

**MINUTES OF THE MEETING OF FARNDON PARISH COUNCIL HELD ON  
TUESDAY 3<sup>rd</sup> FEBRUARY 2026 AT 7.30PM in FARNDON WAR MEMORIAL  
HALL**

**Present:** Cllr H Williams (Chair), Cllr F Henderson (Vice Chair), Cllr V Roberts, Cllr M Rudd, Cllr P Fish, Cllr P Roberts, Cllr G Dawson, Cllr P Amphlett, Cllr A Foster, Cllr K Davies, Hon Cllr Mrs M Jones.

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

**Members of the public:** None.

**PART 1**

**18.26. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Cllr B Hillyer and notice from Cllr M Rudd that he would need to leave the meeting at 8.30pm. **Resolved: as noted.**

**19.26. DECLARATIONS OF INTEREST.**

Cllr Williams declared an interest in Agenda Item 9(i) / Minute 26.26.(i). Members to declare if anything arises further on the agenda.

**20.26. GENERAL PUBLIC SPEAKING TIME.** Nothing raised.

**21.26. COMMUNITY SAFETY.**

The Clerk advised that the recently reported proposed significant reduction in PCSO numbers in Cheshire was currently under further deliberation with a decision expected shortly regarding whether any or all the PCSOs could be retained by increasing the policing precept for 2026-27.

PC Gardner had confirmed that he would be attending the Annual Parish Meeting on 7<sup>th</sup> April 2026.

**Resolved:** Noted.

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**22.26. BOROUGH COUNCILLORS REPORT.**

Cllr A Waddelove was in attendance and reported:  
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i) Village meeting regarding Vistry planning application 25/03993/OUT Land Off Barton Road Farndon: A positive meeting with a good turn out by residents. The application was apparently 15<sup>th</sup> in the queue which could mean 6 or 7 months before the application would be determined by CWaC (i.e. a decision made). An extended deadline for comments to CWaC Planning of 13<sup>th</sup> February 2026 had been negotiated. Cllr Waddelove confirmed he had submitted a preliminary call-in request.

ii) The CWAC consultation/advertising of the proposal to reduce the speed limit to 40mph on a considerable section of the A534 taking in the Farndon crossroads had now closed. There had been an objection which would have to be addressed by CWaC before any further progression.

iii) Blister pack trial update: One box in the chemist had already been filled and replaced. Aptitude Gym had not taken delivery of a collection box.

iv) Reports received of dog fouling on Dee Crescent and Speedway (in addition to issues reported by the school and bridge). **Resolved:** Clerk to approach CWaC for advice and possible signage.

v) Overgrown hedge on Twychooks: This had now been cut back.

**Resolved:** Noted.

## **23.26. MINUTES OF THE LAST MEETING.**

**Resolved:** that the Minutes of the Meeting (Part 1 and Part 2) held on 6<sup>th</sup> January 2026 be recorded as a true record.

**Part 1 Proposed Cllr V Roberts      Seconded Cllr G Dawson**

**Part 2 Proposed Cllr V Roberts      Seconded Cllr G Dawson**

## **24.26. CLERK'S REPORT.**

**Noted:** All updates circulated on email between meetings.

i) Boardwalk repairs: **Resolved:** Members authorised Cllrs Williams, Henderson and the Clerk to proceed with the works required. Installation of a section of concrete path at the start of the boardwalk, the replacement of the second section in composite with concrete posts and some further smaller repairs to the remaining sections. Clerk to obtain a formal quote for the works. Clerk to seek advice from CWaC Planning re the use of concrete.

**Proposed** Cllr P Roberts    **Seconded** Cllr P Fish. All in agreement.

ii) Street Orderly vacancy: This had been advertised but there had been no applicants. **Resolved:** Clerk to further explore options and possibility of joining with Malpas who were considering utilising a contractor to fulfil a similar role. **Proposed** Cllr P Roberts    **Seconded** Cllr V Roberts. All in agreement.

iii) Grounds maintenance contract St. Chads: This had been advertised as the current 3 year contract was coming to an end 31 March 2026. The closing date for tenders was 20 February 2026. **Resolved:** Noted.

iv) Riverside path update: No further update other than CWaC officers had been seen onsite in the last week. Clerk remained in contact with Deborah Lack, PROW Officer and will keep members informed. **Resolved:** Noted.

v) Assertion 10: Gov.uk: **Resolved:** Clerk to progress the transition to a gov.uk website and individual email addresses. Provider to be Parish Online with UKCityImages (UKCI) to both manage the transfer from the old to the new and to thereafter provide support and continuous management of the website and email addresses.

