

# 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 26<sup>th</sup> March 2019 at Over Peover Village Hall, Stocks Lane

**Present:** Kathy Doyle (KD), Phil Welch (PW), David Clarke (DC), Vicki Irlam (VI), John Hehir (JH), Jayne Rudd (JR), Sheila Read (SR), George Walton (GW) and the Parish Clerk

**Members of the Public:** Three (part only)

		Action
19.25	<b>Questions or Items from the Public:</b> None	
19.26	<b>Apologies:</b> Cllr Mills	
19.27	<b>Declarations of Interest in any agenda item:</b> No interests were declared	
19.28	<b>Approval of Minutes from the last meeting on Tuesday 26<sup>th</sup> February 2019:</b> The Minutes were agreed and signed as a correct record	
19.29	<b>Matters arising from the last meeting, not already covered in the agenda:</b> None	
19.30	<b>Gawsworth and Chelford Police:</b> <ul style="list-style-type: none"> <li>• <b>Household Security Kits Update -</b> Details of purchasing security kits were circulated on the website, Facebook and via emails. A few residents expressed their interest. It was suggested the presentation be held immediately before the Annual Parish Meeting in May. The Clerk to enquire again with PCSO Julia Short on her availability.</li> </ul>	<b>Clerk</b>
19.31	<b>Finance:</b> <ul style="list-style-type: none"> <li>• <b>Receipts &amp; Payment Report and Bank Reconciliation -</b> The report was circulated prior to the meeting. It was approved at the meeting, along with payments becoming due. Proposed: Cllr Read. Seconded: Cllr Welch.</li> </ul> <p>Initial legal fees of £1000 and £1500 regarding Village Hall issues were approved.</p>	

<p>19.32</p>	<p><b>Planning:</b></p> <ul style="list-style-type: none"> <li>• <b>Neighbourhood Plan Update -</b> Cllr Welch updated the meeting: An NHP meeting was held on 20<sup>th</sup> March. The final report from Arca regarding Traffic Management expected shortly. The content of the plan is almost complete. Cllr Welch to draft a letter to businesses asking for any planning issues. The assistance of a consultancy firm is required to prepare the final draft document (Regulation 14). Cheshire Community Action to be approached and a meeting with them expected to be held in May. Further funding will need to be requested.</li>   <li>• <b>To Consider Planning Applications -</b> <b>19/0960M</b> - Colshaw Hall, Stocks Lane – Construction of calves' care unit with staff accommodation unit <b>Comment</b> - The Parish Council wishes to <b>object</b> to the proposed development on the following grounds:  The Parish Council carried out a site visit on 21.03.2019 to inspect the proposals for planning application 19/0960M. The applicant also showed the councillors the building built without planning permission, which is the subject of a retrospective planning application, as yet undecided 17/4709M. The matters for which retrospective planning permission is required are: amalgamated footprint of two buildings, enclosed sides, increased height, installation of shutters, addition of office and meeting space, addition of staff welfare facilities, addition of loft, addition of roof lights, canopy to north elevation, area of hard standing.  The councillors commend the applicant on the clean, tidy and professional appearance of the yard he has created at Colshaw Hall Farm, but notwithstanding that, the council has reservations concerning this scheme and wish to OBJECT to the application on the following grounds:  1. The proposed calf intensive-care &amp; staff accommodation building is ancillary to the operation of a calving unit in the large agricultural building at Colshaw Hall Farm, referred to above. This building does not have planning permission. It would appear premature to apply for planning permission for ancillary services in respect of a building which does not itself have planning permission. The council would like to have the planning status of the existing building resolved prior to any further development being allowed by Cheshire East.  2. The calving which takes place at Colshaw Hall Farm is currently of a minor nature. The intention is to transport cows to a sister farm in Congleton for calving, but some calve early. A system of block calving is in operation which limits calving to two months, twice a year. The council would question the necessity of a permanent dwelling encroaching on the openness of the green</li> </ul>	<p>PW</p>
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	<p>belt when the period to be covered is so short.</p> <p>3. The intensive-care unit could be accommodated in another part of the already extensive concrete yard which has been laid adjacent to the existing agricultural building.</p> <p><b>19/1304M</b> - Land adjoining Boundary Lane – Agricultural Access Track (Resubmission of Application 18/4687M)  <b>Comment</b> – The Parish Council wishes to <b>object</b> to the proposed development of a farm track on land adjoining Boundary Lane for the following reasons:</p> <ol style="list-style-type: none"> <li>1. From local knowledge the Parish Council is aware that since its erection in 1987 the agricultural use of this building has been minimal and it is not frequently accessed by vehicles, therefore the track cannot be described as essential for the purposes of agriculture.</li> <li>2. Damage to the land by the excavation and installation of a track would exceed any damage caused by infrequent access by farm vehicles.</li> <li>3. The track would be an incursion into the green belt and would not preserve its openness because of the building's location which is in open countryside and not close to the boundary hedge.</li> </ol> <p><b>19/1148M</b> – Paradise House, Holmes Chapel Road – Proposed replacement dwelling and detached garage  <b>Comment</b> – The Parish Council is finalising its response</p> <ul style="list-style-type: none"> <li>• <b>Planning Decisions -</b> The planning decisions were reported at the meeting.</li> </ul>	
19.33	<p><b>Housekeeping and Maintenance:</b></p> <ul style="list-style-type: none"> <li>• <b>Code of Conduct Training Feedback -</b> Cllr Welch provided feedback from the course he and the clerk recently attended. Cllr Doyle to circulate the latest version of the Code of Conduct. A resolution is required for adoption at the next PC meeting. Members were encouraged to attend the next Code of Conduct course in July. All Register of Interests to be displayed on PC website. Clerk to update after the Election</li> <li>• <b>Fire Station Update -</b> Cllr Hehir to investigate and update Members at the next PC meeting</li> <li>• <b>Fingerposts -</b> Cllr Hehir to purchase two fingerposts at a cost of £250 each – for Cinder Lane and Clay Lane. A survey of the village is</li> </ul>	<p><b>KD</b></p> <p><b>Clerk</b></p> <p><b>JH</b></p> <p><b>JH</b></p>

