MINUTES OF A MEETING OF THE GRAPPENHALL AND THELWALL PARISH COUNCIL AT THE COUNCIL OFFICES, BELLHOUSE LANE, ON THURSDAY 18 JUNE 2026

Present Councillors Johnson (Chair), Browne, Dolan, Ford, Furnell, Hignett (20:30) Hockenhull., Speed (19:10) and Worsley.

In Attendance Colette Fellows, Clerk and Responsible Financial Officer

Action

24. It was **resolved that** apologies and reasons for absence from Councillors Davies, Fernyhough, Fisher, McQuillian, Taylor, and Warner be accepted.

25. Dispensation Requests
No dispensation requests were made.

26 Disclosures of Pecuniary and Personal Interests
Councillor McQuillian declared a personal interest in agenda item 279

27. Minutes
Resolved that the minutes of the Annual Parish Meeting and the Annual Council Meeting on 21 May 2026, representation of Committees was amended in the meeting and then approved as a true record. Received the minutes of the Environment Committee held on 7 May 2026.

28. Correspondence Miscellaneous
WBC's Electoral Services Department has processed Cllr Drogan's resignation. The position of Office of Councillor is now being advertised. The notice runs until 31 July 2026.

29. Information for Noting
a) The Clerk received many thank-you message from guests who attended the Civic Celebration on Sunday 31 May 2026.
b) The instruction to proceed with the 3-year insurance deal has been completed.
c) The information boards for walking day have arrived at the office.
f) Councillor Contact information update will be emailed to all Councillors before the meeting.

30. Update on actions from previous meetings

Agenda Item	Action Point	Lead	Status	Update
2025/233	EV Charger GYCA Car Park	C Fellows	Ongoing	See agenda item 35 for update

31. PC Crime Report
The crime report was not emailed before the meeting. the Clerk will follow-up with our Beat Officer. **CF**

32. Expenditure to date

The Clerk presented the expenditure to date (emailed to members before the meeting) for June 2026/27 expenditure v budget.

- Parish Council expenditure was 22%
- Walled Garden expenditure was 21%
- Overall figure was 22%against a budget of 25%

33. Accounts for Payment

33.1 It **was resolved** that payments awaiting authorisation totalling £37,786.66 be approved (see attached).

33.2 To note the following items over £500 for June that must be published under the Transparency Code or the Audit Regulations Section 13 (2) 'Payments over £500 each quarter.

a) Bcal -Consultation boards set of two £840.69+vat
b) Bcal – Landscape Architectural Services – RIBA Stage 2 £3192+vat
c) E Smith – bedding plants for the parish £533.25+vat
d) LCC Consultancy Investment Overview (as per policy) £890+vat
e) New fridge Fountain café kitchen £579.99+vat
f) Annual Insurance £7,293.77
g) Vehicle insurance £1,464.74
h) Fresh Sandwich company (Civic Celebration) £1,197.00.

The Local Government Transparency Code 2015 relates to a Parish Council which has gross annual income or expenditure (whichever is the higher) exceeding £200,000.

34. Requests for Funding

The Clerk has received the following request for funding:

34.1 The GYCA requested financial support for the play area. It **was resolved** to donate £2,000 towards the project and footings. **CF**

34.2 Stockton Heath Parish Council requested financial support for a recycling project. Members agreed to donate £100 and have asked the poster advertising the project to indicate it includes all of South Warrington Parishes. **CF**

35. EV Chargers and Electric Vehicle for Parish Warden

The Clerk updated members with the feasibility study for an electric vehicle or purchasing the current vehicle, on lease until December 2026.
Members supported a switch to a second-hand electric vehicle (lease only) if feasible. The Environment Committee to progress with the project on a suitable charger, installation and costs. Then report back to Council for approval. **BD/RF/CW**

36. Knutsford Road Verges.

The Clerk and Assistant Clerk recently held discussions with Highway Officers of Warrington Borough Council (WBC) regarding the verges along the northern side of Knutsford Road from the Parish boundary at Cross Lane to its junction with Mayfield Road and the possibility of providing layby parking by removing/reducing the verge similar to that provided at Grappenhall Heys.

