

**MINUTES OF THE MEETING OF FARNDON PARISH COUNCIL HELD ON TUESDAY 3rd December
2024 AT 7.30PM in FARNDON WAR MEMORIAL HALL**

Present: Cllr V Roberts (Chair), Cllr H Williams, Cllr F Henderson, Cllr P Fish, Cllr P Roberts, Cllr K Davies.

In attendance: Mrs M Jones, Mrs C Taylor (Clerk).

PART 1

158.24. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Cllr P Amphlett, Cllr A Foster, Cllr B Hillyer, Cllr M Rudd, Cllr G Dawson, Borough Cllr A Waddelove.

Resolved: that the apologies be noted.

159.24. DECLARATIONS OF INTEREST.

Members to declare if anything arises further on the agenda.

160.24. GENERAL PUBLIC SPEAKING TIME.

Nothing raised.

161.24 COMMUNITY SAFETY.

No police monthly report received to circulate prior to the meeting. PCSO McKeivitt was not in attendance. No speed gunning had been noticed to have taken place on Churton Road but there had been recent police activity stopping vehicles and breathalysing drivers. PCSO had agreed to join a PC led meeting with Highways and others on 6 December to discuss road safety concerns along Churton Road.

Resolved: Noted.

162.24 BOROUGH COUNCILLOR'S REPORT

Cllr Waddelove not in attendance: Report provided prior to meeting:

Resolved: Noted.

163.24 MINUTES OF NOVEMBER MEETING

Resolved: that the Minutes (Parts 1 and 2) of the November Parish Council meeting held on 5th November 2024 be confirmed as a true record and signed by the Chairman.

Proposed: Cllr P Roberts

Seconded: Cllr K Davies

164.24 CLERK'S REPORT

The Clerks' report was read and noted.

i) Defibrillator at Crewe by Farndon Chapel: The Chapel had agreed to the PC providing a defibrillator (funded part grant part PC) to be sited externally at the chapel. The defibrillator had been purchased and the chapel were co-ordinating installation with a local electrician. The chapel would be the custodian of the defibrillator once installed. **Resolved:** Location details of this additional defibrillator to be advertised in the next PC newsletter. Poster showing village defibrillator locations to be updated to include this additional one and a copy to be posted on the noticeboard.

ii) Meeting with CWAC on Churton Road: Cllr Davies declared an interest. Meeting convened for 6 December. Discussed at agenda item 161.24.

iii) Parish owned speed gun deployment: Noted that David Finlay had stepped down from the role of co-ordinator for the PC speed watch group. **Resolved:** Clerk to ask David for contact details of group members to update them and to ask if anyone would be willing to step up to the co-ordinator role. Cllr Davies to ask a family member if they would be willing to assist.

iv) Bins at St Chads: **Resolved:** Clerk to order one green garden bin from CWAC.

v) Street lights not working outside Monument Burial Ground: **Resolved:** Clerk to chase report to CWAC.

165.24 HISTORY BOARD PROJECT

Cllr P Roberts reported: Suggestions were still being worked through and the group continued to make progress.

Resolved: The Parish Council would look to factor a contribution of £1k to £1.5k into next year's budget.

166.24 YOUTH PROJECT

Cllr Hillyer not present to update. The Clerk had actioned a Community Benefit Grant payment of £153.20 mid-November on receipt of the application form as agreed at the November PC meeting.

Resolved: Clerk to request confirmation/breakdown of expenditure of the grant.

167.24 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).

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

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.

24/00651/FUL Sibbersfield Lane Farm Sibbersfield Lane Farndon CH3 6NX Construction of Slurry and Dirty Water Lagoon and Silage Storage Pad.

24/00954/FUL The Barnyard Marsh Lane Kingsmarsh Chester CH3 6NG Retrospective planning application for conversion of existing building to a dwelling and construction of stable and manege (retrospective).

Resolved: Clerk to write to Planning requesting a decision on this application to avoid running out of time for any potential enforcement action to be taken.

24/01492/S73 Monument Place Chester Road Churton by Farndon CH1 6DN 1000sqm light industrial building divided into 6 units with associated infrastructure and landscaping, 3 bay front and 2 bay rear extension to Unit 1 – Variation of Condition 8 (Use limited to Class B1) of planning permission 08/00725/FUL to allow for a gym.

24/01630/FUL Land at Barton Road Farndon Chester Change of use to a camp site for up to 15 tents trailer tents for 60 days a year.

24/02574/FUL 2 Dee View Farndon CH3 6PR Demolition of existing garage and erection of detached garage.

