

**MINUTES OF THE MEETING OF FARNDON PARISH COUNCIL HELD ON  
TUESDAY 5<sup>th</sup> MARCH 2024 AT 7.30PM in FARNDON WAR MEMORIAL HALL**

**Present:** Cllr V Roberts, Cllr F Henderson, Cllr P Amphlett, Cllr A Foster, Cllr P Roberts, Mrs M Jones.

**In attendance:** Mrs C Taylor, Clerk and one member of the public.

## **PART 1**

### **19.24. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Cllrs M Rudd, H Williams, B Hillyer, P Fish, D Finlay, Borough Cllr A Waddelove and PCSO R McKevitt.

**Resolved: that the apologies be noted.**

**20.24 VACANCY.** Following Cllr Sue Rowlandsons resignation, the Clerk had begun the advertising process. If no election was called by the 6<sup>th</sup> March the Clerk would be advised by CWAC that the Parish Council could proceed to co-option. **Resolved:** Noted.

**21.24. DECLARATIONS OF INTEREST.** None made.

### **22.24. OPEN FORUM.**

A resident attended to raise concerns regarding the CWAC Local Plan Evidence Base Consultation 2024 and possible implications for the village.

The Chair thanked them for their interest and valid concerns but advised that they were not relevant at this part of the process in so far as CWAC were only at this point looking to identify sites and that the inclusion of a site on the interactive map in the consultation did not infer that the council supported the site for development, or allocation in its new Local Plan. Furthermore, any submitted sites would be subject to assessment and future consultation at which point there would be the opportunity to make representations for or against in more detail than was presently being afforded. The Farndon Neighbourhood Plan protects the village perimeter until 2030 and it would be difficult for them to extend the boundary.

**Resolved:** The Parish Council would still encourage individuals to go online and take part in the current consultation and they would write to CWAC to emphasize that there has been a lot of interest generated and concern raised by residents following the CWAC Local Evidence Base Consultation 2024 and that the Parish Council would expect to be consulted at the earliest stage of any further consultation going forward.

### **23.24. COMMUNITY SAFETY.**

No police monthly report available to circulate prior to the meeting. PCSO McKevitt was not in attendance.

i) Matter of concern raised: XL Bully dog with litter at address on Quarry Hill reportedly exercised without a muzzle. **Resolved:** Clerk to confirm that PCSO is already aware of this concern and investigating.

### **24.24. BOROUGH COUNCILLORS REPORT.**

Cllr A Waddelove was not in attendance but had reported prior to meeting: **Resolved:** Report noted.

- i) Highway issues: Deteriorating road section around Sibbersfield Lane/Crewe-by-Farndon road junction to be considered in a bid for future patching scheme. In-situ retread work to begin in April to improve road surface at Crewe Hill Lane.
- ii) Parking complaints: Potential for possible extension of double yellow lines in the village to address poor parking. **Resolved:** Members were not in favour of any extension preferring instead that existing measures were enforced in the first instance.
- iii) CWAC Local Plan Evidence Base Consultation 2024: No decision on whether to build on any of the proposed sites has been made and any future planning application would be considered like any other. The village of Farndon has been developed to its settlement boundary so any further housing development would require that to be extended. This would be unlikely to happen in the short term at least.
- iv) Council business: Council tax rise of 4.99% had been approved at the annual Budget Council meeting. Amendments to increase the gully cleansing programme and investment of £600,000 into repairing pavements had been rejected. Likely that Green Bin tax for next year will rise to £55. Amendment to reverse cut to the Spacehive budget accepted.

**Resolved:** Noted.

#### **25.24 MINUTES OF THE ORDINARY FEBRUARY MEETING.**

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**Resolved:** that the Minutes of the Meeting held on 5 February 2024 be confirmed as a true record.

**Part 1: Proposed Cllr P Roberts    Seconded Cllr V Roberts.**

**Part 2: Proposed Cllr V Roberts    Seconded Cllr P Roberts.**

#### **26.24. CLERK'S REPORT.**

Circulated prior to meeting. **Resolved:** Noted.

- i) CWAC Local Plan Evidence Base Consultation 2024: **Resolved:** Dealt with at Open Forum.
- ii) Successful 5G Grant applications (for Memorial Hall and Community Club): **Noted:** Both progressing installations with GetMeDigital.
- iii) 30mph speed indicator device by Monument Place: CWAC had advised that it was possible to leave the device in situ but move the actual display further up the column. Clerk had requested a cost.

#### **27.24. PLANNING.**

**Existing applications where decision still awaited:**

**21/00882/FUL** Lewis' of Farndon The Gateway High St Farndon Retractable awning over enclosed patio.

**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).

**23/00544/FUL** 3 Deva Terrace Farndon First floor rear extension.

**23/00863/FUL** Land at Monument Place Chester Road Churton By Farndon Chester Erection of building comprising of 1400sqm of Class E (g) (ii) and (iii) floor area with associated parking, service yard turning circle, pedestrian links, bike and bin storage, two padel courts, and landscaping.

**23/02506/LDC** 51-52 High Street Farndon CH3 6PU The application seeks lawful confirmation that the entirety of the building is now residential use since June 2019.

**23/00449/EOPDEV** Riverside chalet with refused planning: Enforcement case opened.

**23/00428/EOPDEV** 3 Dee View Farndon CH3 6PR: Fence dispute: Enforcement case opened.

**23/03286/FUL** Lodge Farm Worthenbury Road Crewe by Farndon Chester CH3 6PA Conversion of agricultural brick buildings to 3 residential dwellings.

**23/03499/FUL** 23 Lime Tree Drive Farndon CH3 6PN single storey garage extension.

**23/03467/FUL** 23 Lime Tree Drive Farndon CH3 6PN Single storey front porch extension, two storey side extension, single storey rear extension.

