

**MINUTES OF THE ORDINARY MEETING OF FARNDON PARISH COUNCIL
HELD ON TUESDAY 2nd JUNE 2026 AT 7.30PM in FARNDON WAR MEMORIAL
HALL**

Present: Cllr H Williams (Chair), Cllr F Henderson (Vice Chair), Cllr P Roberts, Cllr V Roberts, Cllr G Dawson, Cllr B Hillyer, Cllr K Davies, Cllr A Foster, Cllr P Amphlett, Cllr P Fish, Hon Cllr Mrs M Jones.

In attendance: Mrs C Taylor, Clerk.

A minute silence was held to honour and reflect on the memory of George Davies, long standing Farndon street orderly, recently passed.

PART 1

90.26. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Cllr M Rudd and Borough Cllr A Waddelove. **Resolved: as noted.**

91.26. DECLARATIONS OF INTEREST. None made.

92.26. GENERAL PUBLIC SPEAKING TIME. Nothing raised.

93.26. COMMUNITY SAFETY.

Nothing to report from the police.

i)Defibrillator outside the doctors' surgery: The Clerk reported that consumables were due to expire in July and that suppliers were advising that there was currently a back order to replace them stretching back to May 2025.

Resolved: Clerk to purchase a new replacement defibrillator (complete with consumables) to replace the current equipment.

Proposed: Cllr P Roberts **Seconded:** Cllr P Amphlett

94.26. BOROUGH COUNCILLORS REPORT.

Cllr A Waddelove was not in attendance but had circulated a report in advance of the meeting:

i)**Double yellow lines** at Wellington Green: previously advised to be extended in the second half of 2026. Plans were progressing with the intention to fill in the existing gap on Churton Road by the school, to enhance the visibility on that stretch of road. **Resolved:** Clerk to ask Cllr Waddelove to put the scheme on hold pending Parish Council sight of drawings that CWaC Planners had sent across to him for approval/modification.

ii)**A534 speed limit reduction:** CWaC had advised that this could be implemented as early as this month although it depended on the availability of the contractor. **Resolved:** Clerk to ask Cllr Waddelove how far towards Barton the speed reduction would be effected.

iii)**A534 to Barton Garage:** planned works to make the road less bumpy had been carried out. **Resolved:** Noted.

iv)**Farndon public toilets:** Discussed later on agenda at item 101.26 (vi).

v)Planning: No final decision on the three Farndon planning applications expected until Autumn 2026 earliest. With the Local Plan for Cheshire West and Chester not expected to be in place before Spring 2028 earliest there was concern that speculative planning applications would continue until it was in place. The Farndon Neighbourhood Development Plan (NDP) was in place until 2030 and it was the Planning Teams view that Farndon Parish Council might wish to explore updating it to give the village more protection. Members acknowledged that the Parish Council would have to upgrade/update their NDP at some point and as part of that they would have to identify sites. **Resolved:** Cllr Henderson to identify potential companies to carry out the upgrade and ascertain cost.

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95.26. MINUTES OF THE LAST MEETING.

Resolved: that the Minutes of the meeting of the Parish Council held on 5th May 2026 be confirmed as a true record and be signed by the Chairman.

Proposed Cllr P Roberts Seconded Cllr P Fish.

96.26. CLERK'S REPORT.

Noted: All updates circulated on email between meetings.

i)Update on blister pack initiative. First collection of 4 full boxes had taken place. **Resolved:** Noted.

ii)Update on boardwalk. Work to replace failed sections had commenced. **Resolved:** Noted.

iii)Play area reports received: to consider forming a sub-committee. Agreed that the skate park and Quarry Hill play areas were ageing assets. Next inspections due in August. **Resolved:** Subcommittee to be formed on receipt of reports from the August inspections to consider actions going forward. **Noted:** See agenda item 101.26 (ii) - The Clerk and Cllr Henderson had, as part of this conversation, taken the opportunity to request that these play areas be logged as in need of enhancement/replacement against any S106 monies should the Parish be in receipt.

