

# Malpas Parish Council

## Planning Report

### **17/02985/OUT Land between Ringwood and Smithy House**

#### **Outline application for up to 3 dwellings.**

This is outside the build envelope of Malpas and is therefore in the rural area and Policy H2 of the Neighbourhood Plan applies to this application. As this land lies in the rural area it is not infill. This application does not comply with Policy H2 nor does it comply with STRAT 9 of the Local Plan

I note that the application includes 1 affordable house. Currently Malpas does not have a need for any more affordable housing. Currently there is affordable housing in Malpas which has not been taken up by local people.

**We would recommend that this application is rejected.**

### **17/03265/FUL The Peckforton, Cross o the Hill Road, Malpas**

#### **Erection of detached bike/garden store area and revised design of canopy over the front door.**

This building is outside the Malpas Envelope and is in a rural area. It is situated in a very prominent position on the top of a hill and forms a key gateway entrance into Malpas. Thus any amendment to the build form would have a major impact on the rural area and would need to be in keeping with the rural character and environment. We would draw your attention to the Neighbourhood Plan especially policy BE3. BE1 and LC3

### **17/02856/FUL 2 Yew Bank Cottage Tilston Road, Overton Malpas**

#### **Single storey side extension and demolition of existing flat roof**

This is outside the village envelope and therefore in the rural area. We would draw your attention to policies BE3 and BE1 of the Neighbourhood Plan

### **17/03267/FUL The Drayton, Cross o the Hill Road, Malpas**

#### **Erection of detached bike/garden store area and revised design of canopy over the front door.**

This building is outside the Malpas Envelope and is in a rural area. It is situated in a very prominent position on the top of a hill and forms a key gateway entrance into Malpas. Thus any amendment to the build form would have a major impact on the rural area and would need to be in keeping with the rural character and environment. We would draw your attention to the Neighbourhood Plan especially policy BE3. BE1 and LC3