Due to the adjacent housing having a lack of, or insufficient, off-road parking residents are parking vehicles on the highway verge. However, given this part of the A50 is an important gateway into the Parish from the north the current appearance of the verges does not provide a good impression.

WBC Officers advise that laybys are expensive due to the requirement for them to be built to carriageway standards and the need to take account of any utilities in the area. They also advise that due to WBC's constrained budget it could not consider layby provision as it is prioritising safety and access schemes. The possibility of merely removing the grass verges and replacing them with a tarmac surface has also been explored although due to current financial constraints it is unlikely that WBC would fund this.

An initial search of utilities by WBC indicates the presence of Virgin cable, United Utilities Water, British Telecom and high voltage electric and gas utilities within the area and WBC Officers have suggested that in the first instance it would be best to establish the feasibility of providing laybys or resurfacing by establishing the depths of the various utilities by digging a trial pit. WBC Officers advise that due to current financial constraints the costs of any such trial pit would need to be passed to the Parish Council.

WBC has provided costs to excavate a trench across the width of the grass verge, to a depth of about 1 metre and record the utilities present. The cost of this work is quoted as £1437.25+vat and reflects that the workers have to dig slowly by hand, to avoid striking any of the utilities and also the need to keep safety measures in place for the road, footpath and driveways operating around them. It also includes a sum of £713.38+vat for Ground Penetrating Radar (GPR) which WBC Officers advise is optional and probably isn't necessary in this case. The removal of the GPR from the quote would reduce the cost of the feasibility work to £723.87+vat.

Members have requested to ask WBC to advise on whether trial dig or GPR is most appropriate to identify/record utilities if there are any funding streams for road and/or safety improvements. **BD**

37. Neighbourhood Plan - amendment

As indicated at the meeting of the Council held on 21 May 2026 it has been necessary for the Neighbourhood Plan Steering Group (NPSG) to review the draft Grappenhall and Thelwall Neighbourhood Plan and prescribed documents submitted to Warrington Borough Council (WBC) on 29 April for Regulation 16 consultation (Min 2026/9). The review has been necessary to take account of additional requirements which came into force on 25 March 2026, through the provisions of the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026 which neither the NPSG or the Planners at WBC were previously aware of.

In summary, the changes are:

- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and

- so far as the qualifying body considers appropriate and having regard to the subject matter of the plan, the plan must be designed to take account of any Local Nature Recovery Strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area.

There is also a new basic condition which is one of the requirements that the Plan needs to meet. The new basic condition states that 'the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made'. This replaces the former basic condition that the neighbourhood plan be in general conformity with the strategic policies contained in the development plan for the area.

The implications of the above are that the NPSG is proposing the following:

- some relatively minor amendments to the draft Plan to refer to climate change and to the Local Nature Recovery Strategy;
- a revision to the Basic Conditions Statement to refer to the new condition rather than the old one; and
- amendments to the wording of policies D2 (South East Warrington Urban Extension Broad Lane Area: Design Strategy) and INF1 (Footpaths and Cycle Paths) in relation to the proposed footpath from Grappenhall Wood to Hall Lane and the deletion of showing a precise route for the proposed path on a plan replacing it with an arrow showing its general direction in order to overcome any potential objection from WBC that as previously proposed it could result in less housing being provided than if the neighbourhood development plan were not to be made. The approach now being proposed is as previously suggested by WBC.

Members are requested to consider the amended draft Neighbourhood Plan and prescribed documents (attached) in line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 for submission to Warrington Borough Council ahead of the Regulation 16 consultation. For ease of reference the amendments are highlighted in yellow on the attached draft Plan and Basic Conditions Statement. It **was resolved** to accept the amendments and to submit the draft Grappenhall and Thelwall Neighbourhood Plan and prescribed documents to Warrington Borough Council.

38. Warrington Borough Council Matters

Cllrs Browne, Hignett, Johnson and Speed updated members on Warrington Borough Council matters.

