

# PEOVER SUPERIOR PARISH COUNCIL

Clerk – Shareen Worthington  
Email - council@overpeover.com

Chairman – Phil Welch  
Vice Chairman – John Hehir

## **Minutes of the Annual Parish Meeting held at 5pm on Tuesday 25<sup>th</sup> May 2021 at Over Peover Village Hall, Stocks Lane**

**Present:** Councillors Kathy Doyle (Chair), Phil Welch, Vicki Irlam, David Clarke, John Hehir and the Parish Clerk

Members of Public: None

1. The Chair opened the Annual Parish meeting by welcoming Members. The Chair's annual report was circulated prior to the meeting. A copy is attached below.
2. There were no members of the public present therefore the meeting closed at 5.10pm

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## **Minutes of the Annual Meeting of the Parish Council held at 5.10pm (held immediately after the Annual Parish Meeting)**

**Present:** Councillors Kathy Doyle, Phil Welch, Vicki Irlam, David Clarke, John Hehir and the Parish Clerk

Members of Public: One (part only)

### **21.47 Elect Chairperson and receive their Declaration of Acceptance of Office**

Cllr Doyle stepped down after three years as Chair of the Parish Council. Cllr Clarke proposed Cllr Welch for Chair and this was seconded by Cllr Doyle. Cllr Welch accepted the role and was duly appointed as Chair. Cllr Welch signed the Declaration of Acceptance of Office, witnessed by the Clerk.

The Parish Council wishes to express its gratitude and thanks to Cllr Doyle for all her hard work and dedication over the past three years.

### **21.48 Elect Vice Chairperson**

Cllr Hehir was nominated as Vice-Chair by Cllr Clarke and this was seconded by Cllr Doyle. Cllr Hehir accepted and was duly appointed as Vice-Chair.

### **21.49 Receive apologies for absence**

Cllrs Hunter and Mills sent their apologies

**21.50 Receive declarations of interest in any agenda items**

Cllr Hehir declared an interest in Item 10 c. ii)

**21.51 Approve the Minutes of the last meeting on 27<sup>th</sup> April 2021 and sign all Minutes from remote meetings**

The Minutes were agreed and signed as a correct record. All Minutes from the remotely-held meetings were also signed.

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

Cllr Doyle confirmed she had written to the Conservative Leader regarding the Ward Councillor's lack of attendance at meetings and was awaiting a response.

**21.53 Discuss vacancy on the Parish Council**

Prior to the meeting, Cllr Hunter confirmed he was stepping down from the Parish Council thus resulting in a second vacancy. The Clerk to inform CE Council and post the vacancy on the website and noticeboard.

Members discussed applications for the first vacancy and decided to defer the appointment until the next meeting, when both vacancies can be filled. The Clerk to notify candidates.

The Parish Council thanks Cllr Hunter for his contribution to the Parish Council over the past two years.

**Action: Clerk**

**21.54 Gawsworth and Chelford Police**

Cllr Clarke reported on several incidents in neighbouring parishes: thefts of dogs, caravan theft and suspicious activities, in addition to various ongoing scams. Cllr Doyle reported a car had been broken into on Parkgate Avenue. A window was smashed but nothing was taken and no other damage caused.

**21.55 Finance**

- **Approve the Receipts and Payment Report**

The report was reviewed and approved. Cllr Welch to authorise online payments becoming due.

**21.56 Planning**

**a. Receive an update on the Neighbourhood Plan**

The referendum took place on 6<sup>th</sup> May and, with a turnout of 33.5%, the Neighbourhood Plan was approved. It was noted that, when required, revisions can be made to the Plan in future. Members expressed their thanks and appreciation to the NHP Committee on all its efforts and achievements .

**b. Receive an update on the Pre-application Planning Engagement**

Using guidance from ChALC, the Chair drafted two documents: one an instrument for delegation and the other on protocols. The Chair to draft a checklist and also inform CE Planning on the engagement. A decision needs

to be made on whether a sub-committee should be set up to deal with pre-applications. Item carried forward.

**Action: Chair**

**c. Consider Planning Applications**

- i. **21/2379M:** Pine Cottage, Well Bank Lane – Variation of conditions on application 19/4314M (Replacement dwelling and garage)  
**Comment:** The Parish Council wishes to **object** to this application
- ii. **21/2349M:** Heath Farm, Well Bank Lane – Agricultural Produce and Secure Machinery storage building  
**Comment:** The Parish Council has **no objections** to this application
- iii. **21/2603M:** 3 Free Green Cottages, Free Green Lane – Extension/Alterations to existing garage  
**Comment:** The Parish Council has **no objections** to this application
- iv. **21/2748M:** Holly Tree Cottage, Free Green Lane – Erection of a single storey, lightweight timber framed outbuilding  
**Comment:** The Parish Council has **no objections** to this application

Any responses will be submitted, and available to view, on the CE Planning website.

