

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 19th May 2026 at Over Peover Village Hall

Present: Councillors Phil Welch (Chair), Cliff Walsingham, Janet Winrow, Hazel Ardern, Stephanie Benson, Cathryn Ruddock, Richard Clarkson, Tom Hopkinson and the parish clerk

Members of Public: 5

1. The chairman opened the Annual Parish meeting by welcoming members and the public. The chairman then presented his annual report. A copy is attached below.
2. a. It was reported that a group of travellers had recently camped overnight on the parish field, leaving a considerable amount of litter and causing damage to the play equipment. The Chair has since locked the gate, and it was agreed that a slam post should be installed and the gate should remain locked. Cllr Clarkson to arrange for the post to be fitted when the upcoming fencing work is undertaken.

Action: Cllr Clarkson

b. A resident requested permission to use the parish field during the summer holidays for children's football sessions every other Saturday morning. Members approved the request.

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

Present: Councillors Phil Welch (Chair), Cliff Walsingham, Janet Winrow, Hazel Ardern, Stephanie Benson, Cathryn Ruddock, Richard Clarkson, Tom Hopkinson and the parish clerk

Members of Public: Five

26.57 Receive apologies for absence

Apologies were received from Cllrs Irlam and Whitmore.

26.58 Approve Minutes of the last PC meeting on 21st April 2026

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

26.59 Elect a chairman - and receive their Declaration of Acceptance of Office

Members asked Cllr Welch if he wished to continue as Chairman. Cllr Welch accepted the role and signed the Declaration of Acceptance of Office form.

26.60 Elect a vice chairman

Cllr Walsingham agreed to continue as vice chairman. Members approved the re-election.

26.61 Appoint new councillor and receive their Acceptance of Office form

Mr Richard Pickering was appointed 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 Pickering

26.62 Receive declarations of interest in any agenda items

There were no declarations of interest.

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

Cllr Hopkinson replaced the batteries on the speed indicator devices. The Chair is awaiting a response from Highways regarding the positioning of the devices and will approach Barclays for potential funding support.

Action: Chair

Cllr Walsingham reported that United Utilities is disputing the existence of a water main on Common Lane. He has sent them a photograph of the stopcock and has requested a map. Cllr Walsingham will continue to pursue the matter.

Action: Cllr Walsingham

Cllr Ruddock is continuing to make enquiries to appoint a new auditor for next year.

Action: Cllr Ruddock

26.64 Receive updates from the ward Councillor

No updates were received from Ward Cllr Harrison.

26.65 Receive Gawsorth and Chelford Police Report

There were no incidents to report.

26.66 Receive an update from The Village Hall Sub-committee

Cllr Whitmore is obtaining quotes for patching up the roof. Cllr Winrow reported a new leak at the WI end of the Hall.

26.67 Receive an update from the NHP steering group

The Chair wrote to CE Council to enquire whether Snelson could be included in the Over Peover Neighbourhood Plan but was informed that the current plan cannot be expanded. The parish council will therefore need to develop a new plan. The Chair will arrange a date soon for the steering group to meet.

Action: Chair

26.68 Finance

a. Approve the Receipts and Payment Report

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

b. Approve the Audited Accounts & Annual Governance Statement

The Annual Governance Statements were approved followed by the Accounting Statements. The Clerk to send AGAR forms to the external auditor and publish the Accounts online.

Action: Clerk

26.69 Planning

a. Consider Planning Applications:

- i). **25/2744/FUL (Appeal Ref: 6008176)** – Sycamore Farm, Well Bank Lane – Appeal against refusal to demolish building and erect replacement house and landscape scheme. Deadline: 29/05/2026
Comment: The Parish Council has **no further comments** to make on this application.
- ii). **26/1037/FUL** – Sandy Lane Farm, Sandy Lane – Demolition of existing house and erection of a new 4-bed property, new stable block, greenhouse and septic tank. Deadline: 03/06/2026
Comment: The Parish Council wishes to **support** this application.
- iii). **26/1589/HOUS** – Oak Lodge, Well Bank Lane – Conversion of garage into accommodation, single storey rear extension and construction of a detached carport. Deadline: 17/06/2026
Comment: The Parish Council wishes to **support** this application.
- iv). **26/1151/FUL** – 12 Small Holdings, Stocks Lane – Conversion of barn to residential dwelling. Deadline: 09/06/2026
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

