

**MINUTES OF THE MEETING OF FARNDON PARISH COUNCIL HELD
ON TUESDAY 3rd SEPTEMBER 2024 AT 7.30PM in FARNDON WAR
MEMORIAL HALL**

Present: Cllr V Roberts (Chair), Cllr F Henderson, Cllr P Amphlett, Cllr B Hillyer, Cllr P Fish, Cllr P Roberts, Cllr M Rudd, Cllr K Davies, Mrs M Jones.

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

PART 1

105.24. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Cllrs H Williams and A Foster.

Resolved: that the apologies be noted.

106.24. DECLARATIONS OF INTEREST.

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

107.24. GENERAL PUBLIC SPEAKING TIME. Nothing raised.

108.24 COMMUNITY SAFETY.

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

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109.24 BOROUGH COUNCILLORS REPORT.

Cllr A Waddelove was in attendance and reported as follows:

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i) Severn Trent update: Work by Severn Trent would finish end of October/beginning of November and resume in the New Year. Sandy Lane works were ahead of schedule and should be finished in December as planned.

ii) The speed reduction scheme on Sibbersfield Lane had been through the consultation phase and CWACs next steps would be to progress the signage.

iii) Pavement on Sibbersfield Lane: Still waiting for Welsh Water to action (S104). Comment made on recent planning application

(24/02053/S73) that a requirement of this application should be that the pavement should be finished.

iv) Wild camping site: A planning application had now been submitted.

v) Virgin Media O2 Superfast Broadband roll out: The contractors had been very busy over the summer and the network was now available across the village.

vi) SID A534 update: A new replacement part had been sourced and ordered and the works would now be programmed to repair.

vii) No. 5 bus update: Service had been well used but no decision had yet been made regarding the service continuing after the trial.

viii) CWAC Children's Services: OFSTED report had been concerning with all but one area of the services requiring improvement to be good.

ix) Special Educational Needs and Disabilities (SEND): CWAC were the worst performing council in the North West for adhering to legal obligations.

Resolved: Noted.

110.24 MINUTES OF THE JULY MEETING.

Resolved: that the Minutes of the July Parish Council meeting held on 2nd July 2024 be confirmed as a true record and be signed by the Chairman.

Proposed Cllr P Fish Seconded Cllr P Roberts

111.24 CLERK'S REPORT.

i) Update on vacancy for position of Parish Councillor: Notice had been given that a vacancy had been declared. In the event of no election being called the Parish Council would be able to advertise to co-opt. CWAC would advise the outcome of the declaration by 10 September.

Resolved: Noted.

112.24 HISTORY BOARD PROJECT.

Cllr P Roberts extended thanks to the group members working on this project and updated on progress: the idea was to have two boards with one capturing early years and the other historical structures now present. Possibly to be situated riverside or at Top Farm. Quotes were being sourced for the boards and artwork and consideration given to

fundraising. **Resolved:** The Parish Council had ring fenced £1000 in this years budget towards this project and should the group require additional funding they would need to request consideration of it in November prior to next years budget setting meeting early December. Parish Council procurement rules to apply to all spend. The Chair thanked Cllr Roberts for his work leading the initiative.

113.24 YOUTH PROJECT.

Cllr Hillyer updated on progress and asked if the Parish Council would consider a donation. The Soapbox team had advised that they would donate next year if the initiative became established. Ed Barnston pledged income from the August car boot sale parking revenue to the initiative.

Resolved: The Parish Council would pledge any gap in funding up to a maximum of £250 and would put an article in the next newsletter to promote the initiative.

114.24 VE DAY.

Commemorations of VE Day 2025 were discussed. **Resolved:** Clerk to ascertain if Farndon Community Club had any plans.

115.24 NEWSLETTER.

Resolved: To go to print by end of October in readiness for distribution mid-November. **All items to be forwarded to Cllr Henderson by Friday 4th October.**

116.24 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 18/03599/FUL Riverside chalet with refused planning: Enforcement case opened. Officer allocated.

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.

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).

APP/AO665/X/24/3345834 24/00078/REF 23/02506/LDC Notification of Planning Appeal: Application seeks lawful confirmation that the entirety of the building is now residential use since June 2019.

APP/AO665/D/24/3343304 24/00074/REF 23/03650/FUL Notification of Planning Appeal: Eastfield Barton Road Farndon CH3 6NL Erection of a first-floor bedroom extension and en-suite above existing attached garage.

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.

NEW APPLICATIONS:

24/01883/FUL 4 Parker Drive South 2 storey side front extension with rear single storey extension.

24/02053/S73 Land opposite Bracken Farm formerly Gas depot Sibbersfield Lane Farndon Erection of 6 dwellings – variation of Condition 2 (approved drawings) of planning permission 20/104696/S73.

24/02249/FUL Bramley End Old Lane Farndon Convert existing single garage to garden room.

24/02336/OHL Overhead Diversion at Kingslee, Worthenbury Road, Crewe-by-Farndon Divert 5 poles and 6 spans of overhead line on land at Kingslee, Worthenbury Road, CH3 6PA.

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. **Resolved:** Comment deadline 24 September 2024 members to submit views to Clerk in advance of this date.

DECISIONS:

24/01483/PDQ Lodge Farm Worthenbury Road Crewe by Farndon CH3 6PA Change of use of 2 agricultural buildings to 5 residential dwellings.

Decision: Prior Approval Requires Permission.

117.24 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 P Roberts Seconded Cllr F Henderson

118.24 CORRESPONDENCE, PUBLICATIONS, AND INVITATIONS.

Received: correspondence, publications, and invitations.

i) Complaint received from Wellington Green resident regarding grass cuttings being deposited in hedgerows. **Resolved:** Article to be included in next newsletter discouraging this practice and reminding of appropriate/neighbourly ways of disposing of garden waste.

119.24 FARNDON COMMUNITY CLUB.

i) Letter confirming Parish Council permissions to proceed with intended project works had been sent to the Club Trustees by the Clerk.

Resolved: Noted.

ii) A complaint had been received from a resident backing onto the field regarding overgrowth on the field perimeter restricting hedge cutting.

Resolved: Clerk to source quote for cutting and advise resident that a cut was to be arranged by the Parish Council.

120.24 STANDING CONSIDERATION OF HIGHWAY MATTERS.

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

i) Storm damage along boardwalk had been reported: Urgent work had been carried out and the clerk had asked for an estimate for other work that required attention. **Resolved:** Clerk to follow up.

ii) Cllr Roberts advised that he had reported fly tipping on the bypass and that this had been dealt with.

iii) Cllr Amphlett reported Severn Trent signage as having been left on the Churton Road. Cllr Waddelove advised that it had been removed in the last day or so.

iv) Works by CWAC along the Bishop Bennett Way by the Wetreins was gratefully acknowledged.

121.24 DATE AND TIME OF THE NEXT MEETING.

Resolved: that the date and time of the next meeting will be on Tuesday 1st October 2024 at 7.30pm. To be held in Farndon War Memorial Hall.