

MINUTES OF THE ORDINARY MEETING OF FARNDON PARISH COUNCIL HELD ON TUESDAY 1st SEPTEMBER 2026 AT 7.30PM in FARNDON WAR MEMORIAL HALL
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Present: Cllr H Williams (Chair), Cllr F Henderson (Vice Chair), Cllr B Hillyer, Cllr A Foster, Cllr P Amphlett, Cllr P Roberts, Cllr V Roberts, Hon Cllr Mrs M Jones.

In attendance: Mrs C Taylor, Clerk, Borough Cllr A Waddelove and 24 members of the public.

PART 1

124.26. APOLOGIES FOR ABSENCE.

Apologies for absence were received from, Cllr P Fish, Cllr G Dawson, Cllr K Davies. Cllr M Rudd absent. **Resolved: as noted.**

125.26. DECLARATIONS OF INTEREST. None made.

126.26. GENERAL PUBLIC SPEAKING TIME.

i)Fish Farm presentation: The Parish Council had received a request from Studio KMA representing the landowner to present to the Parish Council a 'Strategic Vision for The Willows Fish Farm, Townfield Lane, Farndon, seeking input and guidance from the Parish Council and Ward Councillor'. They advised they were looking for feedback and had not yet approached CWaC Planning Department.

A comprehensive presentation/overview of plans was delivered and the opportunity for Councillors and members of the public present to ask questions.

Residents in attendance raised a variety of (not exhausted) concerns (flooding (with no predictions on levels), transporting of (un)licensed fill (rubble) onto site and level of site, filling in of ditches with concrete, adherence to building regulations, sewage, access, condition of and passing places on the access lane, amount of traffic the plan will generate to and from the site and using the lane, current danger posed by huge lorries accessing and leaving the site with a request for a 20mph limit and escort (traffic management plan needed).

Resolved: Any comments to be submitted to the Clerk. KMA to forward a copy of the presentation to the Clerk.

ADDENDUM: copy of the KMA presentation now received is appended to these minutes.

ii)Men's Sheds. Resolved: Tim Kenney to forward a written update to the Clerk for circulating to members.

127.26. COMMUNITY SAFETY.

i)Cluster meeting: Police to hold first Farndon Ward meeting on 14 October 2026 at 2pm in Farndon Memorial Hall.

128.26. BOROUGH COUNCILLORS REPORT.

i)Severn Trent Works: Works remaining would be carried out under traffic lights and the B5130 would now be passable in both directions. It had been a difficult few weeks all round and thanks were extended to Aphra Brandreth for her efforts and contact with Severn Trent to minimise the disruption.

Resolved: Noted.

ii)A534:Speed limit reduction – 40mph: Now in effect. There was no intention to paint hatched lines at the turn off as in Holt. **Resolved:** Noted.

iii)Children's signs re litter with a QR code were now in situ around the village. **Resolved:** Noted.

iv)Planning: Application 25/03993/OUT Land off Barton Road had had new documentation added on the planning site regarding the level of PDL (Previously Developed Land). There had been no determination yet. With effect from October 2026 Cllrs would lose the ability to 'call in' applications. Cllr Waddelove was seeking clarification as to whether this was retrospective or not. Eventually Mayors would determine applications. **Resolved:** Noted.

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129.26. MINUTES OF THE LAST MEETING.

Resolved: that the Minutes of the meeting of the Parish Council held on 7th July 2026 be confirmed as a true record and be signed by the Chairman.

Proposed Cllr P Amphlett Seconded Cllr P Roberts.

Updates/further discussion on items from previous meeting:

i)Planning application comments. Cllr Williams reported: Following a telephone call from a CWaC Planning Officer voicing concern: Cllr P Roberts had been asked to formulate responses on behalf of the Parish Council to planning applications 26/00444/OUT Land at Sibbersfield Lane and 26/00424/OUT Land at Crewe Lane. These had now been circulated to all members and submitted to CWaC Planning Department with the intention that a more detailed and technical comment from Cllr Rudd might be added at a later date. **Resolved:** Noted and thanks given to Cllr Roberts.

ii)Meeting with PROW Officer regarding riverside (tree planting, weeds/Himalayan balsam, footpath clearances). Cllrs Williams and Henderson had met with Deborah Lack, CWaC PROW Officer.

a) CWaC would be clearing overgrowth on the cliffside to progress with a footpath across the Remembrance Garden at St. Chads.

b) Riverbank tree planting – a lot of the trees had died and Mersey Forest would be visiting to assess.

c)Meadow Lane – a fallen branch had been removed swiftly following the meeting.

d)Footpath Meadow Lane to the by-pass had been cleared following the meeting. **Resolved:** All noted.

iii)School - litter campaign boards. Cllr Henderson advised that it was hoped the children could do the same to address dog fouling and suggested the history board group might do similar for the historical sites. **Resolved:** Noted.

iv)Public toilets. Cllr P Roberts reported that it seemed that CWaC were determined to relinquish the toilets as a CWaC asset and they were therefore looking for expressions of interest in acquiring them/taking over responsibility for them, initially from the Parish Council, prior to offering out to the wider community (selling). **Resolved:** The Clerk to submit an expression of interest to CWaC subject to an assumption that CWaC would be going to bring them up to standard prior to transferring ownership. Cllr P Roberts to explore available grants and liaise with Holt Town Council Clerk. Clerk to ask the Environment Agency (Fisheries, Biodiversity), with whom the Parish Council had historically worked with concerning the provision of fishing pegs, whether they would be prepared to contribute any funding towards keeping the toilets open as they were a valued facility for the fishing community.

