

The Parish Council Of Lower Peover

Comprising

Nether Peover
(Cheshire West and Chester)

Peover Inferior
(Cheshire East)

Clerk to the Council: Mr. Geoffrey Parker
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NOTICE IS HEREBY GIVEN THAT -

The Annual Assembly of the Parish for LOWER PEOVER will be held at Lower Peover primary school on Wednesday 13th May 2026 at 7pm.

Local government electors for the parish will be entitled to vote at the meeting which will be open to the public.



Geoffrey Parker

Clerk to the Council, on behalf of the Chairperson, Councillor Ben Jackson
5th May 2026

Agenda

1. Apologies for absence
2. Approval of minutes of the meeting held on 14th May 2025
3. Matters arising from the minutes, not already covered in an agenda item
4. Chairperson's Annual Report
5. Parochial Charities
 - Richard Comberbach Trust Report
6. Women's Institute Report
7. Questions from the public to the Parish Council
8. Open Forum

**MINUTES OF THE ANNUAL PARISH MEETING OF THE LOWER PEOVER PARISH
HELD ON WEDNESDAY 14th May 2025 AT 7.00PM**

Present: Councillor B Jackson (Chair), A Painter, G Dutton and S Wilson.

Clerk Mr G Parker

1. Apologies

None.

2. Minutes of the meeting held on 8th May 2024

The minutes were agreed and signed as a true record.

3. Matters arising from the minutes not already covered in an agenda item.

None.

4. Parish Council Chair's Annual Report

Received and noted.

5. Parochial Charities.

The report of the Richard Comberbach Trust was received and noted.

6. Women's Institute Report

Received and noted.

7. Questions from the public for the Parish Council

None.

8. Open Forum

Ben Jackson expressed thanks to all the community volunteers, Parish Councillors and the Parish Clerk for their contributions towards making 2024/25 such a successful year.

Signed:

Date:

Chairperson's Annual Report

Lower Peover Parish Council

May 2026

1. Introduction

I am pleased to present my annual report for my third and final year as Chairperson of Lower Peover Parish Council. I would like to thank Vice-Chairperson, Councillor Painter for her support for her continued guidance throughout the year as we have navigated a number of interesting projects this year.

Once again, it has been another busy year in Lower Peover with the Parish Council working on several exciting projects in the parish, that we hope will be of benefit to both current and future residents of the village.

2. Parish Councillors

Following the retirement of Mr Charles Warnes from the Parish Council in March 2025 we subsequently co-opted Martin Sherry to the Parish Council in the summer of 2026.

3. Parish Plan

In 2025-26 the team advanced the parish plan workstreams which can be found here:

www.lowerpeoverparishcouncil.gov.uk/parish-plan

A brief summary of each workstream along with example work undertaken during the year is set out below:

Work stream 1: Road Safety & Highways

The Parish Council will continue to monitor road safety in and around the village, and how safety might be improved along the main road arteries in the village. As a Parish Council we are frequently in touch with the highways authority to discuss concerns about the roads in our village.

The Parish Council has also been liaising with both local authorities to push for the repair or replacement of many damaged road name signs round the Parish, sadly the local authorities have of yet not been responsive in this matter.

In our current budget we have planned to provide for 3 'gateway' sign configurations – one for each of the main roads into the village and we hope that once installed these will further add to the traffic calming measures. Funding and budget has been put in place and we hope that the first of these gateway signs will be installed during 2026 subject to the necessary highways approvals.

During the year 3 speed watch sessions were held leading to many speeding motorists receiving notification letters and as ever we are grateful to the volunteers who staff such sessions. Thanks also to Councillor Binyon for his continued work leading the speed watch sessions and for liaising with highways on such matters.

Work stream 2: Biodiversity and Environmental Sustainability

The main focus of the biodiversity workstream in the year has been the continued restoration of the pond at the junction of Barrows Brow and Free Green Lane. As recoded in the 2024 and 2025 annual reports after receiving inputs from residents, a comprehensive plan for the restoration of the pond was put together and led by Councillor Painter. This included applying for grant monies to fund planting, and draining and dredging the pond.

After an aborted attempt in the autumn of 2024, the full dredging of the pond was finally carried out in May 2025 with over 300 tons of sediment being removed from the ponds over the course of a day.

In October 2025, the restoration work on the pond on Free Green Lane entered its final stage with the planting of over 600 native water plants that were funded by a United Utilities grant and planted by a team of volunteers from the parish.

While there is still further planting work to be done on the pond over the next year, 2025 saw the completion of several major milestones in this project. Many thanks to all residents of the parish who have donated money as well as their time and skills to this major project and also to Councillor Painter who has led this project over the course of several years.

