

PEOVER SUPERIOR AND SNELSON PARISH COUNCIL

Clerk – Shareen Worthington
Email - council@peoversuperiorandsnelson.org.uk

Chairman – Phil Welch
Vice Chairman – Cliff Walsingham

Minutes of the Annual Parish Meeting held at 5pm on Tuesday 21st May 2024 at Over Peover Village Hall

Present: Councillors Phil Welch (Chair), Supritha Rao, Hazel Ardern, Stephanie Benson, Vicki Irlam and the parish clerk

Members of Public: One

1. The chairman opened the Annual Parish meeting by welcoming members and the public. 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 5.05pm.

Minutes of the Parish Council Annual Meeting (held immediately after the Annual Parish Meeting)

24.51 Receive apologies for absence

Apologies received from Cllrs Walsingham, Winrow, Ruddock and Hehir.

24.52 Approve Minutes of the last PC meeting on 23rd April 2024

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

24.53 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 Ardern. Cllr Welch duly accepted the role and signed the Declaration of Acceptance of Office form.

24.54 Elect a vice chairman

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

24.55 Receive declarations of interest in any agenda items

No declarations of interest were declared.

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

Item relating to a meeting with owners of Highfield Farm to discuss flooding and drainage issues - carried forward.

Action: Cllr Walsingham

It was agreed that a case needs to be written and sent to CE Planning Enforcement in the first instance along with all issues raised and received responses.

Investigation of a complaint to the ombudsman - carried forward.

Action: Cllr Walsingham

The Chair investigated the application for a proposed shed behind Colshaw Hall Cottages. It has since been rejected by CE Planning.

Item relating to land on Free Green Lane - carried forward.

Action: Chair

Item relating to an orangery at Heath Cottage - carried forward. It was felt this should be lodged with CE Planning Enforcement.

Action: Ward Cllr Harrison

Snelson councillors to walk the remaining Snelson footpaths and report back at next meeting.

Action: Snelson Councillors

The tree survey has been arranged. A date to be confirmed by the surveyor.

Item relating to Marthall Hall renovations - carried forward.

Action: Cllr Benson

24.57 Receive updates from the Ward Councillor

Ward Cllr Harrison investigated the flooding issues on Common Lane and reported all drain issues to Highways. They should be cleared by the end of the month. Cllr Harrison is attempting to increase the frequency of clearing drains and gulleys from every two years to every year. The flooding issues at Peover Hall are being followed up.

Cllr Harrison has been at the school arranging D Day commemorations and is also continuing to follow up with CE Planning Enforcement. CE Council to maintain the area around the War Memorial. Cllr Irlam noted that to commemorate D-Day there will be a walk from Lower Peover Church to Over Peover Church followed by refreshments at Peover Hall, and a talk on General Patton at the church.

At the Strategic Leisure Review, Cllr Harrison called for a proportion of S106 funding allocated for leisure centres to be used towards healthcare.

24.58 Receive Gawsworth and Chelford Police Report

There were no incidents to report.

24.59 Receive an update from The Village Hall Sub-committee

Members approved the updated questionnaire but decided to wait until the cricket club's fundraising efforts have ended. The Charity Commission believes the trustees have a conflict of interest due to them all being on the parish council. It was agreed the PC trustees should be reduced to two and three independent trustees to be sought. The Chair to approach potential trustees.

Action: Chair

24.60 Finance

a. Approve the Receipts and Payment Report

The Receipts and Payments report was reviewed and approved. The Chair to authorise the online payments.

It was agreed that Peover Hall should be approached in an attempt to sell some of the village books at the Lower Peover to Over Peover Walk on 6th June.

The Chair reported speaking with Tom Evans at CE Council regarding capturing Snelson in the Over Peover Neighbourhood Plan.

b. Approve the Audited Accounts & Annual Governance Statement

The Annual Governance Statements were approved followed by the Accounting Statements. The council wishes to thank Mrs Ros Keary for carrying out the internal audit. The Clerk to send AGAR forms to the external auditor and publish the Accounts online.

Action: Clerk

24.61 Planning

a. Consider Planning Applications:

- i). **24/1537M** – Woodcroft, Stocks Lane – Replacement staircase and a dormer extension. Deadline: 29/05/2024

Comment: The Parish Council has **no comment** on this application.

