



<i>Meeting (No)</i>	<b>Extraordinary Meeting of the Community &amp; Environment Committee (6)</b>
<i>Time &amp; Date</i>	<b>11.30am on Monday 13 November 2023</b>
<i>Place</i>	<b>Neston Town Hall</b>
<i>Document</i>	<b>Minutes</b>

**Present:** Cllrs Marple (Chair), Davies, Griffiths and Hardcastle

**In attendance:** A Duncan (Community & Environment Manager, J Harding (Administration Assistant), CWaC Cllr Millar and nine residents

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

### **62 Public Participation**

Residents expressed their objection to planning application 23/03363/PIP, highlighting in particular their concerns about traffic congestion, access restrictions, drainage capacity, impact on wildlife and encroachment on the Green Belt. They confirmed that the concerns expressed had been submitted to the Planning Authority.

### **63 Apologies for Absence**

No apologies for absence had been received. The absence of Cllrs Doughty and Townsend was noted. (Cllr Townsend offered apologies following the meeting.)

### **64 Declarations of Interest**

No declarations of interest were received.

### **65 Minutes of the Last Meeting**

**RESOLVED** to accept as a correct record the minutes of the Community & Environment Committee meeting held on 10.10.23. The Chair signed the minutes.

### **66 Planning applications**

#### **a Overdale Farm, Hinderton Road, Neston CH64 9PW**

The Committee reviewed planning application 23/03363/PIP (demolition of existing outbuildings & erection of six residential dwellings) and **RESOLVED** to submit the following comment to the Planning Authority:

Neston Town Council objects to this planning application for a development of six residential units on this land in the Green Belt. We reject the applicant's claim that this has become developed land and a brownfield site due to some of the outbuildings being used for storage. The units being built would not be viewed as affordable housing to meet local needs, and the target for building new housing in this area has already been met.

Although there are only six units, this would be a significant inappropriate development in this area of the Green Belt, backing onto open land and, in our opinion, the application does not meet the National Planning Policy Framework criteria of very special circumstances.

We also support the concerns expressed by the nearest neighbour regarding the impact this development would have in the immediate vicinity. It would increase traffic on Hinderton Road and it should be remembered that the current access point was originally intended for farm machinery only. The development would increase the impact on the sewerage system and there are also existing issues with large amounts of surface rain water on Hinderton Road during wet weather. Finally, the development would cause a reduction in wildlife habitat, particularly for bats and

Chair's initials and date:

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birds. We therefore wish to stress in the strongest possible terms that Neston Town Council considers this proposed development to be unacceptable encroachment on the Green Belt and hopes that Cheshire West and Chester Council adheres to its policy of protecting the Green Belt from encroaching development of this kind and rejects this application.

Cllr Millar left the meeting during discussion of item 66a. Nine residents left the meeting following the resolution for item 66a.

b Meadow View, Upper Raby Road, Neston CH64 7TY

The Committee reviewed planning application 23/03094/FUL (erection of a new single storey dwelling (with room in roof space) on land adjacent to existing property) and **RESOLVED** to submit the following comment to the Planning Authority:

Neston Town Council objects to this planning application to build a dwelling on land in the Green Belt. A previous application to develop this site, ref. 22/02312/PREAPP, was rejected by Cheshire West and Chester Council as inappropriate development regarding the plot size and scale. In our opinion, this still applies, and this dwelling does not meet the National Planning Policy Framework special circumstances criteria for building on Green Belt land. This is not infill, nor is it a single-storey dwelling, but it does represent creeping development in the Green Belt. We also note that there is a lack of meaningful evaluation of the potential impact on biodiversity.

Neston Town Council hopes that the Planning Department of Cheshire West and Chester Council continues to carry out its policy of protecting the Green Belt in this area and rejects this application.

**67 Date of Next Meeting**

It was noted that the next scheduled meeting would held be on 28.11.23 at 6pm.

The meeting closed at 12pm.

Signed Brenda H. Masple Date 5/12/23