



<i>Meeting (No)</i>	<b>Extraordinary Meeting of the Community &amp; Environment Committee (13)</b>
<i>Time &amp; Date</i>	<b>9am Tuesday 16 April 2024</b>
<i>Place</i>	<b>Neston Town Hall</b>
<i>Document</i>	<b>Minutes</b>

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

**In attendance:** A Duncan (Community & Environment Manager), Cllr Hudspeth, Cllr Wastell, CWaC Cllr Millar and seven residents

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

### **140 Public Participation**

Three residents expressed concern about the Royal Oak planning application (agenda item 144a). They stated that the planned development would be built in an area beyond the existing retail area, it was out of scale and at odds with neighbouring buildings, it would negatively impact on local residential properties, it would increase traffic and noise and parking difficulties. They also stated that January was the quietest time of the year in terms of traffic and, as such, a traffic assessment carried out in January was not representative of traffic levels throughout the year.

CWaC Cllr Millar expressed concern about traffic levels and the community impact that might result from the Royal Oak proposal. He stated that there had been a significant increase in traffic since the closure of Neston Post Office and this had exacerbated parking problems during the working day. Cllr Millar felt that any potential relocation of the bus shelter should be subject to a quality impact assessment and he also commented that the size and design of the proposed development was not in keeping with this picturesque part of Little Neston.

One resident spoke about the Overdale Farm planning application (agenda item 144d). The resident expressed concern about encroachment on the Green Belt, traffic implications and the impact on wildlife.

### **141 Apologies for Absence**

No apologies for absence were received. The absence of Cllr Doughty was noted.

### **142 Declarations of Interest**

No declarations of interest were received.

### **143 Minutes of the Last Meeting**

**RESOLVED** to accept as a correct record the minutes of the Community & Environment Committee meeting held on 09.04.24. The Chair signed the minutes.

### **144 Planning Applications**

#### **a Royal Oak, 23 Town Lane, Little Neston CH64 4DE**

The Committee reviewed planning application 24/00687/FUL (erection of new retail unit, delivery parking bay, plant enclosure and reconfiguration of access) and **RESOLVED** to submit the following comment to the Planning Authority:

Neston Town Council objects to this application on the following grounds:

- Loss of visual amenity due to the scale, layout, design and finishing materials and positioning of the building line in relation to the setting of The Green and listed properties surrounding it (para 135 NPPF).

Chair's initials and date:

- Disturbance and increased noise and traffic in a residential area (Local Plan Policy DM2, para 10.9).
- Impact on public transport – the application has not identified a proposed new site for the bus stop and a quality impact assessment will be needed to ensure that there will be no negative impact for users of public transport.
- Over-intensive use of the existing site which will impact on local parking – there is concern that on-site parking will be insufficient for both shoppers and users of the pub which will inevitably impact on roads in the surrounding residential area.

Five residents left the meeting and one resident joined the meeting.

b Hen House, Haddon Lane, Ness CH64 8TA

The Committee reviewed planning application 23/01473/FUL (utilisation of loft above garage/workshop outbuilding to provide habitable accommodation associated with The Hen House and associated alterations) and **RESOLVED** not to submit a comment to the Planning Authority.

c Hen House, Haddon Lane, Ness CH64 8TA

The Committee reviewed planning application 23/01410/FUL (retrospective application for new off-set access from existing driveway to stable block (including grubbing up of part of existing driveway), hardstanding area around stable buildings, rear extension to existing hay store and other ancillary stores for site maintenance equipment and equestrian storage) and **RESOLVED** not to submit a comment to the Planning Authority.

d Overdale Farm, Hinderton Road, Neston CH64 9PW

The Committee reviewed planning application 24/00778/FUL (erection of six dwellings) and **RESOLVED** to submit the following comment to the Planning Authority:

The comment submitted to 23/03363/PIP applies equally to the current application. 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 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.

Chair's initials and date:

In addition to the comment above which was submitted in response to 23/03363/PIP, the Town Council notes with concern that the current application appears to include even greater encroachment on the Green Belt and the materials being suggested are out of keeping with other properties at this location.

**145 Date of Next Meeting**

It was noted that the date of the next scheduled meeting would be agreed at the Annual Meeting of the Council on 21.05.24.

The meeting closed at 9.40am.

Signed \_\_\_\_\_ Date \_\_\_\_\_