

# PEOVER SUPERIOR AND SNELSON PARISH COUNCIL

Clerk – Shareen Worthington  
Email - council@overpeover.com

Chairman – Phil Welch  
Vice Chairman –

## **Minutes of the Annual Parish Meeting held at 5pm on Tuesday 16<sup>th</sup> May 2023 at Over Peover Village Hall**

**Present:** Councillors Phil Welch (Chair) Vicki Irlam, Cathryn Ruddock, Sam Gunter, Janet Winrow, Hazel Ardern, Supritha Rao, Stephanie Benson, Ward Councillor Anthony Harrison and the parish clerk

Members of public: None

1. The chairman opened the Annual Parish meeting by welcoming Members. The chairman's annual report was circulated prior to the meeting. A copy is attached below.
2. There were no questions from the public

The meeting closed at 5.10pm.

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## **Minutes of the Annual Meeting of the Parish Council held at 5.15pm (immediately after the Annual Parish Meeting)**

**Present:** Councillors Phil Welch (Chair) Vicki Irlam, Cathryn Ruddock, Sam Gunter, Janet Winrow, Hazel Ardern, Supritha Rao, Stephanie Benson, Ward Councillor Anthony Harrison and the parish clerk

Members of Public: None

### **23.29 Elect a chairman - and receive their Declaration of Acceptance of Office**

Cllr Irlam proposed Cllr Welch to be re-elected as Chairman; this was seconded by Cllr Winrow. Cllr Welch duly accepted the role and signed the Declaration of Acceptance of Office form.

### **23.30 Appoint a parish clerk**

Members agreed to re-appoint Shareen Worthington as Parish Clerk. The clerk and chair signed the contract of employment.

**23.31 Elect a vice chairman**

Cllr Winrow proposed Cllr Walsingham as vice chairman; this was seconded by Cllr Irlam. The Clerk to ask Cllr Walsingham if he wishes to accept the position.

**23.32 Receive Declaration of Acceptance forms and Election Expenses forms**

All Members signed and returned their forms to the clerk

**23.33 Receive apologies for absence**

Cllrs Walsingham, Lloyd-Jones and Hehir sent their apologies

**23.34 Receive questions or comments from the public**

The newly elected Ward Councillor, Anthony Harrison, introduced himself and confirmed he will regularly attend PC meetings providing updates on outstanding issues. Cllr Harrison also reported that an average speed camera will be installed in Chelford over the next few months.

**23.35 Receive declarations of interest in any agenda items**

There were no declarations of interest

**23.36 Approve Minutes of the last meetings for Over Peover PC and Snelson PC on 21<sup>st</sup> March 2023**

The minutes of the Over Peover PC meeting were agreed and signed as a correct record by the chairman. The minutes of the Snelson PC meeting to be signed by the previous Snelson chairman at the June meeting.

**23.37 Discuss matters arising from the Minutes, not already covered in the agenda**

The five notice boards have been ordered and a 50% deposit paid. They are due to arrive soon and will be installed by Ken and Alex Atkinson, at a cost of £1250.

The chair received a quote of £8100 for the swings from Playdale and a revised quote of £5496 from Wicksteed. The quote from Wicksteed was approved. The chair to place the order.

**Action: Chair**

It was confirmed the play area will need to be closed off for a few days to spray the weeds and algae.

The chair walked along the footpaths on Holmes Chapel Road and found no issues to report.

Members agreed the Coronation tree should be planted along a footpath near Peover Hall.

**23.38 Receive Gawsworth and Chelford Police Report**

Ward Cllr Harrison reported a new PCSO has been appointed.

**23.39 Finance**

**a. Approve the Receipts and Payment Report**

The Receipts and Payments reports were reviewed and approved

**b. Reconfigure budget and apply for additional precept funding**

The clerk to merge both Over Peover and Snelson budgets and will ask CE Council for the additional precept funding which could only be requested once the new parish council had been formed.

**Action: Clerk**

**23.40 Highways**

**a. Update on works to The Common**

Cllr Walsingham to report on this item at the June meeting.

**23.41 Planning**

**a. Consider Planning Applications:**

- i). **22/0560M** – Barclays Bank, Radbroke Hall – Revised plans for installation of Photovoltaic cells (22/0560M).  
**Comment:** The Parish Council **supports** this application.
- ii). **23/1503M** – Delamere Cottage, Stocks Lane – Removal of Condition 5 on application 63056P for a two storey dwelling.  
**Comment:** The Parish Council has **no comment** on this application.
- iii). **23/1410M** – Holly Tree Cottage, Free Green Lane – Extension to rear of property to accommodate kitchen and living spaces, and extension above garage.  
**Comment:** The Parish Council **supports** this application.
- iv). **23/1428M** – Peover Grange, Peover Lane – Proposed domestic outdoor swimming pool and an outbuilding.  
**Comment:** The Parish Council has **no comment** on this application.
- v). **23/1639M** – Land south of Chelford Lane – Retrospective application to construct a new agricultural track.  
**Comment:** The Parish Council wishes to **comment** on this application.
- vi). **23/1694M** – The Cottage, Fire Tree Farm, Boundary Lane – Demolition of car port and construction of replacement car port.  
**Comment:** The Parish Council has **no comment** on this application
- vii). **23/1636M** – Chaseley Farm, Grotto Lane – Four storey replacement dwelling and associated outbuildings.  
**Comment:** The Parish Council **objects** to this application.
- viii). **22/1371M** – Green Lane Cottage, Green Lane – Revised plans for proposed alterations to provide additional living accommodation.  
**Comment:** The Parish Council **supports** this application.

