

<p>MINUTES OF THE MEETING OF FARNDON PARISH COUNCIL HELD ON TUESDAY 7th January 2025 AT 7.30PM in FARNDON WAR MEMORIAL HALL</p>

Present: Cllr V Roberts (Chair), Cllr H Williams, Cllr P Fish, Cllr P Roberts, Cllr K Davies, Cllr B Hillyer, Cllr M Rudd, Cllr G Dawson, Cllr P Amphlett.

In attendance: Borough Cllr A Waddelove, Mr E Barnston, Mrs C Taylor (Clerk).

PART 1

1.25. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr F Henderson and Cllr A Foster.

Resolved: that the apologies be noted.

Noted that apologies from Mrs M Jones were received by the Clerk immediately after the meeting.

2.25. DECLARATIONS OF INTEREST

Cllrs V and P Roberts declared an interest in Item 10 (Community Benefit Fund application from War Memorial Hall). Members to declare if anything arises further on the agenda.

3.25. GENERAL PUBLIC SPEAKING TIME

Nothing raised.

4.25. COMMUNITY SAFETY

Police monthly report received and circulated prior to the meeting. PCSO McKevitt was not in attendance. **Resolved:** Noted.

5.25. BOROUGH COUNCILLOR'S REPORT

Cllr Waddelove in attendance and reported:

i)Public toilets: Complaints had been received from residents about the surrounds. Cllr Waddelove offered to fund some additional maintenance from his Members Budget. The responsibility was CWACs but the Parish Council had budgeted for some maintenance as the CWAC maintenance programme was insufficient. The Parish Council budget for this year had however now been exhausted. **Resolved:** Clerk to co-ordinate additional works between Cllr Waddelove and the current contractor.

ii)Weeds in village: A private contractor had been arranged by Cllr Waddelove to deal with all the weeds on pavements/kerbside as CWAC had not carried out the works. To be done in the next week.

iii)Severn Trent: Due to return to complete the blue pipe works and clear up on the bridge (potentially 13 January).

iv)Vehicle Activated Sign A534: This was currently working but would not be replaced if/when it fails completely (£12k for a replacement).

v)Sewage works: Notification had been received of a footpath closure to facilitate works by Welsh Water.

vi)Tattenhall Waste Service: Recent change means the tip will no longer accept cushions, soft furnishings etc. Cllr Waddelove and colleagues were looking to identify a future replacement viable site in South Cheshire.

vii)Garden Waste: CWAC subscription service for green bin now open.

viii)CWAC Finances: £9.5m overspend currently predicted.

Resolved: Noted.

6.25. MINUTES OF DECEMBER MEETING

Resolved: that the Minutes of the December Parish Council meeting held on 3rd December 2024 be confirmed as a true record and signed by the Chairman.

Proposed: Cllr P Roberts

Seconded: Cllr K Davies

7.25. CLERK'S REPORT

The Clerks' report was read and noted.

i) CWAC Highways Self-Help Scheme: Highways Officer had provided the Clerk with a copy at the meeting held on Chester Road in December. Circulated to members prior to the meeting. **Resolved:** Clerk to get clarification on definition of 'live carriageway.' For further discussion at February meeting.

ii) Defibrillator Crewe by Farndon: Now installed externally at the Methodist Chapel. **Resolved:** Access code to be written on front of the locked cabinet, (Clerk to ask the custodian to do this). Proposed by Cllr V Roberts and Seconded by Cllr H Williams. All members present voted in favour except for one abstention.

8.25. HISTORY BOARD PROJECT

Cllr P Roberts reported:

Thanks were extended to the Barnston Trust for their very generous donation towards the project.

Graham Rigby, who owned the land between the chemist and the antique shop had given his consent to a board being sited there.

CWAC Planning had advised that there was no requirement for planning consent which meant the working group could now start planning the detail to commission the works.

Resolved: Noted.

9.25. 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).