26/0130/PIP – Land at Holmes Chapel Road: Refused

25/4810/VOC – Moss View Water Tower, Moss Lane: Approved with Conditions

25/1360/PIP – 21 Mainwaring Road: Refused

26.70 Housekeeping and Maintenance

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

- i. Speed Limit Reduction – No further updates
- ii. CE Planning Enforcement – No further updates
- iii. Community Speed Watch – Discussed under item 26.63

26.71 Items for the next agenda

Update Councillor Roles and Responsibilities

Meeting concluded at 6.20pm

The date of the next PC meeting is **Tuesday 23rd June 2026**

Chair's Report 2025-2026

The Parish Council met 12 times during the year including 2 special planning meetings. The Council currently has 10 Councillors with another Councillor proposed for co-option at the May Parish Council meeting fulfilling our maximum complement of 11 Councillors. During the year Councillor John Hehir resigned and we welcomed Councillors David Whitmore and Tom Hopkinson. I would like to thank Councillor Hehir for the 10 years of service he gave to the Parish Council, particularly his role on the Neighbourhood Development Plan Steering Group.

Planning

During the last year the Parish Council was a consultee on 38 planning applications a number of which were for Permission in Principle for development on "Grey Belt". This planning route was introduced with the changes to the National Planning Policy Framework at the start of 2025.

In all applications we are guided by the policies in our Neighbourhood Development Plan. Of the 38 applications considered, the Parish Council raised objections to 12 applications, had no comment to make on 16 applications and supported the other 10 applications. However, it must be remembered that the Parish Council is only a consultee and that the decisions are made by Cheshire East Planning.

Parish Field

The Parish Council ensures the facility is safe by an annual playground inspection and tree inspection by qualified bodies. This year the Parish Council funded the replacement of 2 benches and the slide which was over 60 years old and fell well short of meeting modern safety standards. Repairs were also funded to various items of wooden play equipment that had broken or were suffering from rot.

Early in Spring of 2026, Councillor Whitmore organised a working party of local volunteers and Councillors to do a spring clean of the park and did a magnificent job ready for the summer. Councillor Clarkson has also initiated repairs to the railings with some due to be replaced imminently.

I am also very pleased that Mr and Mrs Stobart have once again offered to mow the field and I am sure the Parish Council and residents are very grateful for their generosity.

War Memorial

I would like to thank the School PTA for the maintenance around the war memorial as it really makes a difference. The Parish Council funded some bulbs to enhance the area and also installed some boundary posts to prevent inconsiderate drivers from parking on the grass.

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 an increase in the frequency of the bus service through the Village.

Village Hall

The Trustees of the Village Hall Community Trust successfully set up a Community Trust bank account during the year although, giving current banking security arrangements, this was a drawn out and exhausting affair. Nonetheless, the proceeds from the Strictly Come Dancing charity event have now been

paid into the account. We are still searching for a suitable site and have held discussions with both Tatton Estates (Peover Hall) and the owners of Todds Nursery.

Traffic and Roads

Speeding and the condition of the roads continues to be a blight on the Parish. During the year, the Parish Council have met with the head of Road Safety at Cheshire East Council to discuss speed reduction measures and we live in hope that some action will be forthcoming. To underpin our issues we purchased a traffic monitoring device which is continually recording numbers of vehicles and their speed on Stocks Lane.

Councillors Hopkinson and Whitmore have investigated why the existing Speed Indicator Devices are not working and may have a solution. The Parish Council is also considering replacing these with larger devices as seen at each end of Chelford.

The Parish Council is also looking to re-invigorate the Community Speedwatch programme but unfortunately, the course scheduled in December was cancelled at short notice by the Police and we are experiencing difficulties getting another date from the Police.

We have also lobbied the Highways team on the road condition and continue to encourage residents to also report pothole issues.

Fingerposts

During the year we had all 5 fingerposts shot blasted and repainted and the broken finger on the one at Mill Lane cross-roads was replaced with a new one which was specially cast. These historic fingerposts are classed as non-designated heritage assets and now fall to Parish and Town Councils to maintain. They now look very smart and enhance the appearance of the area.

Cinder Lane Wildflower Project

I am delighted that the Parish Council is supporting two local residents in establishing a wildflower area at the junction of Cinder Lane and Wellbank Lane. This should look lovely in the summer and really add to the appearance of the Village.

Colshaw Hall 10K

Following complaints from residents last year I am pleased that the organisers have listened to feedback and will not be using School Lane to access the start point this year. I would like to thank Councillor Irlam for her persistence in getting this agreement.

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