**Proposed:** Cllr Williams and Hon Cllr M Jones    **Seconded:** Cllr K Davies. All in agreement.

## **25.26. 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).  
**25/00082/FUL** Land adjacent to The Nook Churton Road Farndon Proposed single dwelling unit.

**NEW APPLICATIONS:**

**25/04031/LBC** Re-erect greenhouse onto existing dwarf walls from the previously demolished greenhouse.  
**25/03993/OUT** Land Off Barton Road Farndon Outline planning application for residential development of up to 90 open market and affordable new homes with associated landscaping, public open space, BNG and infrastructure; demolition of equestrian stable block; with all matters reserved except for detailed means of vehicular access. **Resolved:** Cllr Rudd would draft the Parish Councils response/comment on this application for submission to CWaC Planning by the commenting deadline of 13 February 2026.  
**25/03820/FUL** 2 Dee View Farndon Application of render to the front elevation, replacement of porch roof with new porch windows and front door. Erection of fence panels, double gate, access, and adjoining pedestrian gate to the front boundary.

**DECISIONS:** None.

**NOTIFICATION OF APPEAL: 26/00006/ENF: APP/A0665/C/25/3376531: 23/00038/ENTPLN Appeal start date 6 January 2026. Representations by 17 February 2026.**

**Enforcement: 24/00954** 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. To note reinforcement notice served 4 November 2025 to take effect 4 December 2025. **Resolved:** Clerk to forward letters of enforcement and appeal to Cllr Rudd. Cllr Rudd to advise whether FPC were required to comment.

**26.26. 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 P. Roberts      **Seconded** Cllr V. Roberts

i)Community Benefit Fund application received from Farndon Community Centre/Trust: **Resolved by vote:** £900 be granted (8 in favour, 1 in favour of £1400 and 1 abstention due to an interest having been declared): Grant to be used specifically towards funding cutting of leylandii (circa £600) and storage box for petrol containers (circa £300). **Proposed:** Cllr F. Henderson **Seconded** Cllr V. Roberts

ii)Community Benefit Fund application received from Cllr Hillyer for the youth club:

**Resolved unanimously:** £210 be granted. Grant to be used specifically towards funding the running of the youth club for the next 12 months. Cllr Hillyer be asked to advise the business plan going forward. **Proposed:** Cllr V. Roberts **Seconded:** Cllr P. Roberts.

#### **27.26 BUDGET AND PRECEPT SETTING 2026/2027.**

The clerk provided copies of the budget proposal for 2026/27 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 £42,507. This represented a 0% increase on the previous year. **Proposed by Cllr P Roberts, Seconded by Cllr P Amphlett.**  
**Vote: All in favour.**

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

Received: correspondence, publications, and invitations.

i) Complaint received from school and resident about dog fouling: **Noted:** Clerk had posted on website as requested by resident. **Resolved:** Dog fouling raised under Borough Councillors report but in addition it was suggested to raise in the April newsletter.

ii) Request received from Churton Parish Council (CPC) regarding Enforcement 24/00954 The Barnyard Marsh Lane Kings Marsh: The Clerk informed that CPC had requested that FPC continue to apply pressure on CWAC Planning to ensure the enforcement notice was complied with. **Noted:** Dealt with under Planning on the agenda.

