

MINUTES OF THE MEETING OF FARNDON PARISH COUNCIL HELD ON TUESDAY 3rd MARCH 2026 AT 7.30PM in FARNDON WAR MEMORIAL HALL
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Present: Cllr H Williams (Chair), Cllr V Roberts, Cllr B Hillyer, Cllr P Roberts, Cllr G Dawson, Cllr A Foster, Cllr K Davies, Hon Cllr Mrs M Jones.

In attendance: Borough Cllr A Waddelove, 1 member of the public (joining at Item 38.26) and Mrs C Taylor, Clerk.

Immediately after Item 37.26 of this Part 1 session Members went into a Part 2 session, bringing Agenda Item 15 forward for discussion, Minuted as Item 50.26. 4 additional members of the public were in attendance for this Part 2 item and left the meeting on its conclusion. The meeting then reverted to Part 1 open session at Item 38.26.

PART 1

36.26. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Cllr F Henderson, Cllr M Rudd, Cllr P Amphlett, Cllr P Fish. **Resolved: as noted.**

37.26. DECLARATIONS OF INTEREST.

Cllr V Roberts and Cllr P Roberts declared an interest in Agenda Item 9(i) / Minute 44.26.(i). Members to declare if anything arises further on the agenda.

38.26. GENERAL PUBLIC SPEAKING TIME.

Ed Barnston advised that with the approval of the Environment Agency (EA) and Natural England (NE) the estate would be progressing a 4-kilometre long, 15-metre-wide riparian corridor, following the River Dee, creating an additional 15 acres of woodland through the planting of 4200 native trees. It was intended to start planting mid-march over a two-week period. Running parallel to the riverbanks, this linear woodland would reduce flood impacts by intercepting rainfall and slowing overland flow, stabilise banks to reduce erosion and siltation, and enhance biodiversity by creating a continuous riparian corridor. The route being from Crewe-by-Farndon into Farndon and toward Churton on areas of the floodplain. The footpath would not change, rather the farmed land would reduce in area. **Noted.**

39.26. COMMUNITY SAFETY.

The Clerk advised that the recently reported proposed significant reduction in PCSO numbers from 87 to 27 in Cheshire had been deliberated further and the outcome had been that 57 of the original 87 PCSOs would be retained by increasing the policing precept for 2026-27.

Resolved: Noted.

40.26. BOROUGH COUNCILLORS REPORT.

Cllr A Waddelove was in attendance and reported:

i)A534 speed reduction scheme: Following the CWAC consultation/advertising of the proposal to reduce the speed limit to 40mph on a considerable section of the A534 taking in the Farndon crossroads there had been an objection which would have to be addressed by CWaC before any further progression. No further update.
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ii) Concerns had been received from businesses and residents about poor communication around roadworks in the Farndon Ward and he would be writing to the Director of Highways and Transport to express those concerns and request an explanation as to how residents and businesses would be properly notified going forward.

iii)Parking: Several complaints had been received with particular emphasis on Churton Road and the High Street. He would be raising the issue with CWaC.

iv)Budget Council: Takeaways: *4.99% Council tax increase. *Cuts to the Highways Budget with only £46,000 extra for the pothole fund *an attempt to expand the gully maintenance budget by £241,000 to help prevent flooding rejected *an attempt to invest in fly tipping enforcement rejected.

Resolved: Noted.

41.26. MINUTES OF THE LAST MEETING.

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

Proposed Cllr G Dawson Seconded Cllr V Roberts

42.26. CLERK'S REPORT.

Noted: All updates circulated on email between meetings.

i)**Boardwalk:** Installation of a section of concrete path at the start of the boardwalk, the replacement of the second section in composite with concrete posts and some further smaller repairs to the remaining sections. The Clerk had obtained a formal quote for the works which came back the same as the original quote. The Clerk had sought advice from CWaC Planning and the Environment Agency re the use of concrete for the initial section/ path. Both had returned the same guidelines but no opinion or directive. From the information supplied Cllrs Williams, Henderson and the Clerk had instructed the contractor to proceed with the agreed works required. The large scale works would start when the weather improved but the smaller repair jobs would be done as soon as possible. **Resolved:** Noted.

ii)**Street Orderly vacancy:** This had been advertised previously but there had been no applicants. The Clerk had spoken to the Clerk of Malpas PC as they were currently considering utilising a contractor to fulfil a similar role. A draft job specification and advert had been drawn up and was currently being 'looked at' by CHALC. **Resolved:** Clerk to continue liaising with Malpas and report back at the next meeting.

iii)**Assertion 10: Gov.uk transition:** The Clerk had instructed UKCityImages (UKCI) to progress the transition to a gov.uk website and individual email addresses. Provider was to be Parish Online with UKCI to both manage the transfer from the old to the new and to thereafter provide support and continuous management of the website and email addresses. The process had started.

