

**MINUTES OF THE MEETING OF FARNDON PARISH COUNCIL HELD ON TUESDAY
4th JUNE 2024 AT 7.30PM in FARNDON WAR MEMORIAL HALL**

Present: Cllr V Roberts (Chair), Cllr H Williams (Vice Chair), Cllr F Henderson, Cllr P Amphlett, Cllr B Hillyer, Cllr P Roberts, Cllr K Davies.

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

PART 1

78.24. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Cllrs P Fish, M Rudd, A Foster, and Mrs M Jones. Absent: Cllr D Finlay.

Resolved: that the apologies be noted.

79.24. DECLARATIONS OF INTEREST.

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

80.24. GENERAL PUBLIC SPEAKING TIME. Nothing raised.

81.24 COMMUNITY SAFETY.

Police monthly report had not been made available to circulate prior to the meeting. PCSO McKeivitt was not in attendance.

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82.24 BOROUGH COUNCILLORS REPORT.

Cllr A Waddelove was in attendance.

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i)No. 5 Bus: Passenger numbers were encouraging for the additional extended Friday/Saturday evening service. No conversation had yet been had regarding any extension of the trial.

ii)Planning applications: Despite being assured that the backlog had been cleared there still appeared to be quite a number of applications waiting to be processed.

iii)Bollard at junction of Sibbersfield Lane/ A534 had been replaced and potholes repaired.

iv)Kings Meadow: Drains were being surveyed the following week and a 151 Notice would then be issued as a step towards formal adoption.

v)Pavement at Sibbersfield Lane: Water utility company needs to lay a service (sewer pipe) in that area and are in the process of resubmitting an

application for a licence before they can proceed prior to the pavement being finished off by the developer.

vi) Flooding at Barton Road: Welsh Water last cleaned the drains circa 2015 and 2018 and recent torrential rainfall completely overwhelmed the system leading to flooding of a residential dwelling. Welsh Water had attended the incident.

A request was made for the interactive speed sign on the A534 to be investigated to check if it was working properly. Cllr Waddelove agreed to take this up with Highways.

83.24 MINUTES OF THE ANNUAL MEETING.

Resolved: that the Minutes of the Annual Parish Council meeting held on 7th May 2024 be confirmed as a true record and be signed by the Chairman.

Proposed Cllr P Roberts Seconded Cllr P Amphlett.

84.24 CLERK'S REPORT.

Resolved: that the clerk's report be noted.

i) PROW application. CWAC had forwarded a copy of an Order made 14 September 2023 by CWAC under Section 53 (2) (b) of the Wildlife and Countryside Act 1981: The Cheshire West and Chester Borough Council (Addition of Public Footpath No. 20 in the parish of Farndon) Modification Order 2023. CWAC had advised that it was their intention to advertise and communicate this with stakeholders in the first two weeks in June.

Resolved: To await the advertisement and if not specified to ask for a timetable of progression.

ii) Flooding/drainage issue at FCC: Cllrs V Roberts, K Davies and the Clerk had met with Dan Spry FCC Trustee and landowners Edward and Michael Barnston. Dan had outlined a suggested plan to alleviate the flooding by digging a trench from the flooded area across to a ditch on the other side which should drain off any excess water. Edward and Michael were happy for the club to proceed with the initiative.

iii) Speed indicator device at Monument Place: **Resolved:** Clerk to ask Barnston Estate if they could cut back the growth that was obscuring the sign.

iv) Lamppost at FCC: **Resolved:** PC to pay the Club £30 annually for the electricity to power the light.

v) Audit of uneven pavements on Limetree Drive: **Resolved:** As CWAC have said they will only monitor for now everyone should be mindful of any accidents and report them to CWAC as soon as possible.

vi) Letter of complaint to Planning: **Resolved:** Clerk to write a second letter to CWAC Planning expressing disappointment at the response received to the PC's initial complaint about the service being provided (in particular with the enforcement case 23/00449/EOPDEV Riverside chalet with refused planning and their response to issues with the wild camping site). With regards to the wild camping

site, Clerk to advise that it is the PCs view that there should be a pre use application, services were already on site and the promoter was actively advertising that it was open for use. Confirmation also to be sought as to when the 60 days referred to in the letter from Planning start from. Any non-compliance from the promoter with rules and regulations should be met with a Stop notice. There were concerns over Health and Safety and also river pollution and it may be necessary to involve the Environmental Protection Agency.