iv)To receive feedback from EV charging online meeting with CWaC Officer. The Clerk reported back from an online meeting held with a CWaC Transport Planner responsible for EV charging in the area. He had explained that the Local EV Infrastructure (LEVI) Fund supported local authorities in England to plan and deliver charging infrastructure for residents without off street parking. The funding comprised capital funding to support chargepoint delivery and capability funding to ensure that local authorities had the staff and capability to plan and deliver charging infrastructure. CWaC were currently in the late stages of attracting a chargepoint provider and they hoped to be entering into a (20 year) contract imminently. The provider would install and operate the power supply. Grant funding from the Government helped to widen the brief i.e. enabled installation in places not economically viable. A parish council approach pathway would be to get a quote in the first instance to ascertain cost. **Resolved:** Noted.

v)Dog fouling: Cllr Henderson had asked the school if pupils could make and display posters around the village as a deterrent. Posters discouraging littering had appeared recently and Cllr Henderson would ask if others could be put up specifically targeting dog fouling. **Resolved:** Noted.

vi)Street Orderly vacancy: had been readvertised in the PC newsletter with a closing date of 29 May 2026. Expressions of interest had been received and the Clerk would be liaising with the Chair to shortlist and interview. **Resolved:** Noted.

97.26. APPROVAL OF STATUTORY DOCUMENTS.

Resolved: Farndon Parish Council agreed to approve and adopt Standing Orders and Financial Regulations as circulated.

Proposed Cllr V Roberts Seconded Cllr K Davies All agreed.

98.26. 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).

25/03993/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.

26/00444/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.

26/00847/FUL 4 Barnston Court Farndon Demolition of existing conservatory and erection of a new single storey rear extension.

NEW APPLICATIONS:

26/01467/CAT 1 Dee Court High Street Farndon Ash tree (T1) located on the boundary of 1 Dee Court with signs of Ash Dieback – Fell to ground level.

26/01555/TPO 1 Belmont House Churton Road 1 x Copper Beech – Fell to ground level. **Resolved:** Clerk to oppose this application on behalf of the Parish Council unless CWaC Tree Planning Officer can confirm the tree is considered dangerous in its current condition.

DECISIONS:

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

Appeal decision issued 27 April 2026 for:

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.

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

Proposed Cllr V Roberts

Seconded Cllr A Foster

100.26. ANNUAL GOVERNANCE & ACCOUNTABILITY RETURN (AGAR) 2025/26 PART 3.

i)The Clerk tabled the Independent Report from the Internal Auditor.

Resolved: Noted.

ii)The Clerk tabled the Annual Governance Statement (Section 1) for approval and signing off by the Chairman for auditing purposes. **Resolved:** Approved.

iii)The Clerk tabled the Annual Accounting Statements (Section 2) for approval and signing off by the Chairman for auditing purposes. **Resolved:** Approved.

iv)agreed that SJC Chartered Accountants be appointed internal auditor for 2026/27.

Proposed: Cllr H Williams (Chairman)

Seconded: Cllr F Henderson (Vice Chairman)

All agreed.

101.26. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.

Received: correspondence, publications, and invitations.

i) **Phonely.** Advice received regarding the switch off of the Uks landline network. **Resolved:** Noted.

ii) Correspondence from CWaC: An approach had been made by a Green Infrastructure Officer regarding **potential developer sums to enhance allotments**. The Clerk, Cllr Henderson and Cllr Waddelove had joined an

online call to hear further. The officer explained that should S106 monies become payable to Parish Councils it was possible that sums might potentially be earmarked for allotment provision enhancement. The purpose of engaging with parish councils at his stage was to understand what individual current allotment provisions there were and what enhancements might be considered/possible should S106 monies be allocated. **Resolved:** Noted.

iii) Further correspondence received regarding spacing of **tree planting along Dee**. The Clerk had previously forwarded the complaint to the PROW Officer and had been assured that it had been investigated and dealt with. **Resolved:** Clerk to raise with PROW Officer again.

iv) Complaint received regarding dogs loose/**fouling in churchyard**.