Resolved: Noted.

iv) Dog fouling: CWaC had carried out a 'bin survey' between the pharmacy and the school and thereafter rejected the Clerks request for an additional bin to attempt to address the problem of dog fouling on the pavement as not justified. **Resolved:** Clerk to engage with the CWaC dog warden for advice.

v) Newsletter: Reminder to all to submit articles to Cllr Henderson as soon as possible. **Resolved:** Noted.

vi) Highways Teams Meeting with the Clerk: First one with Stuart Bateman scheduled for the end of March. Cllr Waddelove to join. **Resolved:** Noted.

vii) Custodianship of defibrillator outside Medical Centre: Cllr Foster had agreed to take over custodianship from Cllr Amphlett. Thanks expressed to both. **Resolved:** Clerk to ask Cllr Amphlett to liaise with Cllr Foster with a full handover and to facilitate the change of custodianship on The Circuit.

43.26. 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.

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.

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.

NEW APPLICATIONS: 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.

DECISIONS:

Approved: 25/04031/LBC Dee Bank House High Street Farndon Re-erect greenhouse onto existing dwarf walls from the previously demolished greenhouse.

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.

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

Proposed Cllr P. Roberts **Seconded** Cllr V. Roberts

i)**Community Benefit Fund application** received from Farndon War Memorial Hall: Cllr V Roberts left the room while the application was discussed. **Resolved by vote:** £2363 be granted (5 in favour, 1 abstention due to an interest having been declared): **Proposed:** Cllr A Foster **Seconded** Cllr H Williams

45.26. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.

Received: correspondence, publications, and invitations.

i)**Burial ground** enquiry. An enquiry had been received regarding the pre purchase of a plot. The decision had been taken some while ago to cease this practice. **Resolved:** Practice to remain.

ii)**Invitation** extended to the Parsh Council by Michael Trevor Barnston to an open garden visit late July. **Resolved:** Noted. Clerk to accept with thanks.

iii)**Cheshire West Town and Parish Connections** – Section 106 agreements and the Community Infrastructure Levy (CIL) online event 26 March 2026 6pm to 7pm online. **Resolved:** Cllr Williams to attend.

46.26. HISTORY BOARD.

Cllrs Dawson and P Roberts reported: The board content had been agreed but the illustrator had 'dropped out' and needed therefore to be replaced. **Resolved:** Noted.

47.26. FARNDON COMMUNITY CENTRE. Cllr Williams reported:

Farndon Rocks was scheduled for mid-June. The club had had an offer to extend the patio over the next few weeks.

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 it was **Resolved** that Cllrs Williams, Henderson, and the Clerk would meet with the club Trustees to discuss and report back at the April meeting.

48.26. STANDING CONSIDERATION OF HIGHWAY MATTERS.

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

i)**The footpath** at the back of the Welsh Water sewerage works would be reopened in April/May. **Resolved:** Noted.

ii)**Handrail** was reported as missing at Meadow Lane (by burnt out oak) up to the footpath that was currently closed: **Resolved:** Clerk to report to PROW Officer.

iii)**Meadow Lane:** Hawthorn and brambles reported as in need of cutting back. **Resolved:** Clerk to report to PROW Officer.

iv)**30mph VAS at Monument Place:** Request to ask CWaC to progress the repositioning further up the pole. **Resolved:** Clerk to liaise with CWaC Highways.

v)**Open Reach:** General dissatisfaction expressed regarding the standard of recent work in the village. **Resolved:** Clerk to write to Open Reach.

49.26. DATE AND TIME OF THE NEXT MEETING. Resolved: that the date and time of the next meeting will be on Tuesday 7th April 2026 at 7.00pm. This will be the Annual Parish Meeting. The Ordinary April Meeting will follow on at 7.30pm. To be held in Farndon War Memorial Hall.