85.24 PLANNING. Existing applications where decision is still awaited:

21/00882/FUL Lewis' of Farndon The Gateway High St Farndon Retractable awning over enclosed patio. **Noted:** Lewis's had confirmed that they still intended installing an awning.

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).

23/00863/FUL Land at Monument Place Chester Road Churton By Farndon Chester Erection of building comprising of 1400sqm of Class E (g) (ii) and (iii) floor area with associated parking, service yard turning circle, pedestrian links, bike and bin storage, two padel courts, and landscaping.

23/00449/EOPDEV Riverside chalet with refused planning: Enforcement case opened.

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

23/03499/FUL 23 Lime Tree Drive Farndon CH3 6PN single storey garage extension.

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.

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.

APP/A0665/D/24/3339907 **24/00056/REF** **23/03479/FUL** Notification of Planning Appeal: 4 Parker Drive South Farndon Chester Erection of a two-storey side extension and single storey rear extension.

24/00903/S73 Land at Churton Road Farndon Chester Erection of detached dwelling – variation of condition 2 (approved drawings) of planning permission 20/00519/FUL.

NEW APPLICATIONS:

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:** Objection made to planning.

DECISIONS: None.

86.24 FINANCE.

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

Proposed Cllr P Roberts Seconded Cllr P Amphlett

i) The **ANNUAL GOVERNANCE & ACCOUNTABILITY RETURN** had been submitted to the external auditor and Notice of Public Rights had been advertised on the website. **Resolved:** Noted.

87.24 FARNDON WAR MEMORIAL HALL ANNUAL REPORT.

Cllrs V and P Roberts declared an interest.

Treasurers Annual Report for the year 2023/2024 was tabled. A new Treasurer had been appointed. They did not intend asking for a grant from the PC this year at this time and would ensure that they would make any future request in time to be considered at FPCs annual budget meeting.

Resolved: Noted.

88.24 CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.

Received: correspondence, publications, and invitations.

i) Update on Chester Resilience Scheme - Sandy Lane. **Resolved:** Noted.

ii) Play Area Inspections. **Noted:** Inspections now undertaken and reports circulated to all Cllrs. Clerk to arrange gate post repair at FCC play area and fence panel repair at Quarry Hill play area.

iii) Flooding – Barton Road resident. **Noted:** Welsh Water had responded to this issue. It was however acknowledged that gullies needed more frequent cleaning out by CWAC and this will have added to the problem experienced on Barton Road, exacerbated by unusually heavy rainfall.

iv) Christmas arrangements. **Resolved:** Village Christmas tree light up to be held on Friday 6 December 2024 to tie in with St Chads Tree festival in order that the band could attend for both events. Cllr Finlay to be invited as guest appearance.

v) Hanging baskets: **Resolved:** Clerk to ask contractor to hang the baskets.

vi) Public toilets: Complaints received regarding general maintenance and concern raised about the wooden soffits rotting in places. **Noted:** Clerk had raised with CWAC.

89.24 FARNDON COMMUNITY CLUB.

i) Flooding/drainage on football pitch and surrounding area. **Noted:** Dealt with at Item 84.24.

Cllr Williams further reported:

- i) Car boot had been cancelled due to weather conditions.
- ii) Ticket sales for Farndon Rocks were doing well.
- iii) Lots of grant application forms were going out.
- iv) A decision had been made to go with the second cheapest contractors quote for the roof repair as the trustees were happier with their Health and Safety arrangements and staging of the works in sections. Trustees were looking into compensation from the first surveyors work on a no win no fee basis.

Resolved: Noted.

90.24 STANDING CONSIDERATION OF HIGHWAY MATTERS. Members inform the Clerk of any issues regarding highways and footpaths.

- i) A534/Sibbersfield Junction bollard and potholes: **Noted** as repaired.
- ii) Request to address overgrown hedge at Barnston Court fronting High Street: Noted as having been reported to CWAC.
- iii) Some of the speed humps on Barton Road reported as being cracked and in need of assessing by CWAC/ some had no gullies at either end and retained flood waters: **Resolved:** Clerk to raise with CWAC.

91.24 DATE AND TIME OF THE NEXT MEETING.

Resolved: that the date and time of the next meeting will be on Tuesday 2nd July 2024 at 7.30pm. To be held in Farndon War Memorial Hall.