	<p>required to locate other possible broken fingerposts.</p> <ul style="list-style-type: none"> <li>• <b>Newsletter Items -</b> The Clerk asked for items for the next newsletter, which is due for publication following the Election. Cllr Welch to provide a couple of items.</li> </ul> <p>The Members agreed the Clerk should make enquiries with Ms Cathryn Ruddock in relation to completing the internal audit for the PC.</p>	<p><b>PW</b></p> <p><b>Clerk</b></p>
<b>19.34</b>	<p><b>Correspondence:</b></p> <p>A 100 Horse March charity event to possibly take place in the parish, which will involve the closure of several roads. The clerk to obtain further information</p> <p>Cllr Clarke updated Members on the Town and Country Parish meeting and the recent Manchester Airport meeting.</p> <p>The organiser of the annual 10K race through the parish has tentative plans for an additional 5k race. He expressed his intention to donate all proceeds to a charity supported by the PC. The Members chose to support the Nell Foundation.</p> <p>The dates for litter picking around the village were agreed. They are Saturday 11<sup>th</sup> May at 11am and Sunday 12<sup>th</sup> May at 2.30pm.</p>	<p><b>Clerk</b></p> <p><b>All</b></p>
<b>19.35</b>	<p><b>Items for the next agenda:</b> Accounts and Annual Governance Statement Educational Foundation Meeting Update Fire Station Update Code of Conduct Finalise Newsletter</p> <p><b>Meeting concluded at 9.25pm</b></p>	
<p><b>THE NEXT PARISH COUNCIL MEETING TO BE HELD AT 7.45P.M. ON TUESDAY 30<sup>th</sup> APRIL 2019 AT OVER PEOVER VILLAGE HALL</b></p>		