



Meeting (No)	Extraordinary Meeting of the Community & Environment Committee (2)
Time & Date	6pm Tuesday 24th June 2025
Place	Neston Town Hall
Document	Minutes

Present: Cllrs Marple (Chair), Adderley, Townsend and Wastell

In attendance: A Duncan (Community & Environment Manager), Cllr Hudspeth and seven residents.

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

15 Public Participation

All the residents in attendance were opposed to the Royal Oak planning application (agenda item 19). They stated that concerns voiced by residents at the Community & Environment Committee meeting on 16 April 2024 (minute 140) had not been addressed by the revised application. The collective view was that the scale of the proposed building was still at odds with neighbouring buildings, it would negatively impact on local residential properties, increase traffic noise and create parking difficulties. The validity of the traffic survey was also questioned by the residents present.

The Chair thanked the residents for taking the time to attend and share their views and advised them also to submit their comments individually via the Planning Authority's website.

16 Apologies for Absence

The Committee received apologies from Cllr Griffiths (personal) and Cllr Swaffer (personal) and **RESOLVED** to accept the reasons for absence. The absence of Cllr David Ruscoe was noted.

17 Declarations of Interest

No declarations were received.

18 Minutes of the Last Meeting

RESOLVED to accept as a correct record the minutes of the Community & Environment Committee meeting held on 10.06.25. The Chair signed the minutes.

19 Planning Application

Royal Oak, 23 Town Lane, Little Neston CH64 4DE

Cllr Adderley shared views he had received from residents. He explained that this was a relatively small number of people but of that number there had been an equal split between those in favour (convenience and increasing local employment) and those who were indifferent.

The Committee then 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:

With the exception of clarification regarding the bus shelter, there does not appear to be any significant difference between the original and the revised applications and Neston Town Council's original comments still stand, namely that Neston Town Council objects to this application on the following grounds:

Chair's initials and date:

- *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);*
- *disturbance and increased noise and traffic in a residential area (Local Plan Policy DM2, para 10.9);*
- *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.*

20 Date of Next Meeting

It was noted that the next scheduled meeting would held be on 07.10.25 at 6pm.

The meeting closed at 6.35pm.

Signed _____ Date _____