



Meeting (No) **Additional Meeting of the Community & Environment Committee (9)**
Time & Date **5pm, Tuesday 21 February 2023**
Place **Neston Town Hall**
Document **Minutes**

Present: Cllr Marple (Chair), Griffiths and Kynaston (substitute for Cllr Wastell)

In attendance: Miss A Duncan (Governance & Operations Manager), Cllr Jones, CWaC Cllr Millar and three residents

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

102 Questions and comments from residents

Two residents spoke in relation to agenda item 107b. The residents reiterated concerns they had submitted to the Planning Authority regarding the size and character of the proposed development and the likely impact on neighbouring properties.

103 Apologies for absence

The Committee received apologies for absence from Cllr Davies (personal), Cllr Samuel (business) and Cllr Wastell (personal) and **RESOLVED** to accept the reasons for absence.

104 Declarations of Interest

No declarations of interest were received.

105 Minutes of the last meeting

RESOLVED to confirm as a correct record the minutes of the Community & Environment Committee meeting held on 07.02.23. The Chair signed the minutes.

106 Highways proposal to introduce a new prohibition of waiting order on Quarry Road

It was noted that Highways had taken the decision to suspend progress on the proposed prohibition of waiting order until a later date due to issues within the area.

107 Planning applications

It was agreed by common consent to consider items 107a and 107b in reverse order.

- b Planning application [22/04168/FUL](#), Four Winds, Liverpool Road, Neston CH64 3RF – demolition of existing bungalow and erection of a new five bedroom house with detached garage.

RESOLVED to respond to the Planning Authority that Neston Town Council is objecting to this application on the grounds of overdevelopment of the site. The design and scale of the replacement building will be out of proportion with the existing older, single storey properties surrounding it, and will be out of character with the overall appearance of the Liverpool Road street scene in that vicinity. The National Planning Policy Framework, para. 149, states that replacement dwellings should not be materially larger than the footprint of the original building. However, from the plans it will be a much larger and taller building, and increase from the existing footprint and habitable floorspace of 86.7 m², to a footprint of 265.2 m² with habitable floorspace as large as 411.4 m². The same applies to the garage, currently 17.9 m², increasing to 64.6 m², and referred to as Annex/Garage in the plans. Although the planning statement refers to 5 bedrooms, the drawings show 5 smaller

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bedrooms and a large master bedroom, total of 6. The term 'materially larger' generally refers to the replacement dwelling's footprint not increasing by more than 20%, and the volume by not more than 30% of existing space. Also, the proposed elevation would overshadow neighbouring properties physically, and the bedrooms and balcony would overlook the main habitable rooms of the adjoining property. There is also a concern regarding traffic and road safety as the site is near a bus stop and a bend, the larger footprint implying an increase in occupancy and use of the driveway.

Two residents and CWaC Cllr Millar left the meeting.

- a Planning application [22/04675/OUT](#), Oaktree Court Business Centre, Mill Lane, Ness CH64 8TP – demolition of Oaktree Court Business Centre and Livery and the erection of up to 21 residential dwellings with associated infrastructure.

RESOLVED to respond to the Planning Authority that Neston Town Council is of the opinion that the proposed development is inappropriate development in the Green Belt, as defined in NPPF STRAT 9. An application in 2004 to convert/alter a chicken shed to 5 dwellings, was refused in 2005 by Ellesmere Port and Neston Borough Council as being inappropriate development in a rural area of Green Belt. Neston Town Council is also concerned that no existing drainage plan has been provided confirming whether there is sufficient existing drainage infrastructure within the proposed development site. No drainage strategy has been submitted, however, the application suggests connection into a pond/lake. Neston Town Council supports the comments made by the other Consultees such as Welsh Water, United Utilities and the Lead Local Flood Authority, regarding drainage, water and wastewater, sewerage etc. Cheshire West and Chester Environmental Protection Team recommends a full investigation and risk assessment regarding possible contaminated land. The 2004 planning application was refused on the grounds that it was an inappropriate site for five dwellings. In addition, the current usage was granted under agricultural permitted development. Any development on Green Belt land needs to meet certain criteria and is only approved if exceptional circumstances apply. Neston Town Council considers this application does not meet any of the conditions set out in the National Planning Policy Framework. The mix of housing units in this application does not meet the local needs of the area of smaller affordable dwellings. The Sustainability Appraisal included in the application assumes that the requirements to meet Cheshire West and Chester Local Plan economic, social and environmental objectives of STRAT1, can be supplied by Willaston. This is neither a reasonable or realistic proposition. New housing should be located with good accessibility to existing local shops, community facilities, primary schools, and good connections to public transport. The nearest public transport is Neston station 2.75km away. Willaston is 1.5km away and only accessible by car. It is separated from the site by the very busy dual carriageway of the A540, dangerous to cross on foot. Neston Town Council strongly objects and recommends that Cheshire West and Chester Planning Authority refuses this application and continues to protect the character of open rural areas to stop encroachment onto land defined as Green Belt.

108 Date of next meeting

It was noted that the next scheduled meeting would be held on 18.04.23 at 6pm.

The meeting closed at 5.35pm.

Signed Brenda M Marple Date 18/4/23