iii) Marsh Lane: CWAC had written on the 29<sup>th</sup> January 2026 to advise that the agenda for the next meeting of the Community Governance Review Committee on 3rd February 2026 had been published and that agenda item 7 related to the results of the Phase 1 consultation regarding the Marsh Lane boundary change, as well as draft recommendations for the committee to consider and approve. **Noted.**

iv) Ed Barnston had written to the Clerk to advise that the estate had now had approval from the Environment Agency (EA) and Natural England (NE) to establish a 4-kilometre long, 15-metre-wide riparian corridor, creating an additional 15 acres of woodland through the planting of about 9,000 native trees. It was hoped to start planting mid-march over a two-week period. Running parallel to the riverbanks, this linear woodland would reduce flood impacts by intercepting rainfall and slowing overland flow, stabilise banks to reduce erosion and siltation, and enhance biodiversity by creating a continuous riparian corridor. The route being from Crewe-by-Farndon into Farndon and toward Churton on areas of the floodplain. The footpath would not change, rather the farmed land would reduce in area. **Noted.**

#### **29.26. HISTORY BOARD.**

Cllrs Dawson and P Roberts reported: A meeting to finalise and progress was scheduled for the following week. **Resolved:** Noted.

**30.26. FARNDON COMMUNITY CENTRE.** Cllr Williams reported: A very successful Burns Night event had taken place.

i)Valuation: The club Trustees had written to the Clerk regarding the value of the community centre both as an asset and for insurance purposes and in particular that there was some doubt as to its actual value. A prospective insurer, after visiting the site, had offered the opinion that the renewal valuation was understated. In these circumstances the Trustees had asked whether the Parish Council might want to consider whether it would be an appropriate time to have an independent on-site valuation survey carried out to have confidence that the correct valuations were being recorded and used.

**Resolved:** Cllr Henderson would seek some guidance and report back to the March meeting.

### **31.26. MEMORIAL HALL.**

Cllr V Roberts reported: The hall had been in the hands of the Trustees since the original Trust deed had been drawn up in 1921. A subsequent decision taken to register the land with the Land Registry had eventually led to them vesting the land with the Official Custodian of the Charity Commission, with them now in receipt of the vesting document dated 30 January 2026. The current operation and management of the hall remained unchanged by this but the Official Custodian would have to be notified and give approval should any future sale or land acquisition be considered. The Memorial Hall was facing several unexpected expenses related to heating issues, repairs needed in the ladies' toilets and a roof leak. They were also starting to explore upgrading the upstairs rooms so that it could be put to daytime use on a regular basis. **Resolved:** The Clerk would forward a Community Benefit Fund application form to Cllr Roberts who would confer with Trustees regarding making an application to help fund some of the unexpected expenses.

### **32.26. ANNUAL DINNER.**

Cllr Davies offered to set up and circulate a poll to explore individual members availability on dates during February and March. **Resolved:** Clerk to forward some initial possible dates to Cllr Davies.

### **33.26. NEWSLETTER.**

Circulation dates confirmed as April and October. All contributions/articles to be sent to Cllr Henderson by beginning of April. Clive Mason had agreed to provide an article from St Chads. **Resolved:** Noted.

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

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

i)Light reported as still being 'out' on the High Street next to Top Farm car park in direction of Chemist. **Resolved:** Clerk to report again.

ii)Light at top of Crewe Lane still not functional. **Resolved:** Clerk to 'chase' CWaC.

iii)Meadow Lane flooding reported: **Resolved:** Clerk to raise with PROW Officer who had been involved last time this was reported.

iv)Overgrown hedges Barton Road: Progress was reported with CWaC having determined which of the reported hedges fell within their criteria for cutting back and

engaged with the homeowner where possible. Some had been cut back with CWaC still chasing progress with others. **Resolved:** Noted.

v)Accumulation of logs under the Farndon/Holt bridge reported: It was noted that any such blockages were regularly cleared, thought to be by Natural Resources Wales, and this had been done again recently. **Resolved:** Noted.

vi)Plover Close pavement surfaces: Reported as being in a poor state of repair. The Clerk reported that CWaC had undertaken a survey of equally uneven pavements in the vicinity last year (in response to Parish Council concerns) and had advised no immediate action but that they would monitor. **Resolved:** Noted.

vii)Fencing reported as broken on the approach to Farndon Community Centre adjacent to the MUGA: **Resolved:** Cllr Williams to investigate.

**35.26. DATE AND TIME OF THE NEXT MEETING. Resolved:** that the date and time of the next meeting will be on Tuesday 3<sup>rd</sup> March 2026 at 7.30pm. To be held in Farndon War Memorial Hall.