

MINUTES OF THE ORDINARY MEETING OF FARNDON PARISH COUNCIL HELD ON TUESDAY 7th JULY 2026 AT 7.30PM in FARNDON WAR MEMORIAL HALL

Present: Cllr H Williams (Chair), Cllr F Henderson (Vice Chair), Cllr B Hillyer, Cllr A Foster, Cllr P Amphlett, Cllr P Fish, Cllr M Rudd, Hon Cllr Mrs M Jones.

In attendance: Mrs C Taylor, Clerk, Borough Cllr A Waddelove and 14 members of the public.

PART 1

108.26. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Cllr P Roberts, Cllr V Roberts, Cllr G Dawson, Cllr K Davies and Mr E Barnston. **Resolved: as noted.**

109.26. DECLARATIONS OF INTEREST. None made.

110.26. GENERAL PUBLIC SPEAKING TIME.

i) Severn Trent water mains replacement / Project title: Aldford, Chester DMA: – B5130 road closure.

Members of the public/business owners attended and tabled the following formal request: “We the undersigned require the Parish Council to take immediate action with CWAC and Severn Trent to ensure that the proposed roadworks do not close access from Chester via Aldford at any time - and that open access is maintained with traffic lights or similar”. A formal request was also made for arrangements to be convened for residents to meet with CWaC Officers.

Resolved: Borough Cllr Waddelove to continue to meet with Severn Trent to maintain pressure on them to revisit their plans and review any available options to try and address the impact of a full road closure. Cllr Waddelove to address the request for a meeting with CWAC Officers. Parish Council to write to Head of Highways, Director of Transport and Highways, Chief Executive and Leader of the Council to request clarification regarding permits, consultation, impact assessment and mitigation measures.

ii) Men’s Sheds. Resolved: Updates received prior to meeting to be followed up after the meeting via the Clerk.

111.26. COMMUNITY SAFETY.

i) Cluster meeting: Police looking to hold first meeting in August (date tbc).

ii) Defibrillator outside the doctors’ surgery: a new replacement defibrillator (complete with consumables) had been purchased and had replaced the old equipment.

112.26. BOROUGH COUNCILLORS REPORT.

i) Double yellow lines at Wellington Green: previously advised to be extended in the second half of 2026. Plans continued to progress for compliance alongside the dropped kerbs. Parish Council would be formally consulted.

Resolved: Noted

ii) Wildflowers: CWACs Intention was to reseed. **Resolved:** Noted

iii)**Overgrown footpaths: Resolved:** Cllr Williams to forward list of those affected to Cllr Waddelove via the Clerk.

iv)**Pavements:** Lime Tree Drive and Nightingale Close pavements to be repaired/resurfaced by CWAC. **Resolved:** Noted.

v)**Litter:** the school had carried out a poster project and they were going to be weatherproofed and put up in the village. **Resolved:** Noted

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113.26. MINUTES OF THE LAST MEETING.

Resolved: that the Minutes of the meeting of the Parish Council held on 2nd June 2026 be confirmed as a true record and be signed by the Chairman.

Proposed Cllr P Fish Seconded Cllr B Hillyer.

114.26. CLERK'S REPORT.

Circulated prior to meeting and noted.

i) Allotment update. There had been a small increase to allotment holders for the water charging element. An increase of £5 annually. One of the tenants had proposed that the next allotment to become available again might be considered for use as a community plot. **Resolved:** Noted and for future agenda as and when the next plot became available.

ii) Feedback from quarterly Teams meeting with Highways. Double yellow lines at Wellington Green to be progressed, FPC would be consulted. **Resolved:** Noted.

iii) Hanging baskets and planters. Watering was becoming an issue and consideration needed to be given to this at point of ordering next years.

Resolved: Agreed.

iv) FCC Play Area inspection. Fawns had been requested to and agreed to reinspect the play area they installed at FCC following Morrals play area inspection report. **Resolved:** Noted.

v) Public toilets: Cllr Foster reported that he and Cllr P Roberts intended arranging a meeting with Holt Town Council to discuss the arrangements they had in hand to manage Holt public toilets. **Resolved:** Noted.

115.26. PLANNING.

Existing applications where decision is still awaited:

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.