**d. Consider Well Bank House proposals**

A resident submitted proposed plans relating to his property for consideration by the Parish Council. There were no objections, but a few points were raised concerning lighting, size and wildlife. The Chair to draft a response to the resident.

**Action: Chair**

**e. Consider Planning Decisions**

The following planning decisions were reported:

Application 20/4635M: Chaseley Farm, Grotto Lane – Approved with conditions

Application 20/5671M: Lime Tree Farm, Long Lane – Refused

Application 20/5547M: Over Peover Methodist Church - Withdrawn

**21.57 Housekeeping and Maintenance**

**a. Update on Highways matters**

There were no updates however Cllr Hehir to take various photographs for CE Highways.

**Action: Cllr Hehir**

It was decided that the Speed Watch programme should resume. Cllrs Clarke and Hehir to restart soon.

**Action: Cllrs Clarke and Hehir**

**b. Use of Section 106 Funds**

Cllr Doyle confirmed the document requesting funding has been submitted to CEC and is awaiting a response. Funding has been requested for the railings, finger posts and noticeboards.

**c. Finger Posts**

The quote from Leander had been approved and work was proceeding in manufacturing the finger posts.

Quotes have been received for replacing the parish field railings. It was agreed that some members of the Parish Council, along with the local football team, would paint the railings week commencing 7<sup>th</sup> June. The Clerk to request for additional volunteers via the website.

**Action: Clerk**

**d. Councillor Roles and Responsibilities**

Item carried forward to July meeting due to a reduction in the number of councillors.

**21.58 Correspondence**

There was no correspondence to report

**21.59 Items for the next agenda**

Parish Council Vacancy update  
Pre-application planning engagement  
Drainage ditch update

Meeting concluded at 6.40 pm

The date of the next Parish Council meeting is **Tuesday 22nd June 2021**

**Chair's Report attached below**

## **Chair's Report 2020-2021**

I am happy to report that despite the pandemic the Parish Council missed only one meeting at the outset in March and all subsequent meetings have taken place successfully via Zoom. This means that the business of the Parish Council has carried on as normal, including parishioners being able to attend meetings and speak on topics of importance to them. This year saw the departure of Mrs Jayne Rudd from the Parish Council and an invitation has gone out for potential new members to join. Many thanks to Jayne for her sterling service over the years.

### **Neighbourhood Plan**

At long last all the hard work put in by Councillor Welch and his team has come to fruition and we have been able to hold a referendum on the Neighbourhood Plan. The vote was postponed from last May due to Covid. Councillor Welch writes about this elsewhere in the newsletter.

### **Community**

The community came together spontaneously during the pandemic. Residents set up a Covid WhatsApp group to help one another with obtaining prescriptions and groceries. The Easter Bonnet and Scarecrow Parade provided great fun for all with ingenious scarecrows thronging the village and causing great amusement. This was swiftly followed by the celebrations for the 75<sup>th</sup> anniversary of VE Day which was marked in Over Peover by plenty of bunting and socially distanced tea parties in front gardens throughout the village. The School produced a particularly poignant memorial in the form of a Memory Tree. People were invited to hang laminated paper hearts bearing their personal messages and memories of those who had fought in the war on a Memory Tree outside the school. Many of the messages were very moving tributes.

### **Planning**

We continue to see a large number of planning applications which seek to stretch the planning laws to the ultimate degree. The Parish Council has been able to refer to the post inspection Neighbourhood Plan policies and Over Peover Design Guide to guide its response. In an attempt to depart from the adversarial approach to planning the Parish Council is investigating the possibility of developing a pre-application engagement to enable us to work constructively with applicants to identify the means to mitigate any potential negative impact of a proposal. If such a policy is approved by the Parish Council it will be published on the village website and minutes of all discussions which take place would also be published.

Many residents are disturbed by the change in the fabric of the village when properties are demolished, or left to deliberately deteriorate, so that a large replacement dwelling can be built. The Parish Council looks at all such applications very closely and puts forward its reasoned comments to Cheshire East Council, which is the ultimate arbiter in planning matters. Residents may also make their comments known to the planning authority either by letter, email or via the planning portal. It is important that CEC is aware of local sentiments.

It's also sad to see the deliberate flouting of planning laws which has occurred recently. The Enforcement Officer for Cheshire East has been notified by the Clerk. The planning rules are there to ensure that everyone's enjoyment of their home is protected from unwarranted intrusion by their neighbours and the vast majority of residents understand that and respect the security that gives them.

