Malpas Parish Council Planning Report

Application 16/01779/FUL

This application is for an access ramp and handrail to Almshouses within the conservation area, at Cholmondeley Terrace, Church Street, Malpas. The access ramp will lead to both properties, with a ramp leading left, and a ramp leading right. off the central point of the buildings. The Parish Council looked at this application against the policies in the Neighbourhood Plan namely polices BE2, BE3, BE4, H4 and SF2.

The Parish Council has received one objection to this application on the grounds that a ramped rear door is available via an alley at this property and that this proposal will damage the character and charm of Church Street. We considered this objection during our meeting and whilst the planning group appreciated the concerns it was agreed that the provision of ramped door is not a planning reason to refuse. However we do understand the concerns about the impact upon character of the conservation area.

The planning group felt that this alteration may well impact upon the conservation area of Church Street and fail to meet policy SF2. The charm and character of these properties is quite unique and the view of the iconic Church Street is a key feature feature of the village.

However whilst the ramp will undoubtedly look like a modern addition it is at ground level and will use tactile paving slabs, but the handrail which will be visible will impact the street scene, and this concerned us, we did note the handrail is to be timber with black metal support posts and realise this may not be so visibly intrusive.

Clearly the contention is whether this application meets policy SF2, and the Parish Council feel that the conservation officer needs to undertake a physical site visit to access the impact of this ramp upon the conservation area. We would want to ensure that the conservation officer is satisfied that this application meets policy SF2 and does not detract or harm the conservation area.

Application 16/01860/LBC and 16/01859/FUL

These applications refer to minor internal alterations, late window replacement, new window openings, new windows to match existing and new roof lights at Cobblestones, Church street, Malpas.

A number of plans were available to be evaluated, and the application was assessed against the Neighbourhood Plan, namely policies BE2, BE3, H4, and SF2.

The internal alterations seemed acceptable and the windows are of a type matching those that currently exist, one new window is proposed on the South West elevation. There is to be two new full length double doors inserted into the building. One of the south west elevation replaces a window and single door, another on the south east elevation is double doors plus a large full length window each side this replaces 3 single windows. spread over the same wall length. These doors are of the same character and style as those that already exist.

The three new roof lights are velux style window panes, they are described as a conservation roof light and appear to blend into the roof quite well.

It is felt that as long as the conservation officer is happy with the alterations proposed and no nearby residents are overlooked then the Parish Council should not object to this application.

Application 16/01766/FUL

This application is for a single detached dwelling at Fairhurst, Chester Road, Malpas, this site already has planning permission for 4 dwellings under application 14/02493/OUT. Though the current application uses only part of the site outlined under the original proposal.

The following policies were considered when assessing the application Policies H1, H4, BE1, BE2, BE5, LC1 and TC1. We also assessed the site using the matrix contained in the plan and found the site to be categorised as 'more suitable'

Whilst we feel that one dwelling is far more appropriate than the original 4, and that the access is improved we still have concerns. Firstly the dwelling which is now proposed ; which is to be located behind the Old Police Station, is rather large and seems to have little character, especially given that it lies within the conservation area.

The detached garage block has annex accommodation above and this is out of character to the area. Whilst the house and garage are unlikely to be visible from the road, we felt that the buildings need to have more character features that allowed it to merge into the conservation area and the houses nearby. This is to ensure it complies with the policies relating to conservation contained within the Neighbourhood plan including policy BE2. The site is situated upon Chester Road and this is a key entrance point into the village which we would want to see protected.

We also had reservations that the widening of the drive on Chester Road may impact upon the conservation area and be out of keeping. However feel this could be mitigated with effective landscaping. The Parish Council is aware that some trees have already been cut down from the site one of which is near the proposed widened driveway, we would want to ensure that any trees that have been or are to be lost as a result of this application; including the ones already removed, need to be replaced on a 2 for 1 basis as per the Neighbourhood Plan. Chester road currently benefits from being tree lined along one side and the trees already felled do already impact upon this character asset.

The applicant does not state that any further trees maybe affected but as this site is currently garden land and previously objections to the original application were made about potential loss of trees, we would want to see which trees are to be lost and how this impact will be mitigated.

It is felt that the proposed single dwelling is an improvement, though no guarantee is given that the remainder of the land immediately behind fairhurst will not be developed. The Parish Council has concerns that the pre-divided site as shown in the application 14/02493/OUT included a parcel of land for the Primary school, we would want to see this land still being given to the school as space is at a premium upon the school site and would benefit from the extra space.

We would want also wish to see development being restricted upon the pre-divided site so that no further development can take place on this site if the larger dwelling is constructed, this would need to take account of the land currently not shown in the news plans as part of the development. This is to prevent the remainder land being developed inappropriately and to prevent a further entry point for vehicles onto the main road close to the proposed widened driveway.

It is felt that as long as the borough council take account of the above concerns and improvements can be made to the character and style of the dwelling and garage and the conservation officer is happy with the proposals, then the application may satisfy the policies contained within the Neighbourhood plan.

Given that this site was previously contentious we would also want to ensure that all residents views are taken into account when considering the application.