**Malpas Parish Council Planning Report June 2016**

**Application 16/01990/FUL**

This application is for the construction of a chimney to side elevation of Hayes Lodge, Church Street, Malpas. We assessed this application against the policies contained within the Neighbourhood Plan.

**Recommendation**

We feel that as long as the Conservation officer is happy that this addition does not compromise the conservation area or the street scene and that it complies with policy SF2 we have no objections.

**Application 16/02151/FUL**

This application is for a change of use of pasture land for residential purposes associated with Overton Edge, provision of a new driveway and parking area. Provision of new granite setts to existing driveway access off Whitewood Lane plus new gateways. Erection of new 2.4 metre high cedar board screen adjacent to an outbuilding at neighbouring Kidnal Grange. At Overton Edge, Whitewood Lane, Overton, Malpas.

There is a public right of way across this land

The applicant basically wants to re-configure their driveway and requires a small amount of pasture land to do this, they also wish to provide a screen to hide the adjacent outbuilding.

Obviously a loss of pasture land is unfortunate, however it appears from the drawings provided to be a small parcel of land.

We had some concerns regarding the Fence/screen which we felt was quite high, however as long as it does not compromise their neighbours enjoyment of their amenities we have no objections.

WE are also concerned about the gates and block setts suitability for a rural location.

**Recommendation**

We have no objections as long as the neighbouring property is not impacted negatively and it does not compromise their enjoyment of their own amenities.

The gates should not block or bar access to the public right of way and that they are of a design in keeping with the rural location.

**Application 16/02002/FUL**

This application is the demolition of existing building and associated outbuildings and erection of 27 sheltered housing units, communal facilities, landscaping and car parking at The Cedars, Old Hall Street, Malpas.

The site currently has planning permission for 6 residential units, which was granted in July 2015, application 15/00750/OUT. The applicants accept that half the site lies within the conservation area of Malpas.

We assessed this new application against the policies of the Neighbourhood Plan, in particular polices H3, H4, BE1, BE2, BE5, LC1, LC4, SF4, and TC1.

Whilst the notion of accommodation for older people is relevant given the large population of older people in Malpas, we fear this development will lead to an enclave for older people leading to social exclusion.

Policy H3: The site will have 27 units all of which are to be available on the open market, there is no shared ownership or rental options available and no affordable housing element. We feel that there needs to be a mix of tenure, as currently the proposal excludes a proportion of the current population pushing the boundaries of affordability. The cost of these units as identified at the recent open day held by the applicant indicated a price for these units which makes them unaffordable for many people.

Locating elderly people in a cluster at one end of the village will be socially isolating, Malpas does not have access to many services and lacks infrastructure this will further lead to difficulties.

Policy H4: The design reflects an urban sprawl and is not in keeping with the character or design of Malpas, never mind the conservation area. The Applicant proposed that their design would reflect the village and be rural in appearance this is certainly not the case. It would quite easily fit into a town centre but not the rural street scene.

Policy BE1: The Scale of the development is inappropriate and the density is way too large and we are concerned about the impact on neighbouring properties. Currently the site has a single storey bungalow on it which is wooden clad, and the applicant wishes to replace this with a large, urbanised dense development. This development will be on the edge of the village at a key entrance point and it will impact on the street scene.

Policy BE2: The design of the new buildings is urbanised, the density is too great given the size of the site. The original planning consent for 6 houses would equate to no more than 24 bedrooms but the new proposal equates to 42 bedrooms. There are 27 units 12 x 1 beds and 15 x 2 beds plus a guest bedrooms.

The applicant has not taken account of the character of the village and has provided inadequate parking provision. 21 spaces will not adequately service the residents, their carers, visitors, or the staff on site. We would want to see at least 1 parking space per flat plus some additional spaces for carers, visitors etc.

Policy BE5: The neighbourhood plan clearly states that any site seeking planning permission for development needs to undertake at least a desk top study of the archaeology of the site. This application contains no such study and it appears as if archaeology is not important to them.

Policy LC1: The development as presented lacks architectural flare, is bland and unimaginative.

Policy LC4: It appears that a large number of trees are to be removed from the site, the replacements are insufficient in number to meet the policy of replacement being on a 2 for 1 basis. We are concerned that so many trees are to be removed as this site backs onto open countryside and is visible from the public footpath.

SