

**MINUTES OF THE MEETING OF FARNDON PARISH COUNCIL HELD ON
TUESDAY 2nd SEPTEMBER 2025 AT 7.30PM in FARNDON WAR MEMORIAL
HALL**

Present: Cllr H Williams (Chair), Cllr F Henderson (Vice Chair), Cllr V Roberts, Cllr P Fish, Cllr M Rudd, Cllr P Roberts, Cllr G Dawson, Cllr B Hillyer, Cllr K Davies, Mrs M Jones.

In attendance: Borough Cllr A Waddelove, Mrs C Taylor, Clerk.

PART 1

123.25. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Cllr A Foster and Mr E Barnston.

Resolved: that the apologies be noted.

124.25. DECLARATIONS OF INTEREST.

No declarations of interest were made. Members to declare if anything arises further on the agenda.

125.25. GENERAL PUBLIC SPEAKING TIME. Nothing raised.

126.25. COMMUNITY SAFETY.

Police monthly report not available to circulate prior to the meeting. PCSO McKevitt was not in attendance.

i) Update on external defibrillator at Pharmacy: The Clerk reported that the old defibrillator and cabinet had both been replaced with new equipment and emphasized the importance of them as community assets noting that the new equipment had been accessed twice within the first few weeks of installation.

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127.25. BOROUGH COUNCILLORS REPORT.

Cllr A Waddelove was in attendance and reported:
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i) CWaC Local Plan Consultation: Issues and Options: Farndon Parish Council had submitted their response to the consultation to meet the end of August deadline. Rob Charnley, Head of CWaC Planning had hosted a public meeting 27th August at Farndon Community Centre to discuss the wider implications of the Farndon land availability assessment. There had been a good turnout of residents and a question-and-answer session followed the initial presentation. No planning applications had been lodged to date but further information would be made known to residents should that position change. Cllr Waddelove had followed up with a very comprehensive written summary of the meeting which had been shared on social media platforms.

ii) Devolution: There was to have been a legally binding vote held in July but this had been postponed to September and was likely to be further postponed due to a local by-election. The date of Mayoral elections, if confirmed, had however been moved to

May 2027 as opposed to May 2026 and would combine with general elections with a saving of approximately £2.5m.

iii)Farndon public toilets: The grounds around the toilets were reported as becoming unkempt again. It was acknowledged that maintenance was a CWAC responsibility but that the PC had taken the decision to fund some monthly tidying due to the infrequency of CWAC visits. The gents' toilets had also been closed for the whole of the summer season and remained so.

Resolved: Clerk to write to CWaC to ask when the toilets would be reopened and to raise the fact that the facility in general was an aging asset and largely unfit for purpose as evidenced by frequent long-term closures. To further request that consideration be given to a new facility or significant upgrade of the present. Clerk to arrange meeting with current PC contractor and Cllrs Williams and Henderson to discuss arrangements going forward for maintaining the grounds around the toilet block.

Resolved: Noted.

128.25. MINUTES OF THE LAST MEETING.

Resolved: that the Minutes (Part 1 and Part 2) of the Meeting held on 1st July 2025 be confirmed as a true record and be signed by the Chairman.

Proposed Cllr P Fish Seconded Cllr P Roberts

129.25. CLERK'S REPORT.

Resolved: that the clerk's report be noted.

i)Proposed joint meeting FPC and Holt Community Council : The Clerk had accepted the invitation and awaited suggested suitable dates to convene. The Clerk to HCC had suggested that this would likely be towards the end of September. The Chair and Clerk would attend and report back.

ii)Progression of gov.uk domain, ICO Registration, appointment of Data Protection Officer: **Resolved:** Clerk to progress gov.uk domain with Parish Online, be appointed Data Protection Officer and complete ICO registration.

130.25. PLANNING.

Existing applications where decision is still awaited:

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.

24/01630/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.

25/01020/FUL Marsh House Marsh Lane Kings Marsh Chester To construct building to cover existing silage clamp.

25/00082/FUL Land adjacent to The Nook Churton Road Farndon Proposed single dwelling unit.

25/01704/FUL 2 Rectory Close Farndon Single storey side and rear extensions.

NEW APPLICATIONS:

25/01772/FUL 9 Fern Hill Drive Farndon Single storey rear extension.

25/02213/CAT 4 Rectory Close Farndon 1 x poplar (on the East boundary of property) requires a 5m reduction as it has out grown its location and both the resident and the neighbour have concerns about the tree size and close proximity to the properties. 1 x small ash tree (left of the poplar) has been damaged by a storm and requires felling to the ground due to its poor state.

DECISIONS:

Approved: 25/00988/FUL Marsh House Marsh Lane Kings Marsh Chester Construction of a roofed Farm Yard Manure Store, replacement works to the Concrete Yard area.

Approved: 25/01088/FUL Dandelions Day Nursery Chester Road Churton by Farndon Installation of modular classroom unit.

REFUSALS:

24/00954/FUL The Barnyard Marsh Lane Kings Marsh Chester CH3 6NG Retrospective planning application for conversion of existing building to a dwelling and construction of stable and manege. (Refusal decision issued 31 January 2025) PP-12623460 **Resolved:** Clerk to write to CWaC Planning to ascertain current actions/position regarding enforcement and to ask for assurances that enforcement will be carried out within the set time limits.

