

PEOVER SUPERIOR PARISH COUNCIL

Clerk – Shareen Worthington
Telephone – 01625 861101

Chairman – Kathy Doyle
Vice Chairman – Phil Welch

Minutes of meeting held at 7.45pm on Tuesday 27th November 2018 at Over Peover Village Hall, Stocks Lane

Present: Kathy Doyle (KD), Phil Welch (PW), David Clarke (DC), Sheila Read (SR), George Walton (GW) and the Parish Clerk

Members of the Public: One

		Action
18.113	Questions or Items from the Public: None	
18.114	Apologies: Cllrs Rudd, Hehir, Vicki Irlam, David Irlam and Mills	
18.115	Declarations of Interest: No interests were declared	
18.115	Approval of Minutes from the last meeting on Tuesday 30th October 2018: The Minutes were agreed and signed as a correct record	
18.116	Matters arising from the last meeting, not already covered in the agenda: Cllr Welch updated the meeting with the following: Payments from previous meeting were authorised. Most footpaths have been inspected, however, awaiting responses from Cllrs Mills and Rudd. A survey was carried out in relation to speed limits on Stocks Lane and Grotto Lane, and Cllr Welch spoke with Cheshire East Council. It was proposed the limit on Stocks Lane be reduced to 50mph from the A50 junction to the current 40mph zone, the 40mph zone be reduced to 30mph and this be extended to Grotto Lane, beyond the Patton Close junction. Awaiting approval from Cheshire East.	SM, JR
18.117	Gawsworth and Chelford Police: <ul style="list-style-type: none"> • Selecta DNA Kits - Cllr Clarke confirmed Snelson PC have some DNA kits available however they're currently considering whether to hold another presentation in the new year before offering 	

	the remainder to Over Peover. Item to be discussed in the February PC meeting.	Clerk
18.118	<p>Housekeeping and Maintenance: The Council wishes to thank Mr Chris Rudd for his generous donation to fund the Traffic and Parking study and to Mr Myles Dobell for putting up the village Christmas tree.</p>	
18.119	<p>Finance:</p> <ul style="list-style-type: none"> • Receipts & Payment Report and Bank Reconciliation - The report was discussed and approved. • Receipts and Payments Due for Payment - Presented to the Council and approved. Cllr Welch to authorise online payments. The Council agreed to contribute to the cost of the Clerk's laptop. • Finalise Budget - The draft budget was reviewed at the meeting and the majority of cost items were agreed. The Clerk is awaiting confirmation on the following before budget can be finalised: Personnel Committee review in early January Establish responsibility of field hedge cutting Cost of War Memorial Slipper Plaque The Clerk to present the finalised budget for approval at the January PC meeting. <p>The possibility of obtaining a grant for the Sports Pavilion was also discussed. It was agreed it would not be considered in the 2019/20 budget.</p> <ul style="list-style-type: none"> • Set Precept - Once budget is finalised, the precept figure will be calculated and presented for approval at the January PC meeting. 	<p>PW</p> <p>KD Clerk KD Clerk</p> <p>Clerk</p>
18.120	<p>Planning:</p> <ul style="list-style-type: none"> • Update on Neighbourhood Plan - <p>Cllr Welch presented the following report:</p> <p><u>Preparation of Draft Neighbourhood Plan</u> The main work in the past month has been on the Traffic Management section of the Plan. A traffic census was conducted on Tuesday 13th November with the assistance of a number of residents. Traffic was recorded at the crossroads by the school, at Four Lane Ends and at the Whipping Stocks junction between 0800 and 0930 and again between 1630 and 1800.</p>	

The key points emerging from the survey are:

- Over 1000 cars were recorded as entering Radbroke Hall Stocks Lane entrance from the A50 in the morning, 70% of which came from the Holmes Chapel direction.
- Another 200 cars travel past the school along Stocks Lane and enter Radbroke Hall.
- 200 cars travel through the Village from the A50 to beyond the school.
- 200 cars travel through the Village from Chelford Lane / Wellbank Lane to the A50.
- The pattern is reversed in the late afternoon.
- There were very few bicycles and farm vehicles recorded.
- Over 90% of traffic is cars.

A report of the results has been written and will be uploaded to the Village website in the next few days.

A meeting was also held with ARCA, our traffic management consultant, on 21st November at which they tabled a number of innovative ideas to restrict traffic flow through the Village. They are now going to work these ideas up into a proposal over the next few weeks.

Meetings held and planned

11th November – Traffic census briefing meeting

21st November – Meeting with ARCA Traffic Management Consultants.

End of Report

- **Planning Applications –**

18/4657M – THE LODGE, COLSHAW HALL

Timber-framed cabin

Comment:

The Parish Council wishes to object to this application on the grounds that it consists of an inappropriate development in the Green Belt. The development does not come within the exceptions listed in the National Planning Policy Framework as the replacement building is not in the same use as the one to be replaced and is materially larger. The reasons put forward by the applicant in support of this development in the Design, Access and Supporting Statement are not recognised as grounds for making an exception to the Green Belt Policy.

In addition, the proposed building is not similar, as claimed, to the adjacent 'pods' as it is significantly larger and of a different style to the existing.

If Cheshire East is minded to approving this development the Parish Council requests that there should be a requirement for comprehensive screening of the building to ensure that it is not visible from the road.

18/5504M – BOUNDARY COTTAGE, BOUNDARY LANE
Replacement Dwelling

	<p>Comment: The Parish Council does not have any objection in principle to the proposal to demolish Boundary Cottage and erect a replacement dwelling. The Parish Council would welcome a building with design merit or in keeping with the local vernacular. This proposal does not satisfy either of these criteria.</p> <p>The application does not provide dimensions for the existing building; therefore, it is not possible to assess how much larger the proposed dwelling is in comparison.</p> <p>The Parish Council would ask the Authority to consider the removal of Permitted Development Rights if approval is granted for a dwelling significantly larger than the existing.</p> <p>18/5606M – 10 MAINWARING ROAD, OVER PEOVER Single storey side extension Comment: The Parish Council is concerned that the proposed extension is not viable as a garage because of its width and is likely to transgress the boundary line when eaves and gutters are added.</p> <ul style="list-style-type: none"> • Planning Decisions - No decisions have been made 	
18.121	<p>Highways:</p> <ul style="list-style-type: none"> • Speed Watch Update - A training session with PCSO Julia Short was held on 22nd November with 12 volunteers. The training has been completed and the next stage is to agree a rota for the volunteers to start the Speed Watch programme. 	JH
18.123	<p>Correspondence: A local resident requested an update from the Council regarding the demolition of the shed opposite Cheshire Row. The Council confirmed Cllr Vicki Irlam had recently asked Cheshire East Council for an update. The Brewery have also been approached on several occasions but have yet to respond. The Council will continue to proactively monitor the situation.</p>	All
18.124	<p>Items for the next agenda: As per annual calendar</p> <p style="text-align: center;">Meeting concluded at 9.20PM</p>	

**THE NEXT PARISH COUNCIL MEETING TO BE HELD AT 7.45P.M.
ON TUESDAY 8th JANUARY 2019 AT OVER PEOVER VILLAGE HALL**