24/02570/FUL 3 Starling Close Farndon CH3 6RF Installation of 1 No. air source heat pump to the side elevation.

Licensing (West) Restaurant 209 application number 573056. Application for a variation to an existing premises licence to add the supply of alcohol off the premises, to extend the supply of alcohol hours on a Sunday, to extend the hours for recorded music and to extend the opening hours.

24/01483/PDQ APP/A0665/W/24/3350214 REF 24/00108/REF Lodge Farm Worthenbury Road Crewe by Farndon Chester Change of use of 2 agricultural buildings to 5 residential dwellings. (The current planning permission **23/03286/FUL** on the site is for the conversion to create 3 dwellings with associated gardens and parking. This subsequent LDC application has been submitted which seeks to convert the other agricultural building on site to 5 dwellings utilising Permitted Development Rights. Should that be granted and this application the entirety of the site would become residential use).

24/03060/LDC 51-52 High Street Farndon Chester CH3 6PU The application seeks lawful confirmation that the entirety of the building as residential use from September 2020.

NEW APPLICATIONS:

24/03225/FUL Westholme Townfield Lane Farndon Garage conversion and single storey rear extension.

24/03356/CAT 2 Dee View Farndon Tree works.

24/03380/TPO Open space in front of 11-33 The Crofts Farndon Tree works.

DECISIONS:

Approved: 24/02053/S73 Land opposite Bracken Farm formerly Gas depot Sibbersfield Lane Farndon Erection of 6 dwellings – variation of Condition 2 (approved drawings) of planning permission 20/104696/S73.

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Approved: 24/02908/FUL 7 Townfield Lane Farndon Single storey side extension.

Refused: APP/AO665/D/24/3343304 24/00074/REF 23/03650/FUL Notification of Planning Appeal: Eastfield Barton Road Farndon CH3 6NL Erection of a first-floor bedroom extension and en-suite above existing attached garage.

Refused: APP/AO665/W/23/3336058 24/00045/REF Notification of a Planning Appeal: Land at Marsh Lane Kings Marsh Chester Erection of a stable building and a storage building and construction of an outdoor area.

168.24 FINANCE

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

Proposed Cllr K Davies and Seconded Cllr P Roberts
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i) To finalise projects to be included at budget setting and a date for finance subcommittee to meet to formulate precept proposal for January meeting. **Noted:** No other projects identified. Finance subcommittee to meet 12 December.

ii) Community Benefit Fund application from Farndon Community Club: Cllr Williams declared an interest. Application for £3750 received. **Resolved:** The Parish Council would commit to paying, with immediate effect, 50% (£1875) of the amount requested and would review the remaining 50% at the January meeting pending receipt of clarification of the amounts ring fenced by the Club out of current bank balances.

Proposed: Cllr P Roberts Seconded: Cllr P Fish Agreed by all present.

iii) Community Benefit Fund application from Farndon War Memorial Hall: Cllrs V and P Roberts declared an interest. The Memorial Hall had signalled that they would be requesting a grant of £2k from the Parish Council in the next financial year. **Resolved:** A formal application would be submitted to the January meeting for consideration.

169.24 CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS

Received:

Nothing raised not already discussed or previously circulated to members on email.

170.24 FARNDON COMMUNITY CLUB

Cllr Williams reported: The Raise the Roof Fund had realised all the funding required to commence works on the roof week beginning 9 December. Works need to be finished by the end of March to meet grant requirements. Music quiz had been very successful. Tai Chi starting in January. Cheshire Rural Touring Arts had recently staged an event.

Resolved: Noted.

171.24 STANDING CONSIDERATION OF HIGHWAY MATTERS

- i) Hedge between the club and Cottesloe House reported as being overgrown. **Resolved:** Clerk to obtain some quotes.
- ii) Concern raised over flooding around nearby villages restricting in and out through routes to and from village, access to key services such as doctors' surgery etc. **Resolved:** Clerk to write to Holt and Tattenhall Councils asking what dialogues they had opened with service providers/local Councils to alleviate the issues with flooding and offering support endorsing the need for action.

172.24 CHRISTMAS

Village tree lighting on 6 December at 6.30pm confirmed and contractor has installation and lighting of small street trees in hand. **Resolved:** Clerk to speak to contractor in the New Year for debrief ahead of next Christmas planning.

173.24 DATE AND TIME OF NEXT MEETING

To confirm that the date and time of the next meeting will be on Tuesday 7th January 2025. The Parish Councils Precept for 2025/2026 will be set at this meeting.

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