Work Stream 3: Public Realm and Parish Built Environment

This workstream takes care of all matters relating to the built fabric of the parish and all parish assets (e.g. benches, phone box, village signs (non-highway signage), defibrillator, Parish Council owned land). As set out in last years report, several strategic priorities were identified and work undertaken on them this year including several projects outlined below:

- The installation of a new bench for the land at Smithy Green after the existing bench was destroyed in a car crash in the autumn of 2024. The new bench was installed in the Summer of 2025.
- Scoping work for the repair of the village sign at Smithy Green
- Restoration and conversion of the telephone box (near the fingerpost by The Crown) into a village information point. The project saw a combination of Councillors and community members work together to undertake the work. Councillor Dutton along with Mr Alan Painter meticulously stripped off the old coats of paint, repainted and reglazed the phone box. A team led by Councillor Jackson along with Councillors Painter, Dutton and Mrs Sally Apsin compiled the information to go inside the phone box which included an illustrated map of the village, a compilation of information on village landmarks, a guided walk and a booklet on the historical properties in the village. The work on the phone box was part funded by a generous grant from The Village Events Committee. The phone box should be completed in May 2026.
- Scoping work for a replacement bench at the Tree of Imagination. Thanks to the support of the Village Events Committee and a donation from the

Lower Peover Fundraising account a new bench has now been commissioned and will be installed in the summer of 2026, this will replace the existing bench which has rotted through.

With limited funds and rising costs, in last year's report we appealed to residents and volunteers to help support the projects and were heartened by the response and the progress on both the projects above is testament to the good outcomes that can be achieved when that Parish Council and volunteers work in collaboration.

Work Stream 4: Regional Project Liaison

This workstream acts as a primary point of liaison regarding matters involving local, regional or national infrastructure, commercial, planning or transport projects where the residents of Parish may or may not be directly impacted.

The goals of this workstream are to act as the initial point of contact to assess the scope of external projects, ensuring that the Parish Council is consulted about such projects and possible impacts on Lower Peover. On a case-by-case basis, as projects arise, the workstream will establish working groups to evaluate proposals, collate community responses or feedback on public consultations and provide recommendations as to the further steps that the Parish Council can take.

In the last year the Parish Council has actively participated in consultations relating to the Future Airspace project at Manchester Airport.

4. Other Council Business

a) Fibre Broadband

This was a key project in the 2022 Parish Plan, which in the second half of 2023 finally received government approval and government grant funding was allocated. Work started right away on the installation and in the autumn of 2023 the VISPA network went live. Throughout 2024 the rollout of the network continued, while there were teething issues, however the response from residents has generally been positive. However much of the intended progress during 2024 was stalled due to a blocked duct on Crown Lane that Openreach had to clear before VISPA could continue the installation. In 2025 while the blockage was cleared, VISPA then ceased to provide services, with the network being divested into a new company Gig. At the time of writing this report it is unclear if Gig will continue the rollout of the network to the north of the village to provide fibre service to the area around Smithy Green and Free Green Lane.

b) Planning

As a 'statutory consultee' the Parish Council reviews all planning applications that we receive from Cheshire West and Chester Council, and Cheshire East Council. The Parish Council reviews the applications in line with the Parish Council Planning Protocol which can be found on the Lower Peover Parish Council's website.

In January 2026, an Extraordinary Meeting was held to discuss the planned development of 4 dwellings Barn House, The Cobbles. The meeting was very well attended by residents and the Parish Council subsequently submitted extensive comments on the application.

In the year the Parish Council approved the budget to formally start work on a Neighbourhood Plan. At the time of writing the annual report, the project has been kicked-off and a planning consultant has been appointed to enable to work.

d) Environment

The Parish Council has continued its work to ensure that the natural environment of the village is maintained to a high standard with activities including:

- Two litter picks held, one in April 2025 and a second in autumn 2025
- Giving a donation to St Oswald's Church for the cutting of the grass in the graveyard.
- Arranging for several grass verges around the village to be cut on a regular basis, including extra grass cutting around the ponds on Free Green Lane to better support the ongoing maintenance and upkeep of this location given the investment at the Parish Council has made over the last few years on this project.

