

Malpas Planning Committee Report

1 February 2012

Present - Cllrs John Webb, Tina Barnett, Chris Whitehurst, Charles Higgin, Karen Meredith
Rachel Williams Ward Councillor, Michael Williams and Richard Charlton Parish Councillors
No members of the public attended the meeting

Declarations of interest - Chris Whitehurst declared non-pecuniary interest in 20/04830/FUL,
20/04831/LBC and 20/04720/FUL

John Webb declared non-pecuniary interest in 20/04720/FUL

Karen Meredith was appointed Chair

Open Forum – in the absence of the public there was no consideration of this item

Planning Applications dealt with under delegated powers:-

20/02620/FUL Old Police House, Chester Road

Detached garage block at rear of the old police station

This is in the conservation area and we would want to ensure that the conservation officer is happy
with the materials and design are in keeping.

We note that the design of the garage height is lower than the one approved under 19/00318/FUL.

We would want to ensure that permitted development rights are removed.

Both Cheshire West and Chester and Malpas have declared a climate emergency and we would
therefore want to ensure that these principles are applied to this application. We would like to see
the provision of an electric vehicle charging point.

We have grave concerns over drainage as the amount of hardstanding/driveway is considerably
larger than under the original proposal. We would want to ensure that this is addressed to prevent
any flooding.

In the original application there was mention of land being available to the Alport School there is no
mention of this in this application.

Finally we would want to ensure that the neighbours amenities are not adversely affected by the
change of location of the garage.

21/00137/TPO Parish Hall, Malpas

Reduce overhang side branches by approx. 2m to lessen the weight on decaying trunk. 1 cedar tree to be felled as dying and replace it with English yew.

We support this application.

20/04830/FUL and 20/04831/LBC Tithebarn, Church Street, Malpas

Single storey rear extension, alterations to front and side windows, internal alterations and installation of electric vehicle charging point.

This is in the conservation area, it is a listed building and is one of the most, if not the most iconic building in Malpas. We would therefore want to ensure that all materials used are in keeping and blend in with existing ones. Neighbourhood policies BE3, BE4 and SF2 apply to this application. The conservation officer should also be happy that the design and materials are in keeping.

We are pleased to see the inclusion of an electric vehicle charging point in this application. We note that the double glazing to be used is secondary which will not affect the street scene but will help to preserve the existing window frames from damage due to condensation.

Applications that the Committee feel are outside their delegated powers and should therefore be brought to the full Parish Council for their consideration

20/04826/S73 Sycamores, Old Hall Street, Malpas

Variation of condition 2 (approved plans) of planning permission 18/02090/FUL at The Sycamores Old Hall Street Malpas.

Malpas Parish Council objected to the original application on the grounds of access, backland development, and Key Views as listed in the Neighbourhood Plan. The original application was for 2, two storey bungalows. This was later changed to single storey bungalows on which permission was given.

This site abuts the conservation area and is bounded by a public footpath at the rear.

This application is for 2, two storey dorma bungalows. They have been re-sited within the plots and now take up most of the width of each plot. They are substantially larger than the bungalows that have been approved. They have been able to do this by incorporating the garage into the dwelling. The cars are now parked on a courtyard. Previously there was parking for 2 cars per dwelling this has now been increased to 3. The effect of this is that there will now be more cars requiring access from what is a bad access onto Old Hall Street. The courtyard parking area has been created by the loss of open green space and 3 trees. The PC have grave doubts about this as by removing the open green space and increasing the driveway area they have increased the risk of run off and flooding which is likely to impact on the neighbours property. There is no provision in the application to deal with increase in surface water. Due to the steepness of the access in winter the water running down the road on to Old Hall Street will freeze making the access very dangerous.

Malpas Parish Council and Cheshire West and Chester have declared a climate emergency and in line with this we would expect to see electric car charging points, bike storage capacity together with alternative green/sustainable forms of heating.

20/04720/FUL Land at Stockton Hall Farm, Stockton Hall Lane, Stockton, Malpas

Change of use of land from agricultural to equestrian along with a new equestrian stables and rural workers accommodation associated with the racing business.

Commented [Karen Mer1]:

Commented [Karen Mer2]:

Commented [Karen Mer3]:

This is in open countryside and the plan is for 8 stables, tack room and feed store on the ground floor with two, two bedded flats on the first floor. We are pleased to note that the accommodation will only be used for agricultural/equestrian workers. This is a substantial building in the open countryside. It will have an impact on the landscape and neighbours. We have concerns about the scale and massing. There will also be an increase in traffic along narrow county lanes. The plan is designed so that all traffic drives forwards onto the road.

Malpas and Cheshire West and Chester Councils have declared a climate emergency and in line with this we would expect to see electric car charging points, bike storage together with alternative green/sustainable forms of energy and heating.

Will there be any CIL on this application?

If CWAC are minded to grant this application can it please be conditioned that work is not to be started until Church Street is reopened. Church Street will be closed for some considerable time due to the collapse of the Churchyard wall. Currently all the traffic which would normally use Church Street is now using Mastiff Lane which has now become very busy and dangerous as it is very narrow in places.

21/00120/S73 The Stables Church Street, Malpas

Variation of condition 10 (parking spaces) of planning permission.

Under the original grant of planning permission 2 spaces were to be retained for the use of the adjacent property Hayes Lodge. The applicant states that these spaces have never been used and would like the condition removed. This proposal would remove parking from the Hayes Lodge which would generate a highway safety hazard. Parking on Church street is a nightmare and getting worse parking spaces in Malpas are at a premium and any off road spaces should be retained for future use.

21/00104/FUL The Crown Old Hall Street Malpas

Extension of existing Hotel.

This is in the conservation area and is a character building as listed in the Neighbourhood Plan. For this reason we would want to ensure that the conservation officer is happy with the design and materials to be used. The external materials and windows used should match the existing ones.

The application is to build a 3 storey wing to match the one on the other side. This is to be built in the gap between the existing building and the Dower House. This could be regarded as infill. The

ground floor is to provide more bar and dining area, the next floor is to be a function room and top floor is managers accommodation and office space.

Neighbourhood Plan policies that apply to this application are BE3 BE4and SF1

Malpas and CWaC have declared a climate emergency and in line with this we would expect to see green and sustainable types of heating used.