26/01555/TPO 1 Belmont House Churton Road 1 x Copper Beech – Fell to ground level.

NEW APPLICATIONS:

26/01680/FUL 15 Meadow Close Farndon Two storey side extension and single storey rear extension. Alterations to front elevation porch, windows and cladding.

26/01570/FUL Sibbersfield Lane Farm Sibbersfield Lane Farndon Construction of Farm Building for Milking Parlour, Collecting Yard, Handling and Associated Facilities.

26/01810/FUL 10 Swallowfields Farndon Construction of extended bay window to rear.

DECISIONS:

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

116.26 FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN (FNDP).

Cllr Henderson reported: There were 4 /5 years left to run on the current plan (until 2030) but in the current climate, as agreed at the June PC meeting, it would be sensible to progress to looking to update it, planning had suggested doing so would give the village more protection. It was acknowledged that a new plan would require allocation of some locations for houses. Cllr Henderson had approached more than 3 companies to assist with the updating of the current plan. **Resolved:** (discussed and decision made in the presence of members only: no members of the public present). Cllr Henderson via the Clerk to instruct Urban Vision Enterprise on the basis of their June 2026 support proposal. To be funded from the Community Infrastructure Levy budget holding. **Proposed:** Cllr F Henderson **Seconded:** Cllr H Williams
All present in favour.

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

Proposed Cllr H Williams **Seconded** Cllr P Amphlett

118.26. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.

Received: correspondence, publications, and invitations.

i) Complaint re overgrown tree Quarry Hill Play area. **Resolved:** Clerk to arrange for the tree to be looked at with a view to reducing the overhang.

- ii) Complaint re siting of new bin Quarry Hill. Sited at Cllr Waddeloves request following requests from residents. **Resolved:** To remain in present position. Clerk to advise complainant.
- iii) Complaint re dogs in churchyard and memorial items being disturbed/broken. Complainant supported and issue dealt with by Clerk and Cllrs Williams and Henderson between meetings. New signs ordered and installed in churchyard re dogs in churchyard, contact made with CWAC Regulatory Services for advice, advice given to complainant regarding next steps if felt necessary, church warden informed. **Resolved:** Noted.
- iv) Complaint re Himalayan Balsam on land adjacent to boardwalk. Reported to CWAC. **Resolved:** Noted.
- v) Complaint re cliff side: overgrown ivy/shrubbery and closed footpath. **Resolved:** Clerk to raise with PROW Officer.

119.26. HISTORY BOARD.

Cllr Hillyer reported all to be progressing as planned and still on track for an Autumn installation.

Resolved: Noted.

120.26. FARNDON COMMUNITY CENTRE.

i) **Valuation:** Following the independently commissioned valuation by the Parish Council of the Community Centre by Chesterbridge Surveyors Ltd.

Farndon Community Centre Trustees had confirmed that they would be increasing their insurance cover to £1,600,000 with effect next premium renewal date (November 2026). **Resolved:** Noted.

ii) **Footpath resurfacing:** Concern had been raised again about the poor state it was currently in. **Resolved:** Cllr Williams to source quotes for resurfacing.

iii) **Grant:** Trustees had been successful in securing a grant to fund a larger mower. **Resolved:** Noted.

121.26. CHRISTMAS 2026.

Cllr Henderson reported: The intention 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) had been taken up by Cllr Waddelove. A Top Farm business holder would be putting together an event programme.

Resolved: Noted.

122.26. STANDING CONSIDERATION OF HIGHWAY MATTERS.

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

i) Trees in Nightingale Close: Potential dieback after telecoms installation through verge and footpath. **Noted:** Clerk had raised with CWAC Tree Officer who would assess.

ii) Missing bollard at FCC footpath exit onto Crewe Lane. **Resolved:** No further action.

iii) The Crofts: Request to relocate road sign. **Resolved:** Cllr Henderson to make enquiries about a replacement sign.

iv) Boardwalk reported as overgrown in parts: **Resolved:** No more overgrown than usual for the time of year and still passable.

123.26. DATE AND TIME OF THE NEXT MEETING. Resolved: that the date and time of the next meeting will be on Tuesday 1st September 2026 at 7.30pm. To be held in Farndon War Memorial Hall.

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