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

Proposed Cllr V Roberts Seconded Cllr P Roberts.

132.25. CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.

Received: correspondence, publications, and invitations.

i) CWaC Local Plan consultation: Issues and Options: Parish Council response.

Resolved: Discussed at agenda item 127.25 (i).

ii) Survey from NALC/ ACRE (Action with Communities in Rural England) to aid enhanced flood resilience. **Noted:** Cllr Henderson had responded to this survey on behalf of the PC.

iii) Cheshire Community Action: Emergency First Aid course 13 September 2025. **Resolved:** Invitation noted.

iv) AGAR: External auditor certificate and limited assurance opinion 2024/45 issued on satisfactory conclusion. **Resolved:** Noted.

v) TTRO Farndon Soapbox Derby 14 September 2025. **Resolved:** Noted.

vi) TTRO MBNA Chester Marathon 4 October 2025. **Resolved:** Noted

vii) CWaC Connections Online Meeting: Highways 25th September 2025.

Resolved: Cllr P Roberts to attend.

viii)Connections Locality Meeting (Rural): 15th October 2025. **Resolved:** Cllrs H Williams and F Henderson to attend.

ix)Community Governance Review: Parish Boundary: Marsh Lane. **Noted:** The Community Governance Review Committee had met and appeared to be in favour of the boundary change with their minute referencing 'working through the process with expected completion by May 2027' which would tie in with the next elections.

x)Quarry Hill Play Area: A complaint had been received regarding ragwort, ripped floor carpet and audio loss on some equipment. **Noted:** Clerk had asked the play area inspector to expedite the due annual inspection and this had taken place at the end of August. The advisory had been used to ask for a quote from Groundwork and Leisure Services for ripped flooring, audio repair and a damaged 'wobbly bridge' strut. The quote was £730 plus vat. **Resolved:** The Clerk accept the quote and ask for the work to be carried out at the earliest available opportunity. Cllrs Williams and Henderson would carry out an onsite inspection to discuss the ragwort and thereafter instruct the Clerk as to action required.

xi)CWaC Community Resilience Pilot: Invitation received and acknowledged but no volunteer to engage. **Resolved:** Noted.

xii) Letter received from Ainscough Strategic Land advising that they were looking to engage with the community through a public exhibition event and asking for information regarding availability of local venues to host said event. **Resolved:** Clerk to direct them to the websites of both Farndon Community Centre and Farndon Memorial Hall.

Resolved: Noted.

133.25. HISTORY BOARD.

Cllrs Dawson and Roberts reported: The groups progress had slowed slightly due to temporary unavailability of some members of the group. A list of proposed contents was now available but needed double checking before going ahead. Needed to go through the timeline section to make sure it was all accurate. The size of the board had been narrowed down. Once the contract was robust enough, they would be in a position to approach the illustrator. **Resolved:** Noted.

134.25 FARNDON COMMUNITY CENTRE.

Cllr Williams reported: An application had been made to the FA for a bigger tractor which would mean cheaper grass cutting outgoings. They had had to abandon their fruitless efforts to extract any refund from the adviser who had initially been contracted to assess the roof at the club prior to its renovation and whose advice was later found to be flawed. Last car boot had had to be cancelled due to lack of volunteers to run it. Bonfire night event was scheduled for 8 November this year. Cheshire Rural Touring Arts presentation showing 17 October. Annual Greg Davenport Family Quiz to be held 27 September.

Resolved: Noted.

135.25. STANDING CONSIDERATION OF HIGHWAY MATTERS.

Members inform the Clerk of any issues regarding highways and footpaths.

- i)Village Gateways: Complaints received that they looked 'sad'. **Resolved:** Clerk and Cllrs Williams and Henderson to meet with contractor to discuss solution.
- ii)Meadow Lane reported as overgrown, fallen trees and impassable in parts: **Resolved:** Clerk to report to CWaC and ask for remedial action.
- iii)Public waste bin located at end of Farndon Community Centre football field nearest Crewe Lane entrance: Reported that the bin crew were now accessing the bin from the Sibbersfield Lane/ Community Centre entrance and driving the length of the pitch to reach the bin to access it. This could not continue and over the winter months the grass would be destroyed. **Resolved:** Clerk to raise with CWaC.
- iv)Street light at turning off Barton Road on to the top of Crewe Lane had been damaged some months ago when a vehicle struck it and the light head had never been replaced. Going into the winter months lack of light in this area/ on this corner would become more dangerous. **Resolved:** Clerk to raise with CWaC.
- v)Bollard at top of Church Lane/Twychooks still reported as being missing/not replaced since damaged/removed: **Resolved:** Clerk to report to CWaC.
- vi)Overly large trees at top of Nightingale Close reported as being in need of assessment on health and safety grounds with one in particular having been partially uprooted during Storm Floris earlier in the year. **Resolved:** Clerk to raise with CWaC Tree Officer.

136.25. DATE AND TIME OF THE NEXT MEETING. Resolved: that the date and time of the next meeting will be on Tuesday 7th October 2025 at 7.30pm. To be held in Farndon War Memorial Hall.