### **Radbroke Hall**

We have been spared the usual rat run of speeding traffic through the village this year largely because most of the 4,000 employees are working from home. Barclays has succeeded in obtaining

planning permission for a remodeling of the site. Some buildings are to be demolished and some refurbished. They state that there will be no increase in numbers of staff on site. The Parish Council was able to persuade the Cheshire East Strategic Planning Board to consider the traffic impact on the village, despite strenuous opposition on the part of Barclays, who, ignoring the fact that employee numbers have climbed steadily over the past 20 years, considered that the residents of Over Peover should accept the traffic generated by the current 4,000 staff as the norm. Little has been achieved in terms of reducing car journeys to and from the site. Currently 94% of Radbroke staff travel to work by car against an average for the North West of 76%. Despite ostensible enthusiasm for promoting sustainable travel to work Barclays has not even been able to achieve the regional average. In granting planning permission for the new development of the site the Strategic Planning Board imposed a Section 106 agreement, (a legally binding agreement), requiring a Travel Plan and the setting up of a Liaison Committee consisting of representatives from Cheshire East, the Parish Council and Barclays to monitor the Travel Plan and the impact of traffic on the village. We have yet to be advised of the details of the Liaison Committee but we are hopeful that some lasting improvement may be achieved.

### **Parish Field**

The Parish Field has been a godsend during lockdown. It has taken a bit of a beating over the winter because of heavy rain and heavy use and is undergoing essential maintenance from 4<sup>th</sup>-28<sup>th</sup> May. We are extremely grateful to Mr and Mrs William Stobart for their generosity in taking care of all the maintenance which keeps the Parish Field in such fine fettle throughout the year. You may notice a slight difference in the mowing regime as the strip alongside the ditch will no longer be mown. This is to discourage children from exploring too close to the ditch. A piece of equipment in the far corner adjacent to Horseshoe Cottage is broken. We are awaiting its repair. Further maintenance has been carried out during the course of the year. The field gate has been repaired by Councillors Clarke and Hunter, a new gate has been installed at the Clay Lane entrance by Councillor Clarke, which makes it look much tidier, and Councillor Hahir and Councillor Clarke have renewed a picnic bench seat. New nets have been purchased for some of the goalposts. The Parish Council is also intending to replace sections of the railings on Clay Lane and repaint. The football team has kindly volunteered to help with this task.

Last year, a large organised group started to use the pitch for training several times a week without any prior request being made. This contributed to the deterioration of the pitch as intensive training was taking place during very wet weather. The Parish Field was purchased in 1928 to provide a recreational area for residents of Over Peover and their children to pursue informal leisure activities in a safe and pleasant environment. The Parish Council's aim is to ensure that for the majority of time the space is available for informal use. Permission may be sought for training and matches to take place but this will not be allowed to predominate. The policy document can be found on the village website. Currently the local football team has the use of the pitch on Tuesday evenings from 18.00 for training and on Sunday mornings from 11.00 for matches and an exercise class takes place on two mornings per week.

### **Traffic and Parking**

We have seen many more people coming to the village to walk in the countryside. There have been complaints about inconsiderate parking on the verge at Four Lane Ends blocking the view through the Cheshire railings and on Grotto Lane restricting the view for vehicles coming from Patton Close. No Parking signs have been positioned on the railings and a flyer has been drawn up which can be downloaded for residents to leave on the windscreen of offending cars. Please only make use of this if the vehicle is causing an obstruction or dangerously impeding the view.

Some complaints have been received of speeding tractors and we would ask farmers to instruct their staff to proceed at a sensible speed when driving through the village and on no account to use a

mobile phone. The Community Speedwatch Group has been unable to meet for most of the year due to the Covid restrictions but traffic through the village has been light because of the working from home directive.

### **War Memorial**

We had a surprisingly good turn-out for the Remembrance Day service, despite the restrictions in place. The War Memorial was gleaming after a good clean carried out by Councillor Clarke and was adorned with flowers planted by Councillor Irlam and beautiful poppies made by the children at Peover Superior Primary School.

### **Village Hall**

The Parish Council grant to the Village Hall has been suspended as grants have been available from other sources. Since August 2019, the Parish Council has been in negotiations with a local farmer who had offered to sell land for a new village hall on Chelford Lane near to the school. This progressed well, so that the boundaries of the land were fixed, a valuation was obtained, and the price agreed. Sadly, there were objections from neighbouring landowners causing the farmer to withdraw his offer. Naturally, all on the Parish Council are saddened by this turn of events. If anyone can think of a suitable site that is available for a new village hall, please contact the Clerk. Back to the drawing board!

Many thanks to everyone who has contributed to the life of the village during this particularly turbulent year. Having served for almost four years as Chair of the Parish Council I shall be standing down from that role in May. I should like to thank all my fellow councillors for their unstinting support and hard work, they are always prepared to go the extra mile, and of course my thanks go also to our Parish Clerk who handles all the business of the parish and the finances with remarkable efficiency and gentle good humour. Thanks also to Mrs Cathryn Ruddock who volunteers each year to audit our accounts. It's been a year like no other and I sincerely hope we will not see its like again.