

Farndon Parish Council

TO: ALL MEMBERS OF THE COUNCIL

Dear Member

You are HEREBY SUMMONED to attend the April Meeting of the Council to be held at **FARNDON MEMORIAL HALL**, on **TUESDAY 7th APRIL 2026 at 7.30pm** for the purpose of transacting the business set out on the agenda below.

Yours sincerely

Claire Taylor Clerk to Farndon Parish Council

Members of the public and the press are welcome to attend for any “Part 1” section of an agenda. Reports in any “Part 2” may contain confidential information and only Councillors, Borough Councillor if invited and reporting officers can be present.

If you have any general enquiries about the meeting, please contact: Claire Taylor, Clerk clerk@farndonparishcouncil.gov.uk

PART ONE

1. APOLOGIES FOR ABSENCE. To receive and approve apologies for absence as reported to the Clerk.

2. DECLARATIONS OF INTEREST. Members are invited to declare any personal, prejudicial, or pecuniary interests they may have in any item on this agenda, subject to the rules regarding disclosure contained in the current Members' Code of Conduct and as defined by regulations made under section 30(3) of the Localism Act 2011.

3. GENERAL PUBLIC SPEAKING TIME. Members of the public will be invited to comment on any items on the agenda before business commences. (Limited to 15 minutes).

4. COMMUNITY SAFETY. To receive a report on community safety.

i) To confirm transfer of custodianship of Defibrillator outside Medical Centre.

5. BOROUGH COUNCILLOR. To receive a report from the Borough Councillor/raise issues that affect Farndon.

i) Village Meeting 30 March 2026 regarding planning applications.

6. MINUTES OF THE LAST MEETING. To confirm as a true record the Minutes of the Meeting of the Parish Council held on 3rd March 2026.

7. CLERK'S REPORT. To note/discuss further/agree actions.

i) Grounds Maintenance Contract St Chads: To confirm award and acceptance of contract to PJ Hellmers Ltd.

ii) Street Orderly vacancy.

iii) Newsletter.

8. PLANNING.

Existing applications where decision still awaited:

21/02184/S73 The Boathouse High Street Farndon CH3 6PU Demolition of existing café/dwelling house buildings and erection of a replacement dwelling house.

Variation of Condition 2 of planning permission 15/02649/FUL (and 19/04100/NMA).

25/00082/FUL Land adjacent to The Nook Churton Road Farndon Proposed single dwelling unit.

25/03993/OUT Land Off Barton Road Farndon Outline planning application for residential development of up to 90 open market and affordable new homes with associated landscaping, public open space, BNG and infrastructure; demolition of equestrian stable block; with all matters reserved except for detailed means of vehicular access.

26/00675/CAT 4 Rectory Close Farndon 1. Remove dead ash in front garden of the property. 2. Reduce Leylandii that surrounds dead ash tree in front garden by 5 metres in height, to bring to a more manageable height. 3. Remove Leylandii tree in the rear garden of the property due to outgrowing location. 4. Reduce Ash tree in the rear garden by up to 3 metres, to prolong the life of the tree and prevent outgrowing location.

NEW APPLICATIONS:

26/00661/FUL Hollybush House Mason Close Farndon Alterations and extension to existing outbuilding. Replacement gates and revised boundary treatment. Alterations to elevations to include cladding and rendering of the dwelling and outbuilding. Replacement windows and sill details together with landscaping works.

26/00589/FUL 13 Ince Drive Farndon Single-storey rear extension, enlargement of a ground-floor window to the front elevation and a first-floor window to the rear elevation, and infilling of an existing front doorway.

26/00444/OUT Land At Sibbersfield Lane Farndon Outline planning application (with all matters reserved other than access) for the development of residential dwellings, land for a primary school, land for community facilities, public open space, landscaping, primary substation, and associated infrastructure works.

26/00424/OUT Land At Crewe Lane Farndon Outline planning application for residential development (Class C3) (up to 40 dwellings), all matters reserved except for access.

26/00868/TPO Land At Grid Ref 341756 354102 Crewe Lane Farndon Horse Chestnut – crown lift to 6 metres roadside and 3m elsewhere. Beech tree – if findings are wood resistance, then crown lift, if significant decay, then remove tree and replace.

DECISIONS:

Approved: 25/03820/FUL 2 Dee View Farndon Application of render to the front elevation, replacement of porch roof with new porch windows and front door. Erection of fence panels, double gate, access, and adjoining pedestrian gate to the front boundary.

Approved: 25/04014/S73 2 Dee View Farndon Demolition of existing garage and erection of detached garage – variation of condition 3 (materials) of planning

application 24/02574/FUL – Change of materials for garage from stated brick to timber cladding.

NOTIFICATION OF APPEAL: 26/00006/ENF: APP/A0665/C/25/3376531: 23/00038/ENTPLN Appeal start date 6 January 2026. Appeal to be determined on the basis of a hearing on 24 March 2026.

Enforcement: 24/00954 The Barnyard Marsh Lane Kings Marsh Chester CH3 6NG Retrospective planning application for conversion of existing building to a dwelling and construction of stable and manege. Refusal decision issued 31 January 2025. PP- 12623460. Reinforcement notice served 4 November 2025 to take effect 4 December 2025.

9. FINANCE. To approve the payment of salaries and expenses, the payment of invoices for goods received and services rendered, to note any receipts and to receive details of current balances for March. **To follow.**

10. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS. To receive correspondence, feedback, publications, and invitations and agree actions and attendees.

i) Letter from resident: 'Concerns and Intent to Form Residents' Group - Proposed Housing Development West of Sibbersfield Lane, Farndon.'

ii) Feedback: Cheshire West Town and Parish Connections – Section 106 agreements and the Community Infrastructure Levy (CIL) online event 26 March 2026. To receive feedback from Cllr Williams.

iii) Feedback: Business Planning for the Future – Online session 25th March 2026. To receive feedback from Cllr P Roberts.

iv) Invitation: Town and Parish Online Connections: Town and Parish Council Nature Recovery Toolkit – 28th April 2026 6pm to 7pm. Online.

v) Notification received: Community Governance Review: Farndon/Churton Boundaries: Stage 1 Consultation complete, progressed to Consultation Stage 2.

vi) Paint Farndon Pink: Weekend Festival at Top Farm 2nd & 3rd May 2026.

11. HISTORY BOARD. To receive an update.

i) Contracts/funding.

ii) School village map. (Cllr Henderson).

12. FARNDON COMMUNITY CENTRE. To receive any information relevant to the Parish Council.

i) To receive a report from Cllr Henderson following a meeting with Trustees re valuation of the Community Centre: To agree next steps.

13. STANDING CONSIDERATION OF HIGHWAY MATTERS. Members may inform of and the Clerk may raise any issues regarding highways, footpaths, play areas, trees, and hedges.

i) Pavements around the village centre. (Cllr Fish).

ii) Notification received of TR022380 Crewe Hill Lane: Closure 25 March 2026 for approximately 5 days.

iii) Notification received of TTRO8657 Chester Road Churton Road: Closure 6 April 2026 for approximately 3 days.

iv) Notification of TTRO Tilston 10k 2026: Road closures notice for 28th June 2026 for various roads in the Farndon and Malpas Wards.

14. DATE AND TIME OF THE NEXT MEETINGS.

MAY: Tuesday 5th May 2026 at 7.30pm. This will be the Annual Meeting.

JUNE: Tuesday 2nd June 2026 at 7.30pm.

All meetings will be held in Farndon War Memorial Hall.