

PEOVER SUPERIOR AND SNELSON PARISH COUNCIL

Clerk – Shareen Worthington
Email - council@overpeover.com

Chairman – Phil Welch
Vice Chairman – Cliff Walsingham

Minutes of the Parish Council Meeting held at 5pm on Tuesday 12th September 2023 at Over Peover Village Hall

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

Members of public: Two (One part only)

23.70 Receive apologies for absence

Cllrs Walsingham, Ruddock and Lloyd-Jones sent their apologies.

23.71 Receive questions or comments from the public

a. Discuss Colshaw Hall Farm's Calving Shed application

A resident wrote in to express concern over a potential breach on the calving shed application at Colshaw Hall Farm. They believe it is being used as an agricultural business with a high number of agricultural vehicles passing through the village during the day and night and they have alerted Planning Enforcement. The Parish Council understands the number of agricultural vehicles increases during Harvest time but has no evidence to show these vehicles originate from Colshaw Hall Farm.

Post Meeting Note: The land owner informed the Parish Council that Planning Enforcement made an unannounced visit to the farm on Wednesday 13th September. The PC has no information on the outcome of this visit.

A resident believed the owner of Sycamore Farm may be attempting to claim land that does not belong to them. They also informed the meeting of a Permitted Development application by the owner. The resident was advised to check ownership with Land Registry and obtain title plans before approaching the owner. The Clerk to ask Planning why the Parish Council was not notified about this application and ask for a possible extension to the deadline for submitting comments.

Action: Clerk

23.72 Receive declarations of interest in any agenda items

No declarations of interest were declared.

23.73 Approve Minutes of the last PC meeting on 11th July 2023 and the EGM on 17th August 2023

The minutes of the last PC meeting and EGM were agreed and signed as a correct record by the Chair.

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

The clerk and Cllr Gunter met to update the website. A new email address has been set up but is currently not working. Cllr Irlam offered to provide photographs for the website.

The arboricultural consultant carried out a survey on the trees near Mainwaring Road and concluded they were healthy and therefore cannot be removed. The residents agreed to pay half of the consultant's fee.

Action: Cllr Gunter

23.75 Receive updates from the Ward Councillor

Ward Cllr Harrison has received several complaints from residents over Oakfield Manor and, following a conversation with the owner, has sent the information to CE Council.

Cllr Harrison also reported CPR training courses will soon become available and that he is continuing to object to the green bin tax.

23.76 Receive Gawsorth and Chelford Police Report

The PCSO has recently left and the parish council is awaiting the appointment of a new PCSO.

23.77 Snelson Methodist Church – Discuss possible purchase by the Parish Council

The Parish Council has submitted an application to CE Council to nominate Snelson Methodist Church as an Asset of Community Value. There were mixed views on whether the PC should try to purchase the church. It was agreed that a viewing should take place. The Clerk to arrange.

Action: Clerk

23.78 Finance

a. Approve the Receipts and Payment Report

The Receipts and Payments report was reviewed and approved

b. Receive the External Auditor's Report and Certificate for Over Peover 2022/23

The auditor's report and certificate, which had been circulated earlier, was received by Members.

c. Approve the purchase of a replacement laptop

The clerk requested a new laptop due to the slow speed and limited memory space of the current laptop. The request was approved.

23.79 Planning

a. Consider Planning Applications:

- i). **23/3204M** – Chaseley Farm, Grotto Lane – Construction of outbuildings.

Comment: The Parish Council **objects** to this application.

- ii). **23/3213M** – Free Green Farm, Free Green Lane – Listed building consent for variation of condition 5 – materials on approval 22/1376M

Comment: The Parish Council has **no objection** to this application.

- iii). **23/3336M** – Free Green Farm, Free Green Lane – Variation of condition 5 on approved application 22/1375M

Comment: The Parish Council has **no objection** to this application.

- iv). **23/3169M** – Cinder Lane Farm, Cinder Lane – Replacement of existing dwellings with numerous outbuildings and new dwelling.

Comment: The Parish Council **objects** to this application.

- v). **23/1955M** - Heath Cottage, Well Bank Lane – Amended plans for variation of conditions 2 and 3 on 22/3304M (Replacement dwelling).

Comment: The Parish Council has **no objection** to the latest revised plans but still objects to variation of condition 3: the removal of Permitted Development Rights.

b. Consider any planning decisions

23/1694M – The Cottage, Fir Tree Farm: Approved with conditions

22/0560M – Barclays Bank, Radbroke Hall: Approved with conditions

23.80 Housekeeping and Maintenance

a. Receive an update on the list of ongoing issues

- i. Section 106 funding – The contact at CE Council reported that due to high workloads he is unable to respond to the PC's requests until his project work is completed.
- ii. Fire Station – An application to demolish the old fire station was submitted and CE Council determined that approval is not required. Cllr Irlam to ask the brewery to proceed with the demolition.
- iii. Speed Limit Reduction – No updates since the last meeting.
- iv. CE Planning Enforcement – The Chair wrote to Planning Enforcement asking for an update.
- v. Helipad – No update since the last meeting.
- vi. Community Speed Watch – Deferred to the next meeting.
- vii. Website Update/IT – Reported under item 23.74.
- viii. Village Hall replacement – Reported under item 23.77.

b. Review Standing Orders and Risk Assessment

The standing orders were reviewed by Cllr Winrow and approved at the meeting. The risk assessment has been deferred to the next meeting.

c. Update Councillor names on the newsletter distribution list

The distribution list was discussed and updated.

d. Receive articles for the Autumn newsletter

The clerk asked for articles for the upcoming newsletter. It was agreed the new swings, new noticeboards and the tree carving should be included.

23.81 Items for the next agenda

Review Financial Regulations and Risk Assessment

Remembrance wreath

Community Speed Watch scheme

Personnel meeting and annual salary review

War Memorial clean

Parish field inspection

Meeting concluded at 6.50 pm

The date of the next PC meeting is **Tuesday 17th October 2023**