

MINUTES OF THE MEETING OF FARNDON PARISH COUNCIL HELD ON TUESDAY 7th APRIL 2026 AT 7.30PM in FARNDON WAR MEMORIAL HALL
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Present: Cllr H Williams (Chair), Cllr F Henderson (Vice Chair), Cllr V Roberts, Cllr B Hillyer, Cllr G Dawson, Cllr A Foster, Cllr P Amphlett, Cllr P Fish, Hon Cllr Mrs M Jones.

In attendance: Borough Cllr A Waddelove, 1 member of the public, and Mrs C Taylor, Clerk.

PART 1

52.26. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Cllr P Roberts, Cllr M Rudd, Cllr K Davies. **Resolved: as noted.**

53.26. DECLARATIONS OF INTEREST.

None made.

54.26. GENERAL PUBLIC SPEAKING TIME.

Nothing raised.

55.26. COMMUNITY SAFETY.

The Clerk reconfirmed that following a proposed significant reduction in PCSO numbers from 87 to 27 in Cheshire the final outcome had been that 57 of the original 87 PCSOs would be retained by increasing the policing precept for 2026-27.

Resolved: Noted and Clerk to make contact with PCSO to raise possibility of a quarterly cluster meeting now being progressed.

i) Transfer of custodianship of defibrillator outside Medical Centre: **Noted:** Cllr Foster was now the named custodian, taking over from Cllr Amphlett.

Resolved: Cllr Amphlett to advise The Circuit that she was no longer Custodian and Cllr Foster to set up a new account with The Circuit in his name as the new custodian.

56.26. BOROUGH COUNCILLORS REPORT.

Cllr A Waddelove was in attendance and reported:

i) Village Meeting 30 March 2026 regarding planning applications: The meeting had been well attended. There was a danger and likelihood that there would be more housing applications due to the 285% increase in Cheshire Wests housing targets. Subsequently, an Extraordinary Council meeting had been called by Cllr Waddelove and a colleague, seeking a reduction in the Councils housing target and requesting a reasonable period of grace during which any shortfall in the Councils land supply could be set aside, allowing for the full weight of existing Local and Neighbourhood Plans to continue to be applied.

ii) A534 40mph reduction: CWaC were saying that this was one of their top priorities. There had been one objection during the consultation. Following

making contact there had been no further engagement and CwaCs intention was therefore to 'push on'.

iii) Road closures: Concerns continued from businesses and residents about poor communication around roadworks in the Farndon Ward and he had written to the Director of Highways and Transport to express those concerns in strong terms and request an explanation as to how residents and businesses would be properly notified going forward. A response was still to be received.

Resolved: Noted.

..... **57.26. MINUTES OF THE LAST MEETING.**

Resolved: that the Minutes of the Meeting held on 3rd March 2026 be recorded as a true record.

Proposed Cllr V Roberts Seconded Cllr M Jones

58.26. CLERK'S REPORT.

Noted: All updates circulated on email between meetings.

i) Grounds Maintenance Contract St Chads: **Noted:** The contract had been offered and accepted by PJ Hellmers Ltd.

ii) Street Orderly vacancy. **Resolved:** Clerk to forward advert to Cllr Henderson to include in the newsletter. To be advertised on a self-employed/contract basis on Minimum Wage.

iii) PC Newsletter. **Resolved:** Any outstanding items to be forwarded to Cllr Henderson with immediate effect.

A separate flyer had been prepared by a resident drawing villagers' attention to the three current housing development outline applications, detailing how and by when any comments should be made to CWaC Planning department. On approach, the PC had agreed to fund the cost of the print run and the flyers would be hand delivered as a joint effort, by residents and Cllrs, by the end of the week (11 April), where possible, to facilitate the commenting deadline for two of the three applications still in their consultation period running to 20 April.

iv) **Dog fouling:** The Clerk had engaged with the CWaC dog warden for advice. There had been a few suggestions but the officer felt that the most powerful one would be to ask the school if the children would make posters, to be laminated, and displayed on lampposts etc on rotation to enforce the message that this anti-social behaviour was 'seen', not acceptable and hugely impactful on residents. **Resolved:** Cllr Henderson to liaise with the school.

v) **Highways Teams Meeting** with the Clerk: One of the issues discussed had been the VAS at Monument Place. The Highways Officer while willing to progress adjusting the height of the sign on the post, at cost to the PC, was still of the opinion that the height of the hedge should be reduced instead as it had grown substantially. **Resolved:** Ed Barnston was in attendance and offered to address the hedge. Clerk to inform Highways that this course of action would be taken instead in the first instance.

