity charges: May 26 [E]
Direct Debit	npower	£12.43	Electricity charges: Jun. 26 [E]
Direct Debit	Information Commissioner's Office	£47.00	Data protection fee 2026/27 [F]

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

[E] Parish Councils Act 1957 s.3

[F] The Data Protection (Charges and Information) Regulations 2018 s.2

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Appendix D: Planning applications

(a) Recent planning decisions

- 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.
Decision: Approved with conditions (07/06/26)
- 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.
Decision: Withdrawn (15/05/26)
- 26/1263/CLPUD Maron House, Chelford Road, Great Warford. SK9 7TL
Certificate of proposed lawful development for detached annex building located within the rear garden of the existing property. The building will be used as a home office ancillary to the main dwelling.
Decision: Positive certificate (19/06/26)
- 26/1316/TPO Warford Hall, Warford Hall Drive, Great Warford. SK9 7TP
Sycamore Tree T1 Crown Lift to 6 meters dead wood and crown thin to 25%.
Decision: Consent for works in TPO with conditions (06/07/26)

(b) Outstanding planning applications

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

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Appendix E: Speed Indicator Device data

During the period from 5th November, 2025 to 30th June, 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
Site A1	5,398	7,238	7,148	6,835	10,796	9,954	10,270	8,056
Site A2	13,939	14,876	15,172	15,233	19,388	18,210	20,135	18,226
Site B1	24,694	25,661	28,534	26,791	29,727	27,310	30,939	28,728
Site B2	33,186	33,774	38,437	36,160	40,363	36,443	39,622	38,660

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

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

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

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