

PLANNING DECISIONS ON APPLICATIONS CONSIDERED BY C&E COMMITTEE DURING 2022

REFERENCE	ADDRESS	DETAILS	DATE CONSIDERED BY C&E COMMITTEE	COMMENT SUBMITTED TO BOROUGH COUNCIL	DECISION
21/04782/FUL	63 Badger Bait, Little Neston	Change of use from betting shop to hot food takeaway and installation of new extract ventilation to roof level, alteration to existing shopfront to relocate entrance door to the side elevation including formation of a new disabled access ramp, new roller shutter door and widening of existing opening to the left hand side to form a new bin store.	01.02.2022	Neston Town Council welcomes in principle the development of this site but is concerned about the potential impact on local residents (Neston Neighbourhood Plan Retail Policy NNR3). Concern has been expressed about the potential for increased evening noise and the Town Council requests that the opening hours of any new business at this location should be consistent with existing opening hours in the area. There needs to be careful attention given to controlling potential increased parking and traffic in the area. A significant concern is traffic stopping on the corner and the Town Council recommends double yellow lines to improve safety for road users and pedestrians.	Refusal. Appeal allowed.
21/05081/FUL	9 Sandy Lane, Little Neston	Demolition of existing detached dwelling and garage and erection of a replacement two storey detached dwelling and garage.	01.03.2022	Neston Town Council objects to this application on the grounds that the proposed development is out of character and proportion with other properties on this traditional village lane and that building will be forward of the building line. In addition, there is a good deal of concern locally about blocking of a pre-existing right of way as well as concern about the fact that the location of the proposed garage appears to be outside of the applicant's ownership. The Town Council requests these concerns of local residents be taken into account and investigated fully.	Refusal. Appeal allowed.
22/00226/FUL	Land at Raby Park Road, Neston	Erection of three dwellings and alterations to existing houses to allow extension to existing access driveway.	01.03.2022	Neston Town Council is in agreement with many of the concerns raised by local residents and strongly objects to this application on the following grounds: (1) DRAINAGE AND SEWERAGE: the Town Council is seriously concerned about current capacity because discharge reports indicate that the system is already under pressure and it should be noted that during periods of prolonged rainfall the Sythcroft manhole lifts and floods. Policy NNH1 of the Neston Neighbourhood Plan requires that a new development must be adequately serviced by the existing infrastructure and utilities networks or it must be possible to increase capacity to accommodate the development. The Town Council seeks assurance that the infrastructure has the capacity to deal with this additional new build. (2) ENVIRONMENTAL: this site is an ancient orchard habitat with heritage significance and the Town Council is very concerned about the potential loss of biodiversity. The Biodiversity Report does not appear to have investigated use of the orchard by smaller mammals such as hedgehogs, voles and shrews, and this location is well known locally as a feeding site for bats. (3) SCALE AND DESIGN: the Town Council does not consider the proposed design to be appropriate in scale and design to its local context and adjacent properties and, as such, the application fails to comply with Policy NNH1 of the Neston Neighbourhood Plan. (4) ACCESS: the issue of refuse collection service via a private road has not been addressed. (5) HOUSING TYPE: Policy NNH2 of the Neston Neighbourhood Plan emphasises the need for smaller more affordable houses that allow households to stay or move into the area and enable older people to downsize and remain in the area. The houses on the proposed development are either three- or four-bedroom properties which will not address the need for smaller more affordable homes.	
22/01223/DIS	Gittins Warehouse, Brook Street, Neston	Discharge of condition 4 (construction management plan and traffic management plan) of planning permission 20/02442/FUL	04.05.2022	Neston Town Council is concerned that within the planning application construction and traffic management plans no mention is made of minimising disruption to residents and adjacent businesses and there is no evidence of procedures to avoid damage, with particular reference to 1 Brook Street and also the rear of the Brown Horse pub. There is concern about where the refuse/recycling bins will be placed on collection day during the construction process. There is also no mention of ensuring access to the rear of either business premises or the Brook Street residential properties during construction.	Approval
22/01540/OUT	The Stables, Lees Lane, Neston	Construction of 14 dwellings to include four affordable dwellings & associated access	21.06.2022	Neston Town Council objects to this application on the grounds that it is inappropriate development on Green Belt land and is contrary to Neston Neighbourhood Plan Policy NNDS1 and Policy STRAT 9 of the Local Plan. In this instance the harm that will be caused to the Green Belt is not outweighed by other considerations (NPPF, para 148).	
22/00226/FUL	Land at Raby Park Road, Neston	Erection of two bungalows and one dormer bungalow and alterations to existing houses to allow extension to existing access driveway	07.07.2022	RESOLVED to inform the Planning Authority that the revised plan does not address the drainage and sewerage issues as the quantity of discharge will be the same. The Town Council acknowledges that access to Raby Park Road has been improved but access issues still remain. All other previously submitted objections (as agreed by C&E on 01.02.22) remain applicable to the revised application.	
22/03579/FUL	Land Rear of 7 Old Quay Close, Manorial Road South, Parkgate	Erection of two detached four-bedroom bungalows, associated hard and soft landscaping, creation of new vehicular and pedestrian access	08.11.2022	Neston Town Council is opposed to the planning application to develop the land at the rear of 7 Old Quay Close, Parkgate. There is a history of refused applications for this site. An application to develop the site in 2018, was again refused by the Planning Inspectorate. It lies outside the settlement area of Neston and Parkgate, and is designated as part of the North Cheshire Green Belt. Under the Cheshire West and Chester Local Plan, it has the status of an Area of Special County Value for Landscape, Policy ENV6. It is classified as a local wildlife site and is adjacent to a Ramsar wetland site, under Policy ENV4. In the Neston Neighbourhood Plan, under Policy STRAT 9, it is the Authority's intention that the general extent of the North Cheshire Green Belt will be maintained and that any amendment to the Green Belt boundary will only be made in exceptional circumstances. There are no exceptional circumstances in this case, as the Authority target for additional housing in this area, in the current plan, has already been met without the need to develop this Green Belt site.	