Responses are submitted and are available to view on the CE Planning website.

**b. Consider any planning decisions**

21/4107M – Longshott Farm, Pepper Street: Refused

23/0626M – Tithe House, Chelford Lane: Withdrawn

22/1586M – New Hall, Stocks Lane: Approved with conditions

## **23.42 Housekeeping and Maintenance**

### **a. Update on list of ongoing issues**

- i. Section 106 funding – The clerk has been pursuing the funding but received no response from CE Council. Ward Cllr Harrison to follow up.
- ii. Fire Station – No update since the last meeting. Cllr Irlam to continue pursuing.
- iii. Speed Limit Reduction – It was reported that 26 people were caught speeding through the village in one hour last week. Cllr Irlam to continue pursuing.
- iv. CE Planning Enforcement – No update since the last meeting. The chair confirmed there are six live enforcement cases in the parish.
- v. Helipad – The Chair confirmed the case was currently with the solicitors for CE Council.
- vi. Community Speed Watch – Cllr Clarke decided against standing for re-election therefore a new councillor is needed to lead the programme along with a few volunteers. Councillor' roles and responsibilities will be appointed at the next meeting.
- vii. Website Update/IT – Cllr Gunter was informed that parish council websites do not need to meet Accessibility standards. The clerk to check with ChALC. Cllr Gunter to meet with Cllr Winrow to transfer pages from Snelson PC's website. Cllr Gunter does not believe it would be possible to amend the name of the council email address to include Snelson.

### **b. Approve proposed PC meeting dates for 2023/24**

It was agreed that the June date be moved from 13<sup>th</sup> June to 6<sup>th</sup> June. All other dates were approved. The clerk to circulate the revised dates.

**Action: Clerk**

### **Items for the next agenda**

Approve audited Accounts and Annual Governance statements

Appoint Councillor Roles and Responsibilities

Assets Inventory

Sinking fund for parish field equipment

Meeting concluded at 6.40pm

The date of the next PC meeting is **Tuesday 6th June 2023**

## **Chair's Report 2022-2023**

The past year has been one of transition for the Parish Council. Following the Cheshire East Community Governance Review, Peover Superior Parish Council was formally dissolved at the end of March 2023. This coincided with the 4 yearly cycle of local government elections in May with nominations being sought for the newly created Parish Council of Peover Superior and Snelson. At the end of March Councillors McAinsh, Doyle and Clarke stepped down and did not seek re-election. I would like to express my gratitude to all of them and especially Councillor Doyle for her 12 years of dedicated service on the Parish Council three of which were as Chair. Her contributions will be greatly missed.

### **Community**

In June 2022 we celebrated the Queen's Platinum Jubilee and the Parish Council provided celebration mugs to all the children at the Primary School. To also mark the occasion the Parish Council sponsored the update and republication of the book written for the Queens Golden Jubilee "Over Peover – A Cheshire Parish". The update was written and co-ordinated by Barry Wienholdt one of the original authors twenty years previously. The book was launched at a special event in the Village Hall in February 2023 and was a great success. An article on the launch was also featured in the Knutsford Guardian.

Run North West once again held a 10K running race through the Village last October and the Parish Council negotiated a donation of £500 from the organisers which will be put to community use in the Village by way of compensation to the residents.

### **Planning**

The Parish Council reviews about 4 planning applications each month and we use our Neighbourhood Plan and Cheshire East Local Plan to comment objectively. Unfortunately, where developers have proceeded without planning consent or are deviating from the agreed plans, we have necessarily had to engage with Cheshire East Planning Enforcement and the Planning Inspectorate to protect the interests of our residents. Currently we have 6 active planning enforcement cases open in the Parish.

In collaboration with our neighbouring Parishes of Snelson and Ollerton with Marthall, we were able to defeat the proposal to build a care home on Pepper Street in Snelson. This would have created significant increased traffic through our village as well as setting a precedent regarding significant development on green belt land.

### **Parish Field and Noticeboards**

We are once again extremely grateful to Mr and Mrs William Stobart for their generosity in taking care of all the maintenance which keeps the Parish Field in such fine fettle throughout the year. We are also grateful to Councillor Clarke for his work on maintaining some of the equipment.

During the storms we had one or two trees and large branches come down and we are grateful to Mr Myles Dobell for his help in removing the trees and making the other trees safe.

The Parish Council ensures the facility is safe by an annual playground inspection and tree inspection by qualified bodies. Unfortunately, the yellow swings were flagged as being out-dated and discussion with the manufacturer (Wicksteed) has revealed they are now beyond their design life and ought to be replaced. The Parish Council is currently obtaining quotations for the work which it is hoped to complete in the coming year.

We were successful in drawing down part of the Section 106 monies that were developer contributions to Cheshire East Council for the construction of Patton Close. This has been spent on the repair of the two broken fingerposts and we have ordered some new parish noticeboards to replace our existing dilapidated boards. We hope to see these up in the next month or so.

### **War Memorial**

There was a good turnout for the Remembrance Day service and the memorial was looking at its best following the cleaning done by Councillor Clarke.

My thanks go to everyone on the Parish Council for all the hard work they put in for the benefit of our community. Thanks also to those residents who kindly offer their time to help make our community what it is. Without volunteers running clubs and activities we would just become a dormitory village and be much the worse for it. Finally, my special thanks to our Parish Clerk Mrs Shareen Worthington for her dedication and efficiency and always with a smile.

Phillip Welch

Chairman

Peover Superior Parish Council