

# PEOVER SUPERIOR AND SNELSON PARISH COUNCIL



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Chairman – Phil Welch  
Vice Chairman – Cliff Walsingham

## Minutes of Parish Council Meeting held at 5pm on Tuesday 24<sup>th</sup> March 2026 at Over Peover Village Hall

**Present:** Councillors Phil Welch (Chair), Janet Winrow, Hazel Ardern, Vicki Irlam, Stephanie Benson, Cathryn Ruddock, Richard Clarkson, David Whitmore, Tom Hopkinson and the parish clerk

Members of Public: Three

### **26.30 Receive apologies for absence**

Apologies received from Cllr Cliff Walsingham

### **26.31 Appoint new councillor and receive their Acceptance of Office form**

Mr Tom Hopkinson was appointed on to the parish council. The clerk received the signed Declaration of Acceptance of Office form and awaits the Register of Members Interest form.

**Action: Cllr Hopkinson**

### **26.32 Receive questions or comments from the public**

A resident reported that horse riders are unable to use the bridleway at Higher Farm because of the volume and speed of traffic, particularly taxis. Cllr Whitmore explained that these taxis are commissioned by CE Council and noted that, although he has raised the issue with the company, some journeys are subcontracted to other drivers. Cllr Whitmore will investigate the matter further.

**Action: Cllr Whitmore**

A resident asked whether the parish council could ask CE Council to resurface Stocks Lane from the school crossroads to the village hall. Although this work was completed several years ago, the surface is now beginning to crack. It was noted that if more residents report the issue via the CE Council website, it is likely to be given higher priority. The Chair will draft a letter to CE Council and will also encourage the resident to log the issue online.

**Action: Chair**

A resident asked the local MP, Esther McVey, whether the parish council had been included in Manchester Airport's consultation on new flightpaths. Ms McVey made enquiries with the airport and was informed that the parish council had not been consulted. The Chair will ask the resident to follow the matter up further with Ms McVey.

**Action: Chair**

### **26.33 Receive declarations of interest in any agenda items (if any)**

Cllr Whitmore has an interest in item 12. a. iv.

**26.34 Approve Minutes of the last PC meeting on 17<sup>th</sup> February 2026**

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

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

Cllr Anthony Harrison is seeking to purchase signs for Plumley and offered to include a sign for Snelson as part of the order. However, the Chair found a suitable supplier able to provide the sign, including bars and clips, for £104. Members agreed to proceed with the purchase.

**Action: Chair**

Cllr Whitmore has requested a new date for the speed watch training and is waiting for confirmation.

**Action: Cllr Whitmore**

The weather has recently started to improve so Cllr Clarkson will repair the damage to the verge on Cinder Lane.

**Action: Cllr Clarkson**

The Chair to obtain a quote for speed indicator devices and discuss their positioning with the road safety group. Cllr Hopkinson offered to inspect the solar-powered batteries on the existing devices to determine whether they are damaged.

**Action: Chair and Cllr Hopkinson**

The Chair and Cllr Irlam will meet with the Barclays Liaison Group on 1st April to discuss redirecting the Section 106 funds given to CE Council towards village safety measures. The Chair will invite Cllr Harrison to the meeting.

**Action: Cllrs Harrison, Irlam and Chair**

The pond clearing and construction of the manhole at The Common has been delayed due to the wet weather but will be carried out after Easter. Cllr Walsingham has also arranged to meet with CE Highways at the end of the month.

**Action: Cllr Walsingham**

Cllr Irlam shared photos showing parking along the narrow section of road near The Dog pub. Cllr Whitmore measured the available space and noted that the tightest point is by the houses. It was considered that no action could be taken, as residents need to park outside their homes.

The Chair reported that an approved planning application exists for the shed at Highfield Farm so no further action to be taken.

Councillors Whitmore and Clarkson organised a date for residents to assist with cleaning the parish field. All issues identified in the recent inspection report have now been resolved, and a blockage at the end of the ditch has also been cleared.

Cllr Clarkson obtained a quote of £3,224 for the new fencing, with estimated additional costs of £800–£1,000 for installation and £200 for a driver. Members approved the quote

and agreed that CIL funds should be used. Cllr Clarkson will inform the supplier, who has requested a 20% deposit to proceed with purchasing the steel.

**Action: Cllr Clarkson**

**26.36 Receive updates from the Ward Councillor**

There were no updates from the Ward Councillor.

**26.37 Receive Gawsorth and Chelford Police Report**

There were no incidents to report.

**26.38 Receive an update from The Village Hall Committee**

Cllr Whitmore identified that the leak in the village hall roof is due to moss growing between the sheets and will organise its removal.

**Action: Cllr Whitmore**

The Chair and Cllr Winrow met with Mr Brooks, who informed them that the village hall does not fit with the trust's funding objectives.

After the council refused planning permission for nine houses on the Todd's Nursery site, the Chair discussed with the owners the potential for developing both housing and a community building. The Chair will follow up with the owners again.

**Action: Chair**

**26.39 Receive an update from the NHP steering group**

There were no updates from the group.

**26.40 Finance**

**a. Approve the Receipts and Payments Report**

The Receipts and Payments report was reviewed and approved. The Chair to authorise online payments. Cllr Ruddock reviewed and reconciled the latest bank statement against the Receipts and Payments report.

**26.41 Planning**

**a. Consider Planning Applications:**

- i. **26/0717/HOUS** – Mount Pleasant, Well Bank Lane – Extension for garage and home office with guest accommodation over. Deadline: 30/03/2026  
**Comment:** The Parish Council has **no comment** to make on this application.
- ii. **26/0479/FUL** – Colshaw Hall, Stocks Lane – Erection of a single storey extension to existing commercial building. Deadline: 02/04/2026  
**Comment:** The Parish Council has **no comment** to make on this application.
- iii. **26/0894/CLPUD** – Heath Lodge, Well Bank Lane – Certificate of proposed lawful use for construction of new detached garage. Deadline: 02/04/2026  
**Comment:** The Parish Council has **no comment** to make on this application
- iv. **26/0650/HOUS** – Centuryan House, Grotto Lane – Padel Court (Retrospective). Deadline: 07/04/2026  
**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**

There were no planning decisions since the last meeting.

**26.42 Housekeeping and Maintenance**

**a. Review footpaths**

The Chair has walked most of the Over Peover footpaths and Cllr Winrow to walk the Snelson footpaths.

**Action: Cllr Winrow**

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

- i. Speed Reduction – Discussed under item 26.35
- ii. CE Planning Enforcement – No further updates
- iii. Community Speed Watch – Discussed under item 26.35

**c. Review the new IT Policy**

The new IT Policy was reviewed and approved. The Clerk to post on the village website.

**Action: Clerk**

**26.43 Items for the next agenda**

Items for village newsletter

Meeting concluded at 6.40pm

The date of the next PC meeting is **Tuesday 21<sup>st</sup> April 2026**