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 23rd June 2026 at Over Peover Village Hall

Present: Councillors Phil Welch (Chair), Cliff Walsingham, Janet Winrow, Vicki Irlam, Cathryn Ruddock, Stephanie Benson, David Whitmore, Tom Hopkinson, Richard Pickering and the parish clerk

Members of Public: Five (Three part-only)

26.72 Receive apologies for absence
Apologies received from Cllrs Richard Clarkson and Hazel Ardern

26.73 Receive questions or comments from the public
An enquiry was received regarding whether poppy wreaths should remain on the cenotaph throughout the year. Members agreed that this was acceptable, noting that other parish councils also leave their wreaths in place all year round.

A complaint was received about noise from fireworks that had recently been set off in the village. It was agreed that a reminder about being considerate when using fireworks should be included in the Autumn newsletter.

26.74 Receive declarations of interest in any agenda items (if any)
No interests were declared.

26.75 Approve Minutes of the last PC meeting on 19th May 2026
The minutes of the last PC meeting were agreed and signed as a correct record by the Chair.

26.76 Discuss matters arising from the Minutes, not already covered in the agenda
Awaiting an update from Cllr Clarkson regarding the new fencing and slam post on the parish field.

Action: Cllr Clarkson

The Chair emailed Cheshire East Highways regarding the positioning of the speed indicator devices; however, the email was returned due to their inbox being full. The Chair will contact them again and will also approach Barclays for funding at the next liaison meeting.

Cllr Walsingham is awaiting a visit from a United Utilities inspector to look at replacing the lead pipe before a manhole can be constructed at The Common.

Action: Cllr Walsingham

Cllr Ruddock has found an auditor who has agreed to look over the accounts next year.

26.77 Receive updates from the Ward Councillor

There were no updates from the Ward Councillor.

26.78 Receive Gawsworth and Chelford Police Report

There were no incidents to report.

26.79 Receive an update from The Village Hall Committee

Cllr Whitmore reported that companies were reluctant to quote for repairs to the village hall roof due to its condition. It was agreed that Cllrs Whitmore and Hopkinson will carry out temporary patch repairs.

26.80 Receive an update from the NHP steering group

The Chair to arrange a meeting for the steering group soon.

26.81 Finance

a. Approve the Receipts and Payments Report

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

26.82 Planning

a. Consider Planning Applications:

i. **26/1515/VOC** – Grange Farm, Holmes Chapel Road – Variation of Condition 2 on approval 20/5874M. Deadline: 24/06/2026
Comment: The Parish Council has **no comment** to make on this application.

ii. **26/1080/HOUS** – 4 Long Lane – Single storey extension to the side of the building. Deadline: 03/07/2026
Comment: The Parish Council has **no comment** to make on this application.

iii. **26/2282/HOUS** – Tanatside, Stocks Lane – Proposed new front boundary wall, gate and piers. Deadline: 15/07/2026
Comment: The Parish Council wishes to **comment** on this application. The Chair to speak with the owners to suggest having a hedge in place of a wall.

Action: Chair

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

b. Discuss proposals for land to the south of Stocks Lane

Three representatives from PH Property Holdings attended the meeting to present proposals for a residential development on land to the south of Stocks Lane. The proposed scheme comprises 29 homes, including 13 affordable housing units, together with an access road, open space area and a children's play area.

Members raised several concerns, including whether the site remains designated as Green Belt, the potential dangers of the proposed access road location and the potential strain on local amenities and infrastructure. It was agreed that PH Property Holdings should hold a public consultation with local residents in July.

The Clerk will facilitate by booking the village hall and publicising the meeting. The Chair to circulate information on Grey Belts.

Action: Clerk and Chair

c. Discuss Mere Hills Farm development (26/2010/OUT)

Chelford Parish Council is to hold a meeting concerning the Mere Hills Farm development in Chelford. Six Members were opposed to the development with three in favour; therefore, the majority opposed the development. Cllrs Winrow and Walsingham will attend the meeting on 1st July and report back at the July meeting.

Action: Cllrs Winrow and Walsingham

d. Consider any planning decisions

There were no planning decisions

26.83 Housekeeping and Maintenance

a. Update Councillor Roles and Responsibilities' list

One change was made to the Roles and Responsibilities' list: Cllr Pickering to replace Cllr Ruddock on the responsibility of Public Rights of Way. The Clerk to update and upload onto the website.

Action: Clerk

b. Review updated Parish Field policy and Communication with the Press policy

Following the full name of the parish council being updated, both policies were approved. The Clerk to upload onto the website.

Action: Clerk

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

i. Speed Reduction – A resident asked whether the Parish Council would consider funding new speed signs for the village. Members agreed that additional signs were not necessary and decided against funding them.
ii. CE Planning Enforcement – No further updates.
iii. Community Speed Watch – Cllr Whitmore has received no response from the police regarding Speed Gun training and has therefore taught himself with the equipment. He will arrange for the speed gun to be calibrated before commencing the Speed Watch sessions.

26.84 Items for the next agenda

Review Standing Orders, Financial Regulations and Risk Assessment

Meeting concluded at 6.25pm

The date of the next PC meeting is **Tuesday 28th July 2026**