e) Communication

The Parish Council has continued to produce and deliver 3 newsletters to all the homes in the village regularly throughout the year. We are also trying move more households over to electronic delivery via e mail. The parish council website was also moved to a .gov domain during the year and can now be found at: www.lowerpeoverparishcouncil.gov.uk

f) Christmas Tree

For the sixth year running the Parish Council arranged a Christmas tree with lights on in the village, along with a switch on of the lights on the 2nd December. Once again we were very grateful have a super tree generously donated to us by the Halman family. The event was accompanied by music from the Lower Peover CoE Primary School Choir who performed a selection of festive music while villagers enjoyed refreshments including beer kindly donated by Mobberly Brewery. Each

year we try to enhance the event and were therefore very grateful to Mr Dutton for the electric supply he provided. The communal carol singing was ably led by Heather Agan de Visser and the sound system for the evening kindly lent to us by Councillor Louise Corlett, Steve Chapman and John Chalk. Thanks to all the Councillors and volunteers who made the evening possible. A super evening was enjoyed by residents as the village came together to celebrate the start of the Christmas period.

g) Lower Peover Welcome Pack

As recorded in the 2025 annual report a Lower Peover Welcome Pack has been created for new residents who move into the village. The welcome pack continues to be kept up to date and distributed to new residents.

h) Crime

Throughout the year the Parish Council meeting was attended on several occasions by the PCSO and the Parish Council receives regular updates on incidents of crime in the village and neighbouring parishes. The police also hold regular PCSO surgeries to discuss any worries or concerns. It should be noted that during the year, prompted by a financial deficit, Cheshire Constabulary announced a revised 2026/27 policing model, this will see the number of PCSOs reduced from 87 to 57, a 34% reduction. It is unclear what impact this will have on the PCSO and general policing support that the Parish and its residents receive, but it is unlikely to be beneficial given the very large size of the reduction.

i) Health and Safety

A defibrillator is available at 'The Country Store' on Hulme Lane, for the public to access. During the year a Memorandum of Understanding was

signed with Knutsford Community First Responder Trust to secure its ongoing servicing and upkeep. Following on from efforts explained in the 2025 report to install a second AED in the north of the parish, thanks to a generous donation, the Parochial Church Council at St. Oswald's were able to purchase and install a new AED in the ground of the church, therefore no further action was taken by the Parish Council in this respect.

j) Governance

Throughout the year our Parish Clerk has worked hard to ensure that all matters relating to governance are properly taken care of. This has included undertaking scoping work for a Neighbourhood Plan, maintaining the risk register, preparing out annual audit, liaising with insurers and the local authorities and managing the budget.

5. Support for Community Initiatives

The Parish Council continue to strive to support community events in the village and 2025 was no exception.

VE Day 80th Anniversary

On the 10th May 2025 the village gathered to celebrate the 80th anniversary of VE Day by way of a party that was arranged by the Village Events Committee. The party was held in a large marquee that was kindly hosted at the home of Mr and Mrs Dutton on Foxcovert Lane. There was a band, bar, hog roast and raffle and over 450 tickets were sold with demand for ticket firmly outstripping supply. £3000 was raised by the Village Events Committee and this is being put towards projects round the village such as turning the phone box into a village information point and also the replacement of the bench at the Tree of Imagination.

The commemorations also included a fabulous tableau on Smithy Green depicting an original VE Day celebration which drew visitors from far and wide and was featured in the local press. All of the celebrations were made possible after many months of planning and hard work by the Village Events Committee and other volunteers, to which the Parish Council and the community express their sincere thanks.

6. Conclusion

Once again, the last 12 months has been a busy one for the Parish Council. The work on existing projects has continued while new activities such as the Neighbourhood Plan and Phone Box have been initiated. The Parish Plan has greatly benefited from collaborations between volunteers and the Parish Council, and we hope to build on this model in the coming year.

I would like to thank our Parish Clerk, Mr Geoff Parker, for all his hard work during the year and working so diligently to ensure that the decisions and goals agreed by the Parish Council are executed properly and with sound governance.

I also want to thank all the Parish Councillors who give up their free time and use their skills for the benefit of the Parish Council, its projects and the other residents of the parish. The achievements and plans outlined in this report are a direct the result of their service to the village throughout the year.

Ben Jackson

Chairperson

Lower Peover Parish Council

Report of Lower Peover Women's Institute

Lower Peover WI meets at 7.30pm on the first Wednesday of the month in Lower Peover CofE Primary School, on The Cobbles. If you would like to join this lovely group of around 50 ladies, from both in and around the village, you would be made to feel most welcome. Prospective new members may visit three times before deciding if they would like to join us.

We have an interesting speaker most months, a Christmas meal, a fun quiz night and a Garden party too during the year. All visitors are given the opportunity, if they would like, of being collected from their home by an existing member and being hosted for their first evening with us. Otherwise just come along.

Everyone brings their own mug (no washing up here!) and £1 contribution towards providing the tea/coffee and biscuits, and occasionally something stronger!

If you would like any further information, or would like to arrange to visit, please contact the President, Sally Aspin 01565 722272.