39. Consideration of Planning Applications

The following planning applications were considered, see attached report:

2026/00650/FULH Single storey rear extension, Ferryway, Ferry Lane, Thelwall WA4 2SS
2026/00661/FULH Single storey rear extension, 509 Stockport Road, Thelwall WA4 2TH
2026/00610/FULH Proposed new lean to single storey extension to the rear of the property, 37 Weaste Lane, Thelwall WA4 3JR

2026/00668/LBC Proposed cleaning of brickwork, Thelwall Heyes, Cliff Lane, Thelwall WA4 2TS
2026/00671/FULH Proposed front porch extension and two storey side extension, 51 Barley Road, Thelwall WA4 2EZ
2026/00699/FULH First floor side extension, 41 Clarence Road, Grappenhall WA4 2PH
2026/00743/FULH Single storey rear extension, 12 Shirley Drive, Grappenhall WA4 2PA

For Information Only
2026/00636/AGR Proposed agricultural building, Carr House Farm, Broad Lane, Grappenhall WA4 3ET
2026/00630/DISCON Discharge of Conditions 4 (Materials), 7 (Timber gate details), 9 (Vehicular and pedestrian access), 10 (cycle parking), 11 (Electric Vehicle Charging points), 12 (Landscape Plan) and 15 (Construction method statement) on application 2024/01330/FUL (replacement dwelling) at Ingleside, Church Lane, Grappenhall WA4 3EP
2026/00686/CLDP Construction of swimming pool and erection of pool house in rear garden, 155 Chester Road, Grappenhall, WA4 2SB
2026/00716/HPA Single storey rear extension to extend beyond the rear wall by 8m, height of 4m and height of the eaves to be 3m, The Gables, Half Acre Lane, Thelwall WA4 3JG
2026/00715/CLDP Two storey rear extension, 2 no. single storey side extensions and detached garage, The Gables, Half Acre Lane, Thelwall WA4 3JG
2026/00587/CLDP Certificate of Lawfulness, 14 Balmoral Road, Grappenhall WA4 2EB

Chair Print and Sign

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Grappenhall and Thelwall Parish Council

