

PEOVER SUPERIOR AND SNELSON PARISH COUNCIL

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

Chairman – Phil Welch
Vice Chairman – Cliff Walsingham



Minutes of the Parish Council Meeting held at 5pm on Tuesday 14th January 2025 at Over Peover Village Hall

Present: Councillors Phil Welch (Chair), Cliff Walsingham, Stephanie Benson, Richard Clarkson, Hazel Ardern, Vicki Irlam and the clerk

Members of Public: Four (three part-only)

25.1 Receive apologies for absence

Councillors Janet Winrow, Supriya Rao, Cathryn Ruddock and John Hehir sent their apologies. No apologies received from Ward Councillor Anthony Harrison.

25.2 Receive questions or comments from the public

A resident raised a complaint to CE Council on the helipad issue and asked if the parish council had received an update. The Chair confirmed no updates have been received and that the council will ask CE Enforcement for a response to all issues previously raised.

Residents expressed concerns over the two Hollies Stud planning applications. The main concerns were over the access to Green Lane by construction vehicles. The Chair confirmed an objection has already been submitted against application 24/5137 and that the council will submit a comment regarding application 24/4891.

The owner of Snelson Methodist Chapel asked for the parish council's assistance in preventing the chapel from being bricked up. Members felt that the council should not be involved in this issue.

25.3 Receive declarations of interest in any agenda items

No declarations of interest were declared.

25.4 Approve Minutes of the last PC meeting from 26th November 2024

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

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

Cllr Walsingham to bring a draft street plan of proposed locations for speed/warning signs to the meeting in February.

Action: Cllr Walsingham

Cllr Benson will continue to pursue the Marthall Village Hall renovations enquiry.

Action: Cllr Benson

Cllr Walsingham has not received a response from the road safety group and will follow up with them in relation to the monitoring of vehicles on Common Lane.

Action: Cllr Walsingham

Cllr Irlam to organise the purchase of an Oak tree from a local nursery to commemorate the Coronation.

Action: Cllr Irlam

The Chair has received no response from Run North West regarding a donation.

Cllr Irlam was informed by CE Council that there is a three-year delay regarding TPOs.

The Chair will follow up with Tom Evans at CE Council regarding a new Neighbourhood Plan.

Action: Chair

25.6 Receive updates from the Ward Councillor

No updates received from the ward councillor.

25.7 Receive Gawsorth and Chelford Police Report

There were no incidents to report.

25.8 Receive an update from The Village Hall Sub-committee

The final edition of the plans should be ready next week. A meeting is scheduled for February with the school and Aspire Trust. Cllr Winrow will discuss funding with the WI at their January meeting. It is hoped the planning applications can be submitted by March.

25.9 Finance

a. Approve the Receipts and Payments report

The Receipts and Payments report was reviewed and approved. The Clerk to include a £50 donation for the village Christmas tree. The Chair to authorise online payments.

It was agreed the Cheshire Railings along the parish field should be replaced. Cllr Clarkson to obtain two quotes from Millward & Keeling: one to replace the whole section all at once and another to replace it over a three-year period.

Action: Cllr Clarkson

A quote for £400 was approved for the ditch at the parish field to be cleared.

25.10 Planning

a. Consider Planning Applications:

- i). **24/4790** – Heath Cottage, Common Lane – Small single storey rear extension to square off corner of house. Deadline: 24/01/2024.

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

- ii). **24/5137** – Hollies Stud, Green Lane – Prior approval for the change of use of an agricultural building to flexible commercial use. Deadline: 13/01/2024.

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

- iii). **24/4891** - Hollies Stud, Green Lane – Certificate of lawfulness of proposed development for an outbuilding to be used as a leisure suite. Deadline: 24/01/2024.

Comment: The Parish Council wishes **to comment** on this application.

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

b. Consider planning decisions:

24/3503 – Lime Tree Farm, Long Lane: Refused

24/3367 – Field Farm, Chelford Lane – Positive Certificate

24/3208 – Highfield House, Peover Lane – Withdrawn

25.11 Housekeeping and Maintenance

a. Set the PC meeting dates for 2025/26

The proposed meeting dates were approved. The Clerk to publish on the website and circulate a list for the notice boards.

Action: Clerk

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

- i. Section 106 funding – The clerk to ask Cllr Harrison for an update
- ii. Speed Limit Reduction – No update
- iii. CE Planning Enforcement – The Chair to circulate a draft letter including an update on Nine Oaks before sending to CE Enforcement
- iv. Helipad – As above (item 25.11 b iii)
- v. Community Speed Watch – The Clerk to ask the school governor who had offered to organise the speed watch

24.125 Items for the next agenda

Submit VAT Returns

Pay annual grants

Meeting concluded at 6.15pm

The date of the next PC meeting is **Tuesday 18th February 2025**