- ii). **24/1562M** – Manor Farm, Snelson Lane – Demolition of 2 dwellings and barn, and erection of 2 dwellings with garages. Deadline: 29/05/2024

Comment: The Parish Council has **no comment** on this application but would like to request the withdrawal of Permitted Development Rights.

b. Consider any planning decisions

24/0205M – Radbroke Hall, Stocks Lane: Approved with Conditions

24/0903M – Longshott Farm, Pepper Street: Refused

24.62 Housekeeping and Maintenance

a. Receive updates on S106 funding, speed limit reduction, Planning Enforcement, helipad, Community Speed Watch, website and Village Hall, if not already covered

- i. Section 106 funding – Update expected in June
- ii. Speed Limit Reduction – No update
- iii. CE Planning Enforcement – The Chair to follow up
- iv. Helipad – No update
- v. Community Speed Watch – Ward Cllr Harrison expecting dates for speed gun training to be available soon.

24.63 Items for the next agenda

Update Councillor Roles and Responsibilities
Inventory of Assets

Meeting concluded at 6.05pm

The date of the next PC meeting is **Tuesday 18th June 2024**

Chair's Report 2023-2024

The start of this period saw the creation of the new Peover Superior and Snelson Parish Council with 11 elected Councillors plus our new Ward Councillor, Anthony Harrison. I was honoured to be elected as the first Chair of the new Parish Council and wish to express my thanks for the support given to me by my fellow Councillors. Unfortunately, due to work commitments, Councillors Lloyd-Jones and Gunter had to resign and there remain two casual vacancies on the Parish Council. My thanks go to them for their work on the previous Parish Councils over the years and in particular to Councillor Gunter who set up the new Parish Council website.

One negative aspect of the merger was that Cheshire East Council set the Parish precept with a 0% increase at a time when inflation was running at 11%. Given the increases in expenditure we experienced during the year on mowing and replacing play equipment, we necessarily had to draw down our reserves to a considerable extent. We have set a precept for 2024/25 to recover our position back to where it should have been.

Community

Run North West once again held a 10K running race through the Village last October and the Parish Council negotiated another donation of £500 from the organisers which was put towards the tree carving by the entrance to the Parish Field.

Early in the period we took delivery of five new Parish Council noticeboards which were installed by two local handymen. They look very smart and far more in keeping with the Parish environment.

Another area of visual improvement has been the removal at last of the remains of the old Fire Station opposite the Parkgate Inn. Constant pressure applied by the Parish Council over many years brought this to a successful conclusion despite unhelpful delays from Cheshire East Council Planning. I would like to thank the Brewery for their support in getting this matter resolved.

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 a number of active planning enforcement cases open in the Parish. We have however, not received the support from Cheshire East that we think we are entitled to so the Parish Council is actively considering what further steps it can take to progress some action.

Parish Field

We were very disappointed to receive a letter during the year from Mr and Mrs William Stobart announcing that they were ceasing to maintain the Parish Field. I would like to thank them for their generosity in taking care of the Parish Field to such a high standard over the last 6 years.

The Parish Council ensures the facility is safe by an annual playground inspection and tree inspection by qualified bodies. Remedial work has now been carried out by replacing the yellow swings which

were beyond their design life, replacing the chains on the red swings which were worn and replacing one of the seats on the picnic bench which was rotten. To ensure the Parish Council has sufficient funds to continue the upkeep of the field and equipment, a sinking fund has been established.

War Memorial

I would like to thank Shelley Woods, her husband and some of the schoolchildren for cleaning up and planting around the War Memorial. It really does look great and fitting for the forthcoming 80th Anniversary of D-Day.

Barclays Liaison

We continue to hold regular meetings with Barclay's Bank at Radbroke Hall to discuss areas of mutual interest. We have seen some positive outcomes of this with invitations to local residents on events at Radbroke and discounted membership of the Gym.

Village Hall

Discussion continues regarding the future of the Village Hall and during the year the Parish Council agreed to form a Village Hall charity registered with the Charity Commission. This is a lengthy process with associated legal costs but will enable future access to sources of funds that are only available to registered charities.

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 and Snelson Parish Council