23/03669/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). **Noted:** A decision was imminent.

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.

24/02570/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 recently approved planning permission application **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 both applications be granted 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.

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

NEW APPLICATIONS: None.

DECISIONS:

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

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

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

10.25. FINANCE

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

Proposed Cllr P Roberts Seconded Cllr P Fish
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i)Community Benefit Fund application from Farndon War Memorial Hall: **Noted:** Cllrs V and P Roberts had declared an interest. **Resolved:** All present agreed to approve £2000 from the fund towards the cost of redecorating the main hall in August 2025.

11.25. BUDGET/PRECEPT SETTING

The clerk provided copies of the budget proposal for 2025/26 as agreed by the Finance Working Group (FWG). **Resolved:** Members present unanimously agreed to the budgetary requirements/proposals and approved the recommendations of the FWG to request a Precept of £42,000. **Proposed by Cllr P Roberts, Seconded by Cllr H Williams.**

12.25. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS

i)CWAC Highways: Volunteer Self-Help Scheme: Dealt with at Item 7(i).

ii)Parish Boundary: CWAC Community Governance Review Committee: **Resolved:** FPC did not have any objection to Churton Parish Councils wish to pursue (via CWAC) taking Marsh Lane within their Parish boundary.

iii)**NALC:** Guide for taking part in VE Day 80 commemoration: **Resolved:** Cllrs Dawson and Hillyer would form a sub committee to take this forward (invite residents to help/consider an exhibition).

iv)**PCC:** Invitation to meet with CWAC Borough, Town and Parish Councils 22 January 2025: **Noted.**

v)**Green George:** Cllrs V and P Roberts and Cllr Fish offered to help Cllr Hillyer with George.

13.25. FARNDON COMMUNITY CLUB

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Cllr Williams reported: The builders had commenced work and would be removing the roof in the next two weeks. **Resolved:** Noted.

14.25. CHAIRMANS ANNUAL DINNER

Resolved: Clerk to make enquiries of The Hare for 26 March.

15.25. STANDING CONSIDERATION OF HIGHWAY MATTERS

i)Cliff top path possible diversion: **Noted:** Cllr Henderson had been in communication with the CWAC PROW Officer and had the necessary application form to pursue a diversion. To be discussed at the March meeting when Cllr Henderson would be in attendance.

ii)Fishing pegs: **Noted:** It had been noticed that someone had been carrying out a survey. The Clerk had asked the Environment Agency for an update but had not had any response to date.

iii)Flooding: Following on from the Clerk having contacted both Tattenhall and Holt Councils regarding concerns over flooding potentially blocking key access routes in and out of the village the following was further resolved: Cllr Waddelove would take up with CWAC and the Clerk would raise flooding on the A534 in the vicinity of Barton Garage with Coddington Parish Council.

iv)Scout hut: Ownership of the hut was questioned. **Resolved:** Ed Barnston would seek some clarification.

v)Gully clearing: Cllr P Roberts questioned whether CWACs 2-year programme for cleaning gullies took flood risk into account. Cllr Waddelove advised that it did but of 120,000 previously mapped gullies CWAC were only now aware of 90,000 with the potential therefore for 30,000 lost/blocked. Gullies were also 'ticked off' as cleaned prior to going out on the job and could potentially be blocked by a parked car etc when the works crew arrived and then therefore left blocked. Furthermore, CWAC did not have any budget for cleaning out ditches. **Resolved:** When flooding occurs efforts should be made to look at the area after the flood has subsided and report any blockage.

vi)Hedge opposite the Monument on Chester Road: Thanks had been given to Barnston Estate for cutting the hedge back and agreed that the PC would look to organise a work party at the next meeting to clear the debris that had accumulated over time under the hedge. Ed Barnston, however, kindly offered to remove this aswell.

16.25. DATE AND TIME OF NEXT MEETING

To confirm that the date and time of the next meeting will be on Tuesday 4th February 2025.

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