130.26. CLERK'S REPORT.

Circulated prior to meeting.

VAS at Monument Place: Reported as not working, now repaired.

A534 speed reduction to 40mph: Now in force.

Street Orderly Vacancy: Interviews had been held and a new street orderly (Mike Francis – Farndon resident) had been appointed.

Tree in Quarry Hill play area: CWaC had confirmed that there were no permissions required to 'tame' the tree in question and arrangements had been made with a contractor to carry out works first week in September.

Play area at FCC: Fawns (original installer) had, at the PCs request, come onto site and inspected the play equipment as Morral Play Services had flagged potential issues with the spiders' web net. Following inspection Fawns advised that the net should be replaced. A decision was taken to remove the existing net pending installation of a replacement. Unfortunately, it would be 10 weeks before a replacement could be installed.

Resolved: Noted.

131.26. 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.

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

NEW APPLICATIONS:

Circulated on email after publication of agenda: **26/02272/FUL Del Rio** Townfield Lane Farndon CH3 6QW Demolition of 2 no. lawful dwelling 1 no. unlawful dwelling, associated timber structures and hardstanding, replaced with 2 no. new detached dwellings and associated landscape, amenity car parking area and refuse/recycling area and bicycle storage.

DECISIONS:

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

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

132.26 FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN (FNDP).

Cllr Henderson reported: Good progress had been made with the NDP. The FNDP working document had been shared with all members, with comments requested to feed back to Urban Vision to assist with their updating of the current plan. Cllr Henderson had a meeting scheduled to progress further the following week. **Resolved:** Noted.

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

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

i) NJC Pay award 2026/2027 ratified wef 1 April 2026. **Resolved:** Noted.

134.26. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.

Received: correspondence, publications, and invitations.

i) Blister pack collection and future funding. The initial 12 boxes were now almost full with 8 having already been collected by My Refactory. **Resolved:** All Members present voted/agreed to fund a further 12 boxes at a cost of £500. Clerk to order.

ii) Complaints regarding works underway at Fish Farm. **Resolved:** Dealt with at Agenda item 3(i). **Noted further** that CWaC Planning were going to visit the site to assess/investigate, potentially that week. They would look into and clarify the situation regarding permits required for any lorries importing rubble/licensed fill. Any 'stop and desist' order would be determined by CWaC.

- iii) Barnston Estate: Poplar felling. Details of the scheme, forwarded by the Estate, previously circulated on email to all members. **Resolved:** Noted.
- iv) TTRO MBNA Chester Marathon 2026: 10/11/October 2026. **Resolved:** Noted.
- v) CWaC Neighbourhood Planning: Local Plan Scoping Consultation 7–28 September 2026. **Resolved:** Any comments to be sent to the Clerk to collate with a view to informing a Parish Council representation/comment.
- vi) Complaint re bin station Townfield Lane. Cllr Waddelove advised that a CWaC Officer would be attending site the following day. **Resolved:** Noted.
- vii) Request for additional churchyard maintenance. **Resolved:** Clerk to liaise with contractor.
- viii) TTRO Farndon Soapbox Derby 13 September 2026. Road closures/restrictions involved on sections of Churton Road, High Street, River Lane, Bridge Street – closed 6am to 8pm, with no waiting 12am to 8pm. **Resolved:** Noted.

135.26. HISTORY BOARD.

Cllr P Roberts reported all to be progressing and potentially on track for a November installation.

Resolved: Noted. Cllr Roberts to address Members request to have sight of how the finished board looked prior to installation.

136.26. FARNDON COMMUNITY CENTRE.

i) **Footpath resurfacing:** Cllr Williams had sourced quotes for resurfacing but contractors had not quoted to the same specifications. **Resolved:** Clerk to request comparable quotes.

ii) **Bin at FCC/QR code:** **Noted:** Awaiting CWaC installation of QR code on bin by skate park entrance to facilitate emptying when required.

137.26. CHRISTMAS 2026.

Cllr Henderson reported: Nothing further to report from last meetings report: 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.

138.26. STANDING CONSIDERATION OF HIGHWAY MATTERS.

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

i) PTRO - A534 Barton Road - 40mph speed limit: **Resolved:** Dealt with at Agenda item 5(ii).

ii) The Crofts: Request to relocate road sign. Still discussing specification of replacement. **Resolved:** Noted.

139.26. DATE AND TIME OF THE NEXT MEETING. Resolved: that the date and time of the next meeting will be on Tuesday 6th October 2026 at 7.30pm. To be held in Farndon War Memorial Hall.

