



Meeting (No)	<b>Extraordinary Meeting of the Community &amp; Environment Committee (4)</b>
Time & Date	<b>2pm on 12 January 2021</b>
Place	<b>Remote meeting via Zoom</b>
Document	<b>Minutes</b>

**Present:** Cllrs Davies (Chair), Kynaston, Samuel and Wastell

**In attendance:** Mrs N McMahon (Senior Markets & Support Co-Ordinator)

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

### **36 Questions and comments from residents**

There were no questions from residents.

### **37 Apologies for absence**

The Committee received apologies for absence from Cllrs Warner (business) and Griffiths (Personal) **RESOLVED** to accept the reasons for absence.

The absence of Cllrs Flockhart, Hutt and Marple was noted.

### **38 Declarations of Interest**

There were no declarations of interest.

### **39 Planning application**

The Committee considered planning application [20/01887/OUT](#) The Stables Lees Lane Little Neston CH64 7TH - Mixed-use development comprising 9 dwellings (C3) and 9 commercial units (B1)

**RESOLVED** to submit the following comment to the Planning Authority (Cheshire West and Chester Council):

"Even with the reduced number of units, 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 144). In addition, the Town Council is concerned about the potential road safety issues that will result from development on a narrow country road with a high speed limit.

Referring to the Transport Assessment Report 3.3.13 to 3.3.15 the council also feel that the assumption that all purchasers will utilise work units for their own benefit is flawed. The probability of those units being let will increase the traffic towards the high road. There is also no assumption of related residents (i.e. partners etc.) using Lees Lane and the high Road by vehicle, this will increase exit onto an already busy main road."

Neston Town council continues to oppose this development for similar reasons to our original objections. The reduced number of properties do not in any way change the situation.

### **40 Date of next meeting**

The date of the next scheduled meeting was noted as 19 February 2021.

The meeting closed at 2.23pm.

Signed

Brenda M. Marple

Date

1/6/21