

PEOVER SUPERIOR AND SNELSON PARISH COUNCIL



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

Chairman – Phil Welch
Vice Chairman – Cliff Walsingham

Minutes of Parish Council Meeting held at 5pm on Tuesday 25th November 2025 at Over Peover Village Hall

Present: Councillors Cliff Walsingham (Acting Chair), Janet Winrow, John Hehir, Vicki Irlam, Hazel Ardern, Richard Clarkson and the parish clerk

Members of Public: 13 (Eight, part only)

25.113 Receive apologies for absence

Apologies were received from Cllrs Welch, Ruddock and Benson.

25.114 Receive questions or comments from the public

A resident asked why there was not a Snelson sign in the village. Cllr Walsingham reported that the parish council had previously investigated but believe it was stolen and that he would contact CE Council.

Action: Cllr Walsingham

Residents complained about the application for nine houses by Merrydale Farm Cottage. Cllr Walsingham confirmed the application is contrary to the National Planning policy, the Local Plan and the Neighbourhood Plan. Members agreed to object to the application.

25.115 Receive declarations of interest in any agenda items (if any)

No declarations of interest were declared.

25.116 Approve Minutes of the last PC meeting on 14th October 2025

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

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

Cllr Hehir confirmed a Community Speed Watch course has been arranged for 17th December and that he will follow up with Highways about speed bumps.

Action: Cllr Hehir

Cllr Irlam purchased winter flowers for the Cenotaph and they have been planted.

25.118 Receive updates from the ward Councillor

There were no updates from Ward Cllr Harrison.

25.119 Receive Gawsworth and Chelford Police Report

There were no incidents to report.

25.120 Receive an update from The Village Hall Committee and NHP Steering Group

Cllr Winrow applied for a grant from Cheshire Community Action but was informed only grants up to £2500 are offered, and only for specific issues and areas of degradation. The committee

has approached Tatton Estate for a meeting to ask for funding and potentially some land for the new village hall.

A leak has reoccurred at the church end of the hall. The Atkinsons will be returning to fix the issue.

25.121 Finance

a. Approve the Receipts and Payment Report

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

Cllr Walsingham requested another £2000 be moved to the ring-fenced funds for the village hall and play equipment. Members approved the request.

It was agreed the Clerk will ask the grass cutter to start mowing the Cinder Lane junction from next year. Cllr Clarkson agreed to repair the current damage to the verge. The councillors expressed their gratitude to Cllr Clarkson.

Action: Clerk and Cllr Clarkson

b. Approve the Budget

Cllr Walsingham recommended a 5% increase to the budget from last year to allow for expected costs for the new village hall. Members approved the recommendation.

c. Set Precept for 2026/27

The precept figure of £34555 was approved. The Clerk to submit the request to CE Council.

Action: Clerk

25.122 Planning

a. Consider Planning Applications:

- i). **25/4062/FUL** – Old Acres, Well Bank Lane – General purpose agricultural building. Deadline: 27/11/2025

Comment: The Parish Council wishes to **object** to this application.

- ii). **25/4099/PIP** – Land to the rear of Merrydale Farm Cottage, Chelford Road – Permission in principle for up to nine dwellings. Deadline: 03/12/2025

Comment: The Parish Council wishes to **object** to this application.

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

b. Discuss the Mere Hills Farm redevelopment in Chelford

Members agreed to object to the redevelopment plans for Mere Hills Farm. Cllr Walsingham to consult with Chelford PC and Ollerton with Marthall PC before drafting a response.

Action: Cllr Walsingham

c. Consider any planning decisions

25/3037/PRIOR-6 – Hillcrest Farm, Holmes Chapel Road: Granted with Conditions

25/2888/PIP – Land off Stocks Lane: Refused

25/2658/FUL – Colshaw Hall Farm, Stocks Lane: Approved with Conditions

25/2497/FUL – Colshaw Hall Farm, Stocks Lane: Approved with Conditions

25/2744/FUL – Sycamore Farm, Well Bank Lane: Refused

25/0634/HOUS – Brackenwood Cottage, Green Lane: Withdrawn

25.123 Housekeeping and Maintenance

a. Discuss possible funding for Speed Indicator Devices

Members agreed to the purchase of two Speed Indicator Devices using Neighbourhood CIL funds and by requesting assistance from Barclays. Possible locations will need to be considered at the next meeting.

Action: All

b. Discuss works to The Common and on Common Lane

Cllr Walsingham reported that a CE Highways surveyor has been on site and has agreed to the construction of a new manhole. It is to be built to an agreed specification and is to be sited at the back of the highway verge. A quote for £4000 + VAT for the installation was approved.

Regarding the pond, Cllr Walsingham explained what had been done by Snelson PC and why he felt it was necessary to clean it out to improve the surface water storage and help prevent future flooding of the lanes. A quote for £1500 to carry out the work was approved. Cllr Walsingham to ask Astle Estates if they could clean out the two ponds on their land.

Both these works should help to reduce and help to control the overall surface water problem in this part of the parish.

Action: Cllr Walsingham

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

- i. Section 106 funding – CE Council has released the funds and the Parish Council has now received the amount due in full.
- ii. Speed Limit Reduction – No update
- iii. CE Planning Enforcement – A resident asked at what stage the parish council stopped pursuing its complaint with Enforcement. The clerk to find the information and will circulate.

Action: Clerk

- iv. Community Speed Watch – Discussed under item 25.117

d. Discuss Personnel Meeting and Annual Salary Review

The Personnel Committee are pleased with the clerk's performance and have agreed that her pay should increase to the next increment level (from pay point 25 to pay point 26) from April 2026.

25.124 Items for the next agenda

To agree meeting dates for the next financial year

The issue of parking outside The Dog on Well Bank Lane was raised. The road is already narrow at this section and larger vehicles experience difficulty in driving through. Cllr Irlam agreed to take photos before the next PC meeting.

Action: Cllr Irlam

A member of the public wished to thank the Parish Council for all its hard work in dealing with planning applications.

Meeting concluded at 6.05pm

The date of the next PC meeting is **Thursday 8th January 2026**