

# PEOVER SUPERIOR AND SNELSON PARISH COUNCIL



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Chairman – Phil Welch  
Vice Chairman – Cliff Walsingham

## **Minutes of Parish Council Meeting held at 5.30pm on Tuesday 8<sup>th</sup> September 2026 at Over Peover Village Hall**

**Present:** Councillors Phil Welch (Chair), Janet Winrow, Vicki Irlam, Cathryn Ruddock, Richard Clarkson, Richard Pickering, David Whitmore, Hazel Ardern (part) and Cliff Walsingham.

Members of Public: None

### **26.98 Receive apologies for absence**

Apologies received from Cllrs Stephanie Benson, Tom Hopkinson and the clerk. Cllrs Cathryn Ruddock and Richard Clarkson were not present.

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

A resident had queried why the minutes of last month's meeting were not published on the website - this has now been done.

A resident on Stocks Lane had queried the tree in the ditch on the playground but advice has been sought from Myles Dobell who confirms it is safe to remain. There is however concern about a beech tree on Clay Lane which looks dead. Advice had been taken informally through Cllr Pickering and the advice is to leave it until spring to see if it revives as beeches are notorious for shedding leaves in drought.

A resident has queried whether the dog training at Higher Farm is to expand to kennels. Cllr Whitmore confirmed it will not.

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

No interests were declared

### **26.101 Approve Minutes of the last PC meeting on 28<sup>th</sup> July 2026**

The minutes of the last PC meeting were approved. To be signed at the next meeting.

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

Cllr Clarkson awaiting galvanized steel for new fencing.

**Action: Cllr Clarkson**

Cllr Walsingham had met with United Utilities regarding the surface water sewer to be laid under Common Lane and the works had been done so flooding should not happen again.

Cllr Hopkinson was to approach roofers to inspect the village hall roof. Cllr Winrow advised this was not urgent.

**Action: Cllr Hopkinson**

The Chair approached Plumley PC about their average speed cameras, but it seems these were very expensive (£65k) to install with annual costs thereafter of around £25k. still not working due to disputes with CEC and Scottish Power over the electric supply.

The Chair was to check the land ownership at Merrydale Farm but it was agreed this was not necessary.

The Chair sent a FOI request to CEC for a statement of enforcement actions taken for planning breaches. The response had been circulated and was deemed inadequate. Anthony Harrison to take it up with the Leader.

#### **26.103 Receive updates from the Ward Councillor**

There were no updates from the Ward Councillor.

#### **26.104 Receive Gawsworth and Chelford Police Report**

There were no incidents to report.

#### **26.105 Receive an update from The Village Hall Committee**

No update apart from the fundraising concert by the Atkinsons on 16<sup>th</sup> October.

#### **26.106 Receive an update from the NHP steering group**

The group had met and included the Chair, Cllrs Walsingham and Winrow, and also Ian Hayes who lives in the village. We can co-opt other members as required.

The NHP Area will be expanded to include Snelson and we have to start from scratch with a Regulation 7 Notice. There will need to be a questionnaire of residents, and we will need to review the new Grey Belt rules and consider e.g. a Conservation Area. The Plan will also need to include Common Land. We will have a Housing Needs Survey done and consider traffic calming measures and control of agricultural expansion into industry.

#### **26.107 Finance**

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

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

##### **b. Receive the External Auditor Report**

The Auditor's Report was received and noted.

#### **26.108 Planning**

##### **a. Consider Planning Applications:**

- i. **26/2921/FUL** – Peover Superior Endowed Primary School – Replacement of annexe classrooms. Deadline: 14/09/2026

**Comment:** The Parish Council wishes to **comment** on the materials for the fabric of the building but otherwise support it.

- ii. **26/2638/FUL** – 3, Free Green Cottages, Free Green Lane – Conversion of garage to an independent residential dwelling. Deadline: 01/10/2026

**Comment:** The Parish Council has **no comment** to make on this application.

- iii. **26/3143/HOUS** – Boundary Cottage, Boundary Lane – Single storey side extension. Deadline: 30/09/2026  
**Comment:** The Parish Council has **no comment** to make on this application.
- iv. **26/2997/VOC** – Barclays, Radbroke Hall – Variation of conditions of planning permission 20/4747M. Deadline: 08/10/2026  
**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**

26/2282/HOUS – Tanatside, Stocks Lane: Approved with Conditions

26/1433/HOUS – 1 Ash Cottage, Stocks Lane: Approved with Conditions

25/3275/FUL – Country Flowers Florist, Holmes Chapel Road: Withdrawn

**26.109 Housekeeping and Maintenance**

**a. Discuss the possible replacement of defibrillator unit at the school**

The Chair had investigated this and checked several times as reports had been made of it overheating. The thermostat has been adjusted and it will be monitored and replaced if necessary.

**b. Receive articles for the Autumn newsletter**

Articles suggested for the newsletter included:

Average speed cameras

Revision of the NHP

Church dates

Slow - Horses sign

Village Show

Fundraising concert 16<sup>th</sup> October - if it will meet the printing and delivery date

Women's Institute update

War memorial and Remembrance service

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

i. Speed Reduction – Discussed under item 26.102

ii. CE Planning Enforcement – Discussed under item 26.102

iii. Community Speed Watch – It was reported that Plumley had advised no letters had been sent by the police following their community speed watch.

**26.110 Items for the next agenda**

Remembrance Wreath

War Memorial clean

Personnel meeting and annual salary review

Meeting concluded at 6.45pm

The date of the next PC meeting is **Tuesday 13<sup>th</sup> October 2026 at 5.30pm**