

PEOVER SUPERIOR AND SNELSON PARISH COUNCIL

Clerk – Shareen Worthington
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Chairman – Phil Welch
Vice Chairman – Cliff Walsingham



Minutes of Parish Council Meeting held at 5pm on Thursday 8th January 2026 at Over Peover Village Hall

Present: Councillors Phil Welch (Chair), Cliff Walsingham, Janet Winrow, John Hehir, Vicki Irlam, Hazel Arden, Richard Clarkson, Stephanie Benson, Cathryn Ruddock, Ward Councillor Anthony Harrison and the parish clerk

Members of Public: One

Before the meeting commenced, the Chair thanked councillors who put up the Christmas tree last month.

26.1 Receive apologies for absence

There were no apologies

26.2 Receive questions or comments from the public

There were no questions from the public

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

No declarations of interest were declared.

26.4 Approve Minutes of the last PC meeting on 25th November 2025

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

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

Cllr Walsingham made enquiries with CE Council over the missing Snelson sign but has received no response. It was decided that the parish council will fund and install the sign. Cllr Walsingham to pursue.

Action: Cllr Walsingham

The Speed Watch course in December was cancelled by the Police. Cllr Hehir to arrange another date.

Action: Cllr Hehir

Cllr Clarkson to repair damage to the verge on Cinder Lane when the weather improves.

Action: Cllr Clarkson

Possible locations on Stocks Lane for the Speed Indicator Devices were discussed. The Chair to request two devices from CE Highways and will request a speed limit reduction from 40mph to 30mph near the Village Hall.

Action: Chair

Cllr Walsingham confirmed the pond will be cleared out in March and that he is obtaining a price for the construction of the manhole. S106 funds will pay for the manhole.

Action: Cllr Walsingham

The Clerk circulated the emails regarding the complaint with Enforcement. It was agreed the parish council has done all it can and is unable to pursue the matter any further.

Cllr Irlam to take photos of parking on the narrow section of road by The Dog pub.

Action: Cllr Irlam

26.6 Consider application for parish councillor vacancy

Members considered an application by Mr David Whitmore to be co-opted onto the parish council. Members approved the application by a majority vote.

26.7 Receive updates from the ward Councillor

Ward Cllr Harrison reported that National Devolution is scheduled for May 2027, with a proxy council in place. CE Council will be returning to the cabinet system in May. A notice of motion to lobby central government over the farmers' inheritance tax changes was passed. In December 2024, central government made changes to the National Policy Framework regarding grey belt development. The number of PCSOs is to be reduced by approximately 60. Cllr Harrison will continue pursuing Section 106 funds for Barclays for a bike lane.

26.8 Receive Gawsworth and Chelford Police Report

There were no incidents to report.

26.9 Receive an update from The Village Hall Committee and possible future fundraising

A trustee from the Community Trust has resigned. Mr Brooks has been approached for potential land for the new hall or to help with funds. The committee has had issues opening a bank account with Nat West Bank. Once the account is opened, funds from the Strictly fundraising event can be banked. It was noted that the organiser of the Strictly event is keen to be involved in future events.

26.10 Receive an update from the NHP steering group

There were no updates. It was noted that the NHP rules are due to change in 3 – 4 years.

26.11 Finance

a. Approve the Receipts and Payment Report

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

26.12 Planning

a. Consider Planning Applications:

- i). **Appeal 25/2256/FUL** – 3 Free Green Cottages, Free Green Lane – Conversion of outbuilding to dwelling. Deadline: 28/01/2026

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

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

b. Consider any planning decisions

25/2807/PIP – Stocks Lane Gardens, Stocks Lane: Refused

25/1026/FUL – Colshaw Hall, Stocks Lane: Withdrawn
25/1495/FUL – Plot of land off Mill Lane: Refused
25/0396/HOUS – Cinder Lane Farm, Cinder Lane: Approved with Conditions
22/0203M – Radbroke Hall, Stocks Lane: Approved with Conditions

26.13 Housekeeping and Maintenance

a. Agree meeting dates for 2026/27

The proposed dates were approved. The Clerk to circulate the list for notice boards and will post online

Action: All

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

- i. Speed Limit Reduction – No update
- ii. CE Planning Enforcement – The Chair received a call from Christine Buckley in Enforcement regarding hardstanding at Highfield Farm. The Chair to query further with Ms Buckley as it was unclear to which hardstanding she was referring. The Chair asked for an update on the demolition of the Nine Oaks extension but was told Enforcement are unable to take any action until the deadline has passed.

Action: Chair

- iii. Community Speed Watch – Discussed under item 26.5

26.14 Items for the next agenda

Pay grants

Meeting concluded at 6.20pm

The date of the next PC meeting is **Tuesday 17th February 2026**