59.26. PLANNING.

Existing applications where decision is 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 out growing 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. Decision still awaited.**

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.

60.26. FINANCE. Resolved: that the payment of salaries and expenses, the payment of invoices for goods received and services rendered for March be approved and the receipts and balances be noted.

Proposed Cllr V Roberts **Seconded** Cllr P Fish

61.26. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.

Received: correspondence, publications, and invitations.

i)Letter from resident received: 'Concerns and Intent to Form Residents' Group - Proposed Housing Development West of Sibbersfield Lane, Farndon.' Copied to all Cllrs. **Resolved:** Noted.

ii) Cheshire West Town and Parish Connections – Section 106 agreements and the Community Infrastructure Levy (CIL) online event 26 March 2026. Feedback received from Cllr Williams. Slides would be circulated when received.

iii) Business Planning for the Future – Online session 25th March 2026. Cllr P Roberts had attended and circulated slides from the session.

iv) Invitation: Town and Parish Online Connections: Town and Parish Council Nature Recovery Toolkit – 28th April 2026 6pm to 7pm. Online. Cllrs to enrol on an individual basis.

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

vi)Paint Farndon Pink: Weekend Festival at Top Farm 2nd & 3rd May 2026. Saturday 2nd to raise proceeds towards Prevent Breast Cancer.

Resolved: Noted.

62.26. HISTORY BOARD.

Cllr Dawson reported: Anticipated remaining costs left the delivery of the project with a funding shortfall of £825. The intention was to ask the PC for further funding as this

was needed before they could formally contract the illustrator. There would be additional costs in the future but these would be for possible/potential supplementary add-ons to enhance the experience.

Cllr Henderson tabled a Farndon Primary School leaflet detailing their Farndon Local History Village Trail (users follow a map showing points of historic interest around the village, scan a QR code to hear the children speak sharing knowledge about the history of each place).

A discussion ensued about the merits and cost of each initiative. It was felt that the original PC concept, standing in its current format, could integrate the school initiative.

Ed Barnston offered to contribute a further £500 from the Estate towards the initiative.

A vote was Proposed by Cllr P Fish and Seconded by Cllr V Roberts: ‘that the history board remains as per the original concept with the shortfall of £825 being funded £325 from the Community Benefit Fund and £500 from Barnston Estate’. Votes: 5 in agreement and 3 abstentions. Motion carried.

Resolved: History Board Group to complete and submit a Community Benefit Form application form and also to thank and accept the offer of £500 from Ed Barnston. Cllr Dawson to convene a meeting of history board group representatives and Cllrs Williams and Henderson to further discuss how the board could integrate the school initiative.

63.26. FARNDON COMMUNITY CENTRE.

i)Valuation: Further to the club Trustees writing to the Clerk regarding the value of the community centre both as an asset and for insurance purposes and in particular that there was some doubt as to its actual value, Cllrs Williams, Henderson, and the Clerk had met with a club Trustee to discuss. As there was this doubt as to the value of the Community Centre it was felt that it would be prudent that the PC, as owner of the asset, should commission an on-site valuation survey to have confidence that the correct valuations were being recorded and used. **Resolved:** Cllr Henderson to arrange valuation.

64.26. STANDING CONSIDERATION OF HIGHWAY MATTERS.

Members inform the Clerk of any issues regarding highways and footpaths.

i)Pavements around the village centre. Raised as in need of clearing of debris. Mixed views on this but acknowledged that the absence of a current street orderly would be having some effect.

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

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

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

v) Tree planting along The Dee by Barnston Estate: Complaint received that the footpath was being compromised by dense/close planting either side of the path. Clerk had been asked to raise with CWaC PROW officer. **Resolved:** Noted.

65.26. DATE AND TIME OF THE NEXT MEETING. Resolved: that the date and time of the next meeting will be on Tuesday 5th May 2026 at 7.30pm. This will be the Annual Meeting. To be held in Farndon War Memorial Hall.