

**MINUTES OF THE MEETING OF FARNDON PARISH COUNCIL HELD ON TUESDAY 4th February
2025 AT 7.30PM in FARNDON WAR MEMORIAL HALL**

Present: Cllr V Roberts (Chair), Cllr H Williams, Cllr P Fish, Cllr P Roberts, Cllr K Davies, Cllr B Hillyer, Cllr P Amphlett, Cllr A Foster.

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

PART 1

17.25. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr F Henderson, Cllr M Rudd, Cllr G Dawson, and Mrs M Jones.

Resolved: that the apologies be noted.

18.25. DECLARATIONS OF INTEREST

Cllrs V and P Roberts declared an interest in Item 11 (Planning application 24/03193/CAT). Members to declare if anything arises further on the agenda.

19.25. GENERAL PUBLIC SPEAKING TIME

Nothing raised.

20.25. COMMUNITY SAFETY

Police monthly report received. Sergeant J Dingsdale, Beat Management Chester Rural, was in attendance.

Sergeant Dingsdale reported that one additional full-time officer had been secured for Dragon Hall. The officer was a motorcyclist and could be deployed all over the rural area. Ed Barnston raised an issue that he had encountered at the weekend at the Monument Memorial Ground. He had reported a drugs related incident to the police and was unhappy with its handling. Sergeant Dingsdale offered apologies and advised that he would take the complaint up with the staff involved. In terms of reporting, his advice was that this should be done via 101 or online or in this case 999. He agreed to chase up a crime reference for the incident.

Going forward, he did not perceive any general issue in Farndon with drugs and a drugs bust last year was probably not connected with the local area. If a general or established pattern was evident it should be reported and he would deploy officers.

Resolved: Noted and thanks expressed to Sergeant Dingsdale for his attendance.

21.25. BOROUGH COUNCILLOR'S REPORT

Cllr Waddelove in attendance and reported:

- i) Weeds in village: A private contractor, arranged by Cllr Waddelove and financed by his members budget had swept the roads in the village in the last week.
- ii) Footpath at Twychooks: reported to CWaC again as in need of tidying up. To be reported back on at next meeting.
- iii) Severn Trent would be returning to clear up on the bridge and finish off a small amount of work.

iv) Attended PCC meeting with CWAC Borough, Town and Parish Councils on 22 January 2025. There were plans to introduce hot spot policing where a police(wo)man could be bought for a 4-hour slot for £200.

v) CWAC Finances: Budget Council scheduled in a few weeks' time with a 4.99% Council Tax increase anticipated.

vi) Planning: CWaC housing target has been significantly increased to 1914 houses per year. CWaC have consistently provided circa 1100 houses in recent year vs a target of 500.

This equates to 2-3 years land supply as opposed to 11 under previous rules. With less than 5 years land supply Local Plan and Neighbourhood Plans will carry less weight. CWaC expect to receive speculative applications to develop land not previously identified in the Local Plan.

Resolved: Noted.

22.25. MEMBERS BUDGET APPLICATIONS

Three projects had been identified by Cllr Waddelove and applications had been submitted by the Clerk to CWAC:

i) Public toilets: some additional maintenance was required to tidy the wider area of self-seeded saplings and bushes which had become overgrown, and trimming of ivy on the sandstone wall.

ii) Road sweeping had been carried out throughout the village.

iii) Replacement road signs ordered for entrances to the village.

Resolved: Noted.

23.25. MINUTES OF JANUARY MEETING

Resolved: that the Minutes of the January Parish Council meeting held on 7th January 2025 be confirmed as a true record and signed by the Chairman with the following amendment: Item 8.25 History Board Project to read 'CWAC Planning had advised that there was no requirement for planning consent if the board could be kept to a size of no larger than 1.55m² which meant the working group could now start planning the detail to commission the works'.

Proposed: Cllr P Fish

Seconded: Cllr K Davies

24.25. CLERK'S REPORT

The Clerks' report was read and noted.

i) CWAC Highways Self-Help Scheme: **Resolved:** Cllr P Roberts to draft a piece for inclusion in the Spring Newsletter to gauge resident interest.

ii) VE Day 80 Commemoration: Cllr Hillyer reported that an exhibition and a quiz were planned. They had had various offers of help and pledges of loans of artefacts. Further update at the March meeting.

iii) Cliff top paths: **Noted:** A meeting had been arranged with CWAC Officers in the coming week to discuss and an update would be given at the March meeting.

25.25 VICE CHAIR

Cllr V Roberts was to step back as Chair at the end of her two-year tenure wef the May meeting and Cllr H Williams would assume the position. A new Vice Chair would be elected wef the May meeting. **Resolved:** Noted and agreed that to progress the selection of a Vice Chair any member wishing to put themselves forward for consideration should do so to the

Clerk in writing (email) before the March meeting (the Clerk would confirm this resolve in writing to all members with a deadline date for responses).

26.25. HISTORY BOARD PROJECT

Cllr P Roberts reported: Bids were being sought for two different pieces of work. The first was for the structure and installation of the board itself, plus the graphic design background of the display. Four companies with local connections had been identified, and would receive the brief that week.

The second was for the artistic work for the display: this brief was less advanced and whilst the group were aware of a couple of local artists who might be interested, they would welcome hearing of others.

Resolved: Noted.

27.25. 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.

24/01630/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.

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. Requires permission. (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.

NEW APPLICATIONS:

24/03193/CAT 2 Farndon Hall Farndon removal of dying Ash trees.

25/00121/FUL 7 Dee Crescent Farndon demolition of existing conservatory, erection of rear single storey extension, addition of side windows.

DECISIONS:

Refused: 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).

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

Approved: 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.

28.25. FINANCE

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

Proposed Cllr H Williams Seconded Cllr P Fish

29.25. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS

i) Fishing/riverside access/Environment Agency update: The Environment Agency had confirmed that they were still looking to finish the disabled/family fishing peg plus make one or two of the other pegs usable in this financial year. Thereafter they would look to attend a Parish Council meeting to discuss next steps.

A letter from a member of the public had been received raising various riverside related concerns:

a) Disrepair of the pegs. **Resolved:** Advise as per the recent correspondence from the EA that work was imminent.

b) Request for a gate/barrier to restrict overnight campers: **Resolved:** Advise that the Parish Council do not own the riverside car park and therefore do not have any authority with regards to how the area is maintained/altered and that they would need to engage with the relevant authorities, which in the first instance would be Cheshire West and Chester Council.

c) Linked to overnight camping, complaint of lack of available unlocked toilets: **Resolved:** Cllr Waddelove would liaise with CWAC over maintenance and general accessibility.

30.25. FARNDON COMMUNITY CLUB

Cllr Williams reported: The builders had commenced work and whilst this was going well more problems were also coming to light which in turn would mean additional costs.

Resolved: Noted.

31.25. STANDING CONSIDERATION OF HIGHWAY MATTERS

i) Boardwalk repairs needed: **Resolved:** Clerk to ask contractor to assess problem areas and co ordinate necessary repairs.

ii) Handrail on CWaC owned section of boardwalk in need of repair: **Resolved:** Clerk to liaise with CWaC.

iii) Grips underfoot on boardwalk reported as losing their grip: **Resolved:** To monitor.

iv) Avondale hedge: **Noted:** Cllr Fish had spoken to resident.

v) Sibbersfield Lane sign at junction of B5130 destroyed: **Resolved:** Clerk to report to CWaC.

32.25. DATE AND TIME OF NEXT MEETING

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

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