22 June 2026 (2026-2027)

PAYMENTS LIST

Vouche	Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
72	Flower Planting - Baskets/Broa	01/06/2026		Barclays - Current Ac	Flowers garden ce	E Smith - Flowers	Miscellaneous	S	533.25	106.65	639.90
75	Admin - Postage/Copier/Statior	01/06/2026		Barclays - Current Ac	Viking	Viking Office Supplies	Viking	S	61.74	12.35	74.09
77	W.G Cleaning - Labour/Materia	01/06/2026		Barclays - Current Ac		Amanda Sweeney	Amanda Sweeney - Cleane	Z	390.00		390.00
80	Environmental Improvements	01/06/2026		Barclays - Current Ac	6 A1 boards	BCAL Landscape Services	bcal	Z	840.69		840.69
78	Civic Celebration	04/06/2026		Barclays - Current Ac	Credit for wine refi	Majestic Wine	Miscellaneous	S	-527.92	-105.58	-633.50
84	Civic Celebration	08/06/2026		Barclays - Current Ac	Fresh Sandwich co	Afternoon Tea	Miscellaneous	Z	1,197.00		1,197.00
76	Parish Council Salaries	11/06/2026		Barclays - Current Ac	June 2026	PC Payroll	Grappenhall and Thelwall F	Z	7,849.65		7,849.65
76	HMRC PAYE/NI	11/06/2026		Barclays - Current Ac	June 2026	PC Payroll	Grappenhall and Thelwall F	Z	2,636.77		2,636.77
76	Parish Council Pensions	11/06/2026		Barclays - Current Ac	June 2026	PC Payroll	Grappenhall and Thelwall F	Z	1,721.03		1,721.03
76	W.G Salaries	11/06/2026		Barclays - Current Ac	June 2026	PC Payroll	Grappenhall and Thelwall F	Z	4,745.71		4,745.71
76	W.G HMRC/PAYE/NI	11/06/2026		Barclays - Current Ac	June 2026	PC Payroll	Grappenhall and Thelwall F	Z	1,486.31		1,486.31
76	W.G Pensions	11/06/2026		Barclays - Current Ac	June 2026	PC Payroll	Grappenhall and Thelwall F	Z	1,278.14		1,278.14
79	Equipment and Site Maintenan	11/06/2026		Barclays - Current Ac	repair to mowers	Noel Ogden Mowers	Miscellaneous	Z	158.78		158.78
79	Equipment Purchase/Hire/Repa	11/06/2026		Barclays - Current Ac	repair to mowers	Noel Ogden Mowers	Miscellaneous	Z	139.76		139.76
81	Civic Celebration	16/06/2026		Barclays - Current Ac	Civic Celebration e	Kate Fitch	Miscellaneous	Z	31.59		31.59
83	General and Capital Expenditur	16/06/2026		Barclays - Current Ac	Twenty Four Sever	Twenty four seven	Miscellaneous	S	38.00	7.60	45.60
82	W.G Fire Alarms	16/06/2026		Barclays - Current Ac		Emergency Alarm Repairs	Protec Alarms	S	328.70	65.74	394.44
86	Professional Fees	16/06/2026		Barclays - Current Ac		SLCC Consultancy	SLCC	S	890.00	178.00	1,068.00
85	Equipment Purchase/Hire/Repa	16/06/2026		Barclays - Current Ac		Screwfix - Items for Walled Gar	Screwfix	S	16.24	3.25	19.49
101	Utilities	17/06/2026		Barclays - Current Ac		Parish Council Electric	Eon Next	L	144.47	7.22	151.69
98	Office Cleaning	17/06/2026		Barclays - Current Ac	26/02	Amanda Sweeney	Amanda Sweeney - Cleane	Z	60.00		60.00
97	Subscriptions - Software	17/06/2026		Barclays - Current Ac		Microsoft	Microsoft	S	102.90	20.58	123.48
95	Subscriptions - Software	17/06/2026		Barclays - Current Ac	08/04	Payroll Software	Sage	S	37.50	7.50	45.00
96	Vehicle Hire - Parish Warden	17/06/2026		Barclays - Current Ac	16/04	Vic Young - Van Hire	Vic Young Ltd	S	357.31	71.46	428.77
100	Grounds Maintenance	17/06/2026		Barclays - Current Ac		Grounds Maintenance	Beechwood Industries	S	774.96	154.99	929.95
102	W.G Utility Gas/Elec/Water	17/06/2026		Barclays - Current Ac		Walled Garden Water	WaterPlus	E	165.17		165.17
98	W.G Cleaning - Labour/Materia	17/06/2026		Barclays - Current Ac	26/02	Amanda Sweeney	Amanda Sweeney - Cleane	Z	360.00		360.00
99	W.G Business Rates	17/06/2026		Barclays - Current Ac	19/04	Business Rates	Warrington Borough Counc	Z	260.00		260.00
107	Insurance	17/06/2026		Barclays - Current Ac	Public Liability and	Annual Insurance	Community First Insurance	L	7,293.77	875.25	8,169.02
105	Subscriptions - Software	17/06/2026		Barclays - Current Ac		Microsoft	Microsoft	Z	10.49		10.49
103	W.G Utility Gas/Elec/Water	17/06/2026		Barclays - Current Ac		Walled Garden Gas	Eon Next	L	628.10	31.41	659.51
104	W.G Utility Gas/Elec/Water	17/06/2026		Barclays - Current Ac		Walled Garden Electricity	Eon Next	S	616.99	123.40	740.39
108	Insurance	18/06/2026		Barclays - Current Ac	2026/27 van insur	Vehicle Insurance	Zurich	Z	1,464.74		1,464.74
109	W.G Outreach Expenses	22/06/2026		Barclays - Current Ac		Have a go expenses	S M Chorlton	Z	135.00		135.00