



*Meeting (No)* **Community & Environment Committee (5)**  
*Time & Date* **10am, 29 July 2021**  
*Place* **Neston Town Hall**  
*Document* **Minutes**

**Present:** Cllr Marple (Chair), Davies, Hinks, Jackson, Smith (substitute for Cllr Kynaston) and Wastell

**In attendance:** Miss A Duncan (Governance & Operations Manager)

**PART 1: Items considered in the presence of the press and public**

- 56 Questions and comments from residents** or representatives to a maximum of three minutes per person and an overall limit of 30 minutes

There were no questions or comments.

**57 Apologies for absence**

Apologies were received from Cllrs Griffiths (personal) and Kynaston (personal).

**RESOLVED** to accept the reasons for absence.

The absence of Cllr Samuel was noted.

**58 Declarations of Interest**

Cllr Marple declared a non-pecuniary interest in item 61 as being a member of the Parkgate Society which had submitted an objection to planning application 19/03423/OUT.

**59 Minutes of the last meeting**

**RESOLVED** to confirm as a correct record the minutes of the Community & Environment Committee meeting held on 20.07.21. The Chair signed the minutes.

**60 Governance & Operations Manager's report**

The Governance & Operations Manager's report was received.

**61 Planning application**

The Committee considered planning application [19/03423/OUT](#), Parkgate Nurseries, Boathouse Lane, Parkgate – outline application with all matters reserved for development of residential units (revised description).

**RESOLVED** to inform the Planning Authority (Cheshire West and Chester Council) that Neston Town Council objected to the application on the following grounds:

- There had been a continuous record of refusal for development on this site since 1978 including refusal for installation of a mobile home, refusal for building of a detached dwelling and refusal for caravan storage. The Town Council hoped that CWaC would continue to be consistent in its attitude towards safeguarding the countryside, and that housing and inappropriate development such as the current application would not be permitted on Green Belt land.
- A local site (Moorside) had already been allocated for housing and the housing target had already been met.
- The development would have a detrimental impact on the Parkgate conservation area.

Chair's initials and date:

BMM. 29/7/21

- Being adjacent to open land, development of the site would introduce light pollution to a relatively dark area.
- The location had been identified as a potential flood risk area.
- Any development at this location would increase the potential for further encroachment into the Green Belt.
- The site had never been a brownfield site, and the application therefore represented inappropriate development on Green Belt land which was contrary to Neston Neighbourhood Plan Policy NNDS1 and Policy STRAT 9 of the Local Plan. The application failed to meet the criteria for exception detailed in the National Planning Policy Framework.

**62 Date of next meeting**

- a The date of the next scheduled meeting was noted as 12 October 2021 at 6pm.
- b **RESOLVED** to hold an additional committee meeting at 10am on Thursday 9 September 2021.

The meeting closed at 10.55am.

Signed Brenda N. Morphe Date 9/9/21