**23/03669/FUL** Rockside Cottage and The Vineyard High Street Farndon Chester CH3 6PU Demolition of dwelling known as Rockside, garage and caravan on land known as The Vineyard and construction of replacement dwelling on land known as The Vineyard.

**23/04038/FUL** 2 Bittern Close Farndon CH3 6RY Single storey side extension.

**23/03650/FUL** Eastfield Barton Road Farndon CH3 6NL Erection of a first floor bedroom extension and en-suite above existing attached garage.

**24/00209/FUL** Land at Churton Road Farndon Erection of Single Storey Rear Extension.

#### **NEW APPLICATIONS:**

**24/00209/FUL** Land at Churton Road Farndon Erection of Single Storey Rear Extension and Erection of Garage.

**24/00406/TPO** Deebank House High Street Farndon Tree works.

#### **DECISIONS:**

**Approved: 23/02540/FUL** Hawthorn Cottage Worthenbury Road Crewe by Farndon CH3 6NZ 2 Storey side/rear extension and single storey rear extension.

**Approved: 23/03200/FUL** West Winds 13 Dee Crescent Farndon CH3 6QJ Single storey rear extension with rooflights and raised patio/platform with associated steps leading to rear garden.

**Approved: 23/03159/FUL** Peartree Cottage Worthenbury Road Crewe by Farndon CH3 6PB 2 storey side and rear and part first floor extension and part rear single storey extension, storm porch to front, external modifications to include replacement windows and re-render.

**Approved: 23/03440/FUL** Demolition of existing garden room and side porch, erection of single storey front, side, and rear extensions – amendment to 23/01560/FUL.

**Refused: 23/03479/FUL** 4 Parker Drive South Farndon CH3 6NQ Erection of two storey side extension and single storey rear extension.

#### **28.24. FINANCE.**

**Resolved:** that the payment of salaries and expenses, the payment of invoices for goods received and services rendered for February 2024 be approved and the receipts and balances be noted.

**Proposed P Roberts    Seconded Cllr F Henderson**

#### **29.24. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.**

i) Severn Trent presentation 22 February: **Noted:** No PC attendees to update.

ii) Letter received from Denamere Lane resident re proposed meeting re flooding: **Resolved:** Noted that the Clerk had advised the resident that they should forward details of the meeting as and when convened and the Clerk would share with Cllrs.

iii) In response to a letter from a resident re a planning application to remove part of Erbistock Weir the Clerk had commented on the planning application and in doing so had asked what the impact would be on river levels at Farndon. A response had been received from Wrexham Borough Council Planning Department as follows: EA are an Associated Beneficiary to the LIFEDeeRiver project, and as such are aware of the proposal. In terms of flood risk at Farndon: Farndon is approximately 32km downstream of the project site. As part of the work carried out by the Principal Designers (AECOM), flood modelling was carried out to look at the impacts on velocities, flows and flood risk for the proposed partial removal. In the 1 in 100-year flood modelling, there was no impact on flood risk downstream of the weir.

#### **30.24. FARNDON COMMUNITY CLUB.**

i) Partial funding request received from Trustees for (perimeter not pitch) grass cutting at FCC as per the agreement last year: **Resolved:** The Parish Council would again contribute 50% of the cost of 6 cuts as last year on the proviso that the cost was the same or only slightly higher to reflect inflation.

ii) Request received from Trustees for the agreement of the PC for them to carry out some exploratory excavation to address ongoing drainage issues/flooding on the field. **Resolved:** Clerk to accept Trustees invitation to meet onsite to discuss the issue and to ask them to extend the invitation to the Barnston Estate as landowner.

#### **31.24. REMEMBRANCE GARDEN WORKING GROUP.**

Cllr Roberts reported that a party of volunteers had met to tidy/cut back the hedges on 18 February and the 2 gardeners who had volunteered their services had also removed all the cuttings off site.

**Resolved:** A token of appreciation be arranged for the gardeners.

A request had been made for the Community Payback team to channel their efforts into tackling the hedges either side of the burial ground when they next visited. Work was also being undertaken in the closed churchyard by a resident volunteer and they had also asked if the team could help.

**Resolved:** Clerk to liaise with the team on their next visit.

#### **32.24. NEWSLETTERS.**

To be circulated end of May and end of October. All articles for May edition to be forwarded to Cllr Henderson by 2 April. **Resolved:** Clerk to email all Cllrs to confirm.

#### **33.24. STANDING CONSIDERATION OF HIGHWAY MATTERS.**

i) Lighting in tree at The Crofts: **Resolved:** Clerk to write to resident asking if they could arrange to cut/thin the branches of the tree to allow the full benefit of the light from the streetlight.

ii) Lamppost No.1 outside Woodlands Cottage Crewe Lane reported as being faulty/not lit. **Resolved:** Clerk to report.

iii) Farndon crossroads: Keep left sign, flattened bollard with light out scheduled for work February 24. **Noted** as still awaiting repair.

iv) Non-functioning streetlight between Farndon Community Club and the old kennels: **Resolved:** Clerk to arrange for an electrician to investigate and quote for recommission.

v) Damaged slat at beginning of boardwalk reported. **Resolved:** Clerk to ask contractor to assess and quote for repair.

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**34.24. DATE AND TIME OF THE NEXT MEETING. Resolved:**

**APRIL:** The date and time of the next meeting will be Tuesday 2nd April 2024 at 7.00pm in Farndon War Memorial Hall. This will be the Annual Parish Meeting which will be followed by the Ordinary April meeting at 7.30pm.

**MAY:** The Annual Meeting will be held at 7.30pm on Tuesday 7<sup>th</sup> May 2023 in Farndon War Memorial Hall.