MINUTES OF THE ORDINARY MEETING OF FARNDON PARISH COUNCIL HELD ON TUESDAY 6th OCTOBER 2026 AT 7.30PM in FARNDON WAR MEMORIAL HALL

Present: Cllr H Williams (Chair), Cllr F Henderson (Vice Chair), Cllr P Fish, Cllr A Foster, Cllr P Amphlett, Cllr P Roberts, Cllr V Roberts, Cllr K Davies and Cllr G Dawson.
In attendance: Mrs C Taylor, Clerk, Borough Cllr A Waddelove and Mr E Barnston.

PART 1

140.26. APOLOGIES FOR ABSENCE.
Apologies for absence were received from Hon Cllr Mrs M Jones and Cllr B Hillyer. Cllr M Rudd absent. **Resolved: as noted.**

141.26. DECLARATIONS OF INTEREST. None made.

142.26. GENERAL PUBLIC SPEAKING TIME.

i)Men's Sheds. Tim Kenney had forwarded a written update to the Clerk which had been circulated to members. Cllr P Roberts raised the possibility that any intended planning application, if submitted by the Parish Council, might attract a reduced rate of 50% of the full cost and asked if the Parish Council could consider this.
Resolved: The Clerk to contact Planning and ask for clarification in principle and what, if any, conditions were attached.
ii)Barnston Estate Tree felling along the Dee: The felling had now progressed over half way and the rest was expected to be finished by the end of the following week. Planting would start February/March depending on weather conditions.10,000 trees were to replace what had been removed, with second and third phases in 2029 and 2032. **Resolved**: Noted.

143.26. COMMUNITY SAFETY.
i)Cluster meeting: Confirmation that the police would be holding their first Farndon Ward meeting on 14 October 2026 at 2pm in Farndon Memorial Hall. This was for Councillors only. Cllr Waddelove would be putting an agenda together and members should send any items for discussion to him as soon as possible. He would be raising safety concerns on the A534 again following a further spate of recent accidents. Cllr Davies requested consideration be given to improved signage and in particular one that stated the number of accidents over a given period to highlight the dangers. **Resolved**: Cllr Fish and the Clerk would attend the cluster meeting and Cllr Waddelove would look into the possibility of improved signage.

144.26. BOROUGH COUNCILLORS REPORT.

i)Planning: Willows Fish Farm/Del Rio, Townfield Lane: CWaC Planning Officers had visited the site following concerns raised. A Planning Contravention notice was planned but had not yet been seen. Planning had asked for proof that works had commenced at Del Rio pre-emptively. CWaC's view was that all other works were as approved under the historic agricultural building application. With regards to reports

regarding HGVs through the village, Planning had advised that there were no restrictions in place. There was nothing that could be done with regards to complaints about the speed of the HGVs in particular, as the road was unadopted. **Resolved:** Noted.

ii)Wheelie bin station Townfield Lane: The fly tipping/overuse of the bins at the location had been cleared by CWaC who reported that the overflow coincided with and was therefore likely attributable to the Country Roads Music festival. There was an intention to enhance the site by introducing the facility to recycle. **Resolved**: Noted.

iii)Update from Quarterly meeting with Highways: Cllr Waddelove and the Clerk had recently met with Highways. Key takeaways: (a) Double yellow lines outside Wellington Green estate on Churton Road were on the programme for progression but not yet implemented with a formal TRO consultation required before the lining could be implemented. The TRO consultation was scheduled to start in late October with expected completion in 2027/27. (b) Report TR781149868 - various signage and bollards missing/broken on A534 junction at Sibbersfield Lane. Bollard completed July 2026, advanced direction sign on list for completion in 26/27. This would be subject to available budget as year end approached due to other safety related scheme works taking precedent. (c) Yellow hatched lines outside Old School House, Churton Road. Following a query raised that they previously extended further, advice given that records show no change since 2009 and that the extents of the school 'keep clear' marking on site reflects the extents in the relevant Traffic Regulation Order. No action therefore proposed.
Resolved: Noted.

iv)Tattenhall Recycling Centre: Closed for repairs throughout October until November. **Resolved**: Noted.

145.26. MINUTES OF THE LAST MEETING.
Resolved: that the Minutes of the meeting of the Parish Council held on 1st September 2026 be confirmed as a true record and be signed by the Chairman with one amendment:
Minute 130.26 Street Orderly Vacancy be amended to read: Interviews had been held and a new street orderly *by the name of Mike Francis had been* appointed.
Proposed Cllr V Roberts Seconded Cllr P Amphlett

Updates/further discussion on items from previous meeting:
Public toilets. The Clerk had submitted a formal expression of interest in acquiring the toilets to CWaC subject to an assumption that they would bring them up to standard prior to any transferred ownership. The Clerk had also written to the Environment Agency asking if they would be prepared to contribute any funding towards keeping the toilets open as they were a valued facility for the fishing community but had received no response to date. Cllr P Roberts also reported that he had been in contact with CHALC who had advised that there was nothing available in the way of grants to address refurbishment of the toilets if the Parish Council took them over as a transferred asset from CWaC. **Resolved**: Cllr A Foster to liaise further with Holt Town Council Clerk. The Clerk to contact Malpas Parish

Council to ascertain how their public toilets were run and by whom. Cllr Foster to press CWaC for some visibility on next steps and timescales now that the Parish Council had expressed an interest in transferred ownership to facilitate them being in a state of preparedness going forward. Cllr Foster also to press CWaC on the present state/availability of the toilets, currently still under their responsibility. They were in very poor repair/ state of cleanliness, and locked for a large portion of the year.

ii)Blister packs: The Clerk had ordered a further 12 boxes which had now been delivered. Contact had been made by Yvonne Keeping from Tattenhall, with whom the initial contact had been to look into the initiative. She has advised that she has had some funding for the project from CWaC to share among the villages that are still recycling the packs. As soon as she ascertains how many villages are still participating, she intends sharing the funding. **Resolved**: Noted.

146.26. CLERK'S REPORT.
Circulated prior to meeting.
Street Orderly Vacancy: CWaC had now provided some equipment but the PC may need to consider supplementing.
Tree in Quarry Hill play area: Following CWaC's confirmation that there were no permissions required to 'tame' the tree in question a crown reduction had been undertaken during the first week in September as planned.
Play area at FCC: Installation of a replacement net still awaited.
Request for additional churchyard maintenance. Clerk would be liaising with the contractor to clear moss and weeds from around the edges of the church.
Resolved: Noted.

147.26. 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.
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.

NEW APPLICATIONS:

26/02656/FUL 13 Ince Drive Farndon Erection of porch to front.
26/02729/FUL Willow Cottage 2 Crewe Lane South Farndon Rear dormer extension and rendered finish to an existing single-storey element on the rear elevation.

DECISIONS: None.

148.26 FARNDON NEIGHBOURHOOD DEVELOPMENT PLAN (FNDP).
Cllr Henderson reported: Version.1.4. of the FNDP working document had been circulated to all members, with comments requested by Monday 12 October latest. Cllrs Williams, Henderson, Davies and the Clerk had met to progress. A drop-in session to engage with residents would be arranged for late November/December and advertised in the next newsletter so as to reach all households/businesses. **Resolved**: Noted.

149.26. FINANCE. Resolved: that the payment of salaries and expenses, the payment of invoices for goods received and services rendered for September be approved and the receipts and balances be noted.
Proposed Cllr P Roberts **Seconded** Cllr P Amphlett
i)AGAR 2025/2026. Noted as concluded and certified as in accordance with Proper Practices with one 'except for' matter relating to the Community Centre value figure used under Assets which had been entered incorrectly prior to submission but subsequently rectified. **Resolved**: Noted.

150.26 BUDGET SETTING. The Clerk reminded members that any projects to be included at budget setting for 2026/2027 needed to be tabled at the November meeting if they were to be taken into account when setting the following years precept. **Resolved**: Noted.

151.26. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.
Received: correspondence, publications, and invitations.
i)Reminder: TTRO MBNA Chester Marathon 2026: 10/11/October 2026. **Resolved:** Noted.
ii)Autumn planters ordered from Walkers: **Resolved**: Noted.

152.26. HISTORY BOARD.
Cllr Dawson reported all to be progressing, with all artwork complete and the typography for the map currently being finalised. There had been a delay and a timescale for completion could not be confirmed. **Resolved:** Noted.

153.26. FARNDON COMMUNITY CENTRE.
i)Footpath resurfacing: Following Cllr Williams sourcing quotes for resurfacing, the Clerk had further requested comparable quotes as one of the contractors had not quoted to the same specifications. **Resolved**: Clerk to chase response again.
ii)Bin at FCC/QR code: **Noted**: CWaC had installed a new bin complete with QR code by skate park entrance to facilitate emptying when required. **Resolved**: Noted.
iii)Bonfire night event planned for 7 November, advert and warning to animal owners would be going out in advance. **Resolved**: Noted.

iv)MEMORIAL HALL. Cllr V Roberts reported that long serving Mrs Pat van Beek had retired as caretaker of the hall but would remain as booking secretary and as a

member of the hall committee. The vacancy occurring from her retirement had been split into two roles going forward. Russell Barrington-Crow had been appointed as caretaker for 2hpw and Wendy Winnard had been appointed as cleaner for 2hpw. **Resolved:** Noted.

154.26. CHRISTMAS 2026.
Cllr Henderson reported: Nothing further to report from last meeting – all in hand. **Resolved:** Noted.

155.26 NEWSLETTER.
Resolved: To be circulated/delivered by mid-November. Members to send articles to Cllr Henderson no later than last week of October. **Resolved:** Noted.

156.26. STANDING CONSIDERATION OF HIGHWAY MATTERS.
Members may inform the Clerk of any issues regarding highways and footpaths.
i) The Crofts replacement road sign. **Resolved**: Cllr Waddelove to confirm size of sign with Cllr Henderson.
ii)Grit bins: The Clerk confirmed that CWaC refills had been ordered ahead of winter. **Resolved**: Noted.
iii)Cllr P Roberts raised a concern regarding traffic issues at the Church Lane/High Street junction by the bridge, exacerbated by parked vehicles, causing dangerous conditions for cyclists and motorists alike. **Resolved**: Clerk to raise at police cluster meeting 14 October.

157.26. DATE AND TIME OF THE NEXT MEETING. Resolved: that the date and time of the next meeting will be on Tuesday 3rd November 2026 at 7.30pm. To be held in Farndon War Memorial Hall. **Reminder** that the December meeting would be held on Wednesday 2nd December 2026 NOT Tuesday 1st December.