Resolved: Clerk to order and install signs at entry/exit points within the churchyard stating No fouling/No dogs unless on a lead.

v) Letter of concern received from resident regarding **A534** Sibbersfield Lane/Crewe by Farndon junction/ speed limit. **Noted:** Cllr Waddelove had responded.

vi) Letter from CWaC regarding the potential for **transfer of the public toilets** through the Councils Community Assets Framework to the Parish Council.

Resolved: Cllrs P Roberts and A Foster to investigate further with CWaC and report back to the next meeting. Clerk to ask Holt Community Council for any information regarding how they look after their facilities that may be helpful to Cllrs Roberts and Foster.

102.26. HISTORY BOARD.

Cllr Dawson reported all to be going well. The illustrator had visited Farndon recently and was happy with the agreed (and now signed) contract. It was possible that the board could be installed by the Autumn.

Resolved: Noted.

103.26. FARNDON COMMUNITY CENTRE.

Farndon Rocks was scheduled for 12/13 June. The worst potholes in the carpark had been filled in and further work was planned to improve the piece of land between the patio and the field.

i)Valuation: An independently commissioned valuation by the Parish Council of the Community Centre had now been carried out by Chesterbridge Surveyors Ltd.

Resolved: Farndon Community Centre to increase insurance cover to £1,600,000 with effect next premium renewal date (November 2026).

104.26. MEMORIAL HALL.

Cllr V Roberts reported that the current caretaker would be retiring in October. A new caretaker was needed and also additional Committee members.

Resolved: Noted.

105.26. CHRISTMAS 2026.

Cllrs Henderson and Williams reported: An informal meeting had taken place at Top Farm to discuss planned Christmas events. The idea was to have one event with the school, church, Parish Council and Top Farm all collaborating. A timetable would be

drawn up and would be advertised including in the Parish Council newsletter. The school would have their Christmas Fayre this year on the 4th December in the Memorial Hall. Father Christmas was confirmed for the Village Christmas tree light up on the 4th, as were the Brass Band and a choir. A marquee would be available this year in the Top Farm courtyard for cover in case of inclement weather. The church would be hosting their Christmas tree festival. The intention was possibly to apply for a road closure for the 4th for a small section around the Memorial Hall/Church for a few hours only (approximately 3.30pm to 6pm). The Parish Council to fund any potential charge for the road closure (circa £1200).

Resolved: Noted. Clerk to ask Wrexham Round Table if they would be visiting Farndon and Holt again this year with the Santa Float.

106.26. STANDING CONSIDERATION OF HIGHWAY MATTERS.

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

i)VAS at Monument Place: Reported as obscured by the hedge again. **Resolved:** Clerk to ask Barnston Estate to cut the hedge back again.

ii)Wild flower swathes at entrance to Greenway: Reported as overgrown and mostly weed. **Resolved:** Clerk to ask Cllr Waddelove if CWaC could tidy/reseed.

iii)Street light at Doctors/Old Lane (outside Orchard Cottage): Reported as malfunctioning (on during the day) and previously reported by Cllr P Roberts on numerous occasions. **Resolved:** Clerk to report again.

iv)Footpath (boardwalk to back of Parker Drive South) reported as very overgrown: **Resolved:** Cllr Williams to raise with PROW Officer.

v)Access to allotments at Meadow Lane reported as being obstructed by parked vehicles: **Resolved:** Issue noted and acknowledged.

107.26. DATE AND TIME OF THE NEXT MEETING. Resolved: that the date and time of the next meeting will be on Tuesday 7th July 2026 at 7.30pm. To be held in Farndon War Memorial Hall.

Advance apologies tendered: Cllrs P and V Roberts, K Davies.