

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 5.30pm on Tuesday 13th October 2026 at Over Peover Village Hall

Present: Councillors Cliff Walsingham (Acting Chair), Janet Winrow, Vicki Irlam, Cathryn Ruddock, Richard Clarkson, Richard Pickering, Hazel Ardern, Stephanie Benson and Ward Councillor Anthony Harrison

Members of Public: Twelve (part only)

26.111 Receive apologies for absence

Apologies received from Cllrs Phil Welch (Chair), Tom Hopkinson and David Whitmore.

26.112 Receive questions or comments from the public

a. Discuss road closures due to local runs

A resident asked the Parish Council to request that no further road closures be permitted for local runs, following an incident last month when the resident was unable to leave his property. Members understood his concerns but noted that residents are provided with advance notice of the events. It was noted that the Parish Council does not have the authority to prevent the runs from taking place but would ask Run North West to adopt a more flexible approach when residents request access through the road closures.

Action: Cllr Walsingham

Residents raised strong objections to the proposed residential development on land at Stocks Lane. Concerns included doubt on whether the site should be classified as grey belt land, as well as the proposal being contrary to the Neighbourhood Plan and Local Plan. Residents also expressed concerns about access to the development being located on a dangerous bend, the current poor condition of the road, no sustainable transport links and whether the existing road and wider infrastructure could cope with the additional demand.

A local business owner raised concerns about the potential loss of business if a construction site were to be located opposite his wedding venue for a couple of years. Cllr Harrison provided background information and an update on the planning process at CE Council and advised residents to submit their objections individually.

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

No interests were declared

26.114 Approve Minutes of the last PC meeting on 8th September 2026

The minutes of the last PC meeting were approved. Both the July and September minutes were signed by the acting Chair.

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

Cllr Clarkson confirmed the new fencing around the parish field should be completed by the end of the month.

Action: Cllr Clarkson

Update from Cllr Hopkinson to approach roofers to inspect the village hall roof was deferred to the next meeting.

Action: Cllr Hopkinson

26.116 Receive updates from the Ward Councillor

Cllr Harrison reported that CE Council is changing its planning rules to remove the rights of ward councillors to 'call-in' planning applications to public planning committees. This will result in most applications being decided by planning officers.

Work is continuing to develop the new Local Plan.

Missed bin collections remain ongoing with the cause being recruitment and retention of staff.

26.117 Receive Gawsworth and Chelford Police Report

There were no incidents to report.

26.118 Receive an update from The Village Hall Committee

The fundraising concert is taking place on Friday. The roof continues to leak.

26.119 Receive an update from the NHP steering group

The group will meet again next week and report back at the next meeting.

26.120 Finance

a. Approve the Receipts and Payments Report

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

26.121 Planning

a. Consider Planning Applications:

- i. **26/3088/HOUS** – Hunger Hill Farm, Hunger Hill – Retrospective listed building consent for retention of replacement windows and doors. Deadline: 15/10/2026
Comment: The Parish Council has **no comment** to make on this application.
- ii. **26/3089/LBC** – Hunger Hill Farm, Hunger Hill – Listed building consent for retention of replacement windows and doors. Deadline: 15/10/2026
Comment: The Parish Council has **no comment** to make on this application.
- iii. **26/3267/HOUS** – 17 Parkgate Avenue – Two storey side extension, rear ground floor extension, new drive and highway access. Deadline: 14/10/2026
Comment: The Parish Council has **no comment** to make on this application.
- iv. **26/3242/FUL** – Land at Stocks Lane – Erection of a residential development with associated access, landscape, etc. Deadline: 22/10/2026
Comment: The Parish Council wishes to make an **objection** to this application.

- v. **26/3450/HOUS** – 1 Well Bank Cottages, Well Bank Lane – Construction of a two-storey side extension. Deadline: 21/10/2026
Comment: The Parish Council has **no comment** to make on this application.
- vi. **26/3541/HOUS** – White Oaks, Stocks Lane – Proposed single and two-storey extensions together with internal alteration works. Deadline: 29/10/2026
Comment: The Parish Council has **no comment** to make on this application.

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

Consider any planning decisions

25/2744/FUL (Appeal 6008176) – Sycamore Farm, Well Bank Lane: Appeal allowed

25/2665/HOUS (Appeal 6008087) – Nine Oaks, Stocks Lane: Appeal dismissed

26/0353/PIP – Land off Pepper Street, Snelson: Refused

25/1196/VOC – Barclays, Radbroke Hall: Approved with Conditions

26.122 Housekeeping and Maintenance

- a. **Receive updates on speed limit reduction, Planning Enforcement and Community Speed Watch, if not already covered**
 - i. Speed Reduction – No update
 - ii. CE Planning Enforcement – No update
 - iii. Community Speed Watch – No update

26.123 Items for the next agenda

Approve budget and precept

Personnel meeting and annual salary review (Deferred)

Christmas Tree

Meeting concluded at 6.40pm

The date of the next PC meeting is **Tuesday 1st December 2026 at 5.30pm**