

# 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 21<sup>st</sup> April 2026 at Over Peover Village Hall

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

Members of Public: Four (Three part-only)

### **26.44 Receive apologies for absence**

Apologies received from Cllr Stephanie Benson and Cllr Richard Clarkson

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

Two residents presented proposals to restore and enhance the verge between Cinder Lane and Well Bank Lane and requested financial support from the parish council. Members welcomed the ideas but asked for posts to be used instead of rope to section off the area. The residents will provide a cost proposal for the council's consideration.

A resident objected to the Small Holdings planning application (26/1132/PIP – item 11. a. ii.), stating that the area is not an infill site and trees would have to be removed, which would affect the local wildlife.

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

Cllr Irlam declared an interest in item 11. a. i.

### **26.47 Approve Minutes of the last PC meeting on 24<sup>th</sup> March 2026**

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

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

Cllr Whitmore contacted CE Council concerning the volume and speed of taxis along the bridleway at Higher Farm but has yet to receive a response. It was agreed that Cllr Whitmore will continue to monitor the situation.

The Chair has drafted a letter to Highways regarding the resurfacing of Stocks Lane.

As the parish council was not consulted on the new airport flightpaths, it was considered likely that the decisions have already been made and cannot be altered.

The Chair has purchased the new Snelson sign which has now been installed.

Cllr Whitmore has yet to receive a response regarding Speedwatch training and will follow up with the police.

**Action: Cllr Whitmore**

Cllr Clarkson had previously advised that work to the parish field fencing is scheduled to begin at the end of May or the start of June.

Cllr Hopkinson briefly looked at the existing speed devices and believes they are likely beyond repair; however, he will remove the devices and attempt to fix them. The Chair obtained a quote of just over £3,000 for one speed indicator device or £8,000 for three. The Chair to follow up with Highways to agree suitable positioning of the devices. It was suggested that Barclays could be approached for potential funding support.

**Action: Chair and Cllr Hopkinson**

The Chair and Cllr Irlam met with the Barclays Liaison Group, who advised that the Section 106 funds given to Cheshire East Council for village safety measures cannot now be reclaimed. The Group expressed support for the proposed speed engineering measures and has written to Cheshire East Council regarding them.

The pond clearance at The Common has been postponed until winter due to birds now nesting in the area. The construction of the manhole has also been delayed due to an issue with lead piping serving two nearby properties. Cllr Walsingham is awaiting United Utilities to locate the lead pipe, which will need replacing.

**Action: Cllr Walsingham**

Cllr Whitmore examined the village hall roof and found significant moss growth between the joints, along with extensive wood rot. The roof will require re-felting, but as a temporary measure, the damaged areas could be patched up with felt.

**26.49 Receive updates from the Ward Councillor**

There were no updates from the Ward Councillor.

**26.50 Receive Gawsworth and Chelford Police Report**

There were no incidents to report.

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

Cllr Ardern has joined The Village Hall Committee and she and Cllr Winrow cleared the leaves outside the hall.

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

There were no updates from the group.

**26.53 Finance**

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

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

**b. Appoint a new internal auditor**

The clerk reported that the auditor has moved away from the village and this will be her final year auditing the accounts. Cllr Ruddock offered to make enquiries to find a new auditor for next year.

**Action: Cllr Ruddock**

The Parish Council wishes to express its gratitude to Ms Rosalind Keary for auditing the accounts over several years. Her support and dedication have been greatly appreciated.

## 26.54 Planning

### a. Consider Planning Applications:

- i. **22/00313E (APP/R0660/C/26/337875)** – Land at The Hollies, Mill Lane – Appeal against an enforcement notice issued over the formation of a track. Deadline: 23/04/2026

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

- ii. **26/1132/PIP** – Land adjacent to 12 Small Holdings, Stocks Lane – Permission in Principle for the construction of up to 9 dwellings. Deadline: 23/04/2026

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

- iii. **26/0721/FUL** – Hillcrest Farm, Holmes Chapel Road – Change of use from agricultural to equine, outdoor sports and recreation. Deadline: 03/05/2026

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

- iv. **25/2807/PIP (Appeal ref: 6007282)** – Todds Nursery, Stocks Lane – Appeal against refusal of application for PIP for construction of up to 9 dwellings. Deadline: 11/05/2026

**Comment:** The Parish Council wishes to **support** this appeal.

- v. **25/2888/PIP (Appeal ref: 6007446)** – Land off Stocks Lane – Appeal against refusal of application for PIP for the construction of one dwelling and associated works. Deadline: 28/05/2026

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

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

### b. Note an appeal has been submitted by Nine Oaks for planning application 25/2665/HOUS

It was noted that a new appeal has been lodged by Nine Oaks against the refusal of planning application 25/2665/HOUS. The appeal is not open for comments.

### c. Discuss Ivy Farm House on Common Lane

Cllr Walsingham reported that the resident of Ivy Farm House has moved away and the property is now for sale. He expressed a wish for it to be considered for listing as a building of local interest. Members raised no objections, provided the owner was aware of the proposal.

### Consider any planning decisions

25/2256/FUL Appeal – 3 Free Green Cottages, Free Green Lane: Dismissed  
26/0894/CLPUD – Heath Lodge, Well Bank Lane: Positive Certificate

## 26.55 Housekeeping and Maintenance

### a. Discuss tree cutting work on Clay Lane

Scottish Power requested permission to remove an oak tree located in the corner of the parish field near overhead power lines. Members agreed that removal of the tree was unnecessary and that careful pruning would be a more appropriate option.

**b. Discuss the appointment of Parish Council representatives on the Peover Educational Foundation**

The Chair clarified the position of parish council members on the Peover Educational Foundation. Cllr Whitmore indicated his interest in joining the Foundation.

**c. Receive articles for the village newsletter**

The clerk requested articles for the upcoming village newsletter.

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

- i. Speed Reduction – Discussed under item 26.48
- ii. CE Planning Enforcement – No further updates
- iii. Community Speed Watch – Discussed under item 26.48

**26.56 Items for the next agenda**

Approve Audited Accounts

Meeting concluded at 6.25pm

The date of the next PC meeting is **Tuesday 19<sup>th</sup> May 2026 (Annual Meeting)**