

**MINUTES OF THE EXTRAORDINARY MEETING
OF MALPAS PARISH COUNCIL**

HELD ON MONDAY 18TH DECEMBER 2017 IN THE JUBILEE HALL AT 6 PM

PRESENT	Cllrs John Webb (Vice Chairman), Charles Lowick Higgin, Eric Bickley, John Bickley, Sarah Thomas, Adrian Waddelove, Chris Whitehurst, Ann Woollam. The Clerk. Steven Holmes, Planning Officer at CW&C.
152 APOLOGIES	Cllrs Katie Norris (Chairman), Tina Barnett, Sue Griffith, Roma Hancock, Karen Meredith, Martin Shackleton.
153 DECLARATION OF INTERESTS	There were no declaration of interests declared.
154 OPEN FORUM	<p>Steven Holmes, Planning Officer at CW&C, spoke to the meeting about various concerns raised by cllrs including the following:-</p> <ul style="list-style-type: none"> • affordability of the affordable homes; • infrastructure concerns; • linking planning application 17/04562/FUL with the planning application for 57 dwellings off Chester Road; • the proposed link road; • concerns regarding the height and position of the proposed dwellings; • lack of bungalows; • proposed development is currently outside the village envelope.
155 PLANNING	<p>17/04562/FUL - Erection of 34 dwellings and proposed link road at Land Opposite St Joseph's College, Tilston Road, Malpas</p> <p>The Council made the following observations:-</p> <p>The entrance to this site and the proposed back gardens fronting onto Tilston Road fall in the Conservation area. This site is on The Windmill field according to the 1836-1841 Tithe Map.</p> <p>This site abuts another proposed development of 57 dwellings on land off Chester Road (Cockfight Field) land giving a net total increase of 91 dwellings. Once again the Council would raise the issue of the cumulative impact of both these new applications on the already over stretched infrastructure of Malpas. Especially as there are two other development currently being built.</p> <p>The link road is a proposal to link this development to the proposed one on the Cockfight. For the link road to be a benefit to the people of Malpas it would need to be of a suitable calibre to offer a viable alternative route from Tilston Road to Chester Road, thus taking traffic away from an already heavily congested and daily grid locked area round the keep left, High Street and Alport School.</p> <p>We would draw your attention to the Neighbourhood plan and point out that this application in its present form doesn't comply with it. In particular policies HI, H3, H4, BE1, BE2, BE4, BE5, LC1, LC3, L4, LS4.</p> <p>There is no provision for affordable housing policy (H3).</p> <p>There are no distinctive character areas within this development (H4) however we would commend this proposal for low housing density.</p> <p>We note that this proposal contains provisions for 2.5 storey houses we are very concerned that as this site is on a hill and on a dominant position in the landscape,</p>

these houses will obscure the Key Views into and out of Malpas (figure 5.1 and BE1 of the Neighbourhood Plan)

Due to the dominant position of this site on the edge of the Sandstone Ridge we would want to ensure that there is sufficient screening around the perimeter to ensure minimal visual impact on the landscape and to mitigate against further light pollution of the open countryside. One consideration would be the use of down or low height lighting.

The Neighbourhood Plan recommends that all houses should be outward facing to the existing Street Scene and in this development they are not. Thus the back gardens are in the Conservation area and would lead to garden sheds, washing lines and children play things etc. being erected which will have a negative impact on the conservation area.

This development will form a key gateway into and out of the village of Malpas. The proposal to put wooden fencing along the site entrance is not in keeping with the character of this area and we would want to see Cheshire railings as per the neighbourhood plan.

We believe the development should be redesigned to ensure that the back gardens and rear parking spaces back onto each other, so that any new residents can feel that they are part of the wider site and social community

As this site is on the Windmill Field there is a strong possibility that this was the site of a historic post mill we would want to ensure that there is adequate provision for archology with test pits being dug and a watching brief. We would draw the developer's attention to policy BE5 of the Neighbourhood plan. Just because the developer's Beeches site revealed little archaeology that this doesn't mean that there is none on this site.

To conclude that this application does not comply with the neighbourhood plan. There are no benefits to the people of Malpas from this development in its present form. Thus the harm caused is not outweighed by the benefits to the local community.

This application is premature as it is outside the village envelope, however we recognise that in future it is likely to be within the village envelope. We do not accept that the "starter homes" would be affordable to the many young people in Malpas. Malpas has had waves of development over the last few years and there is no urgent need for extra properties. There are no bungalows envisaged, which are much needed in Malpas.

In conclusion, we strongly oppose this current application in its present form and would request that CW&C bring the two developers (being this developer and the developer for planning application 17/04664/OUT) together.

Resolved:- The Council agreed to submit the above observations. Proposed by Cllr Lowick Higgin and seconded by Cllr Waddelove.

**The meeting closed at
6.40 p.m.**

NB copies of the attachments can be obtained from the Parish Clerk

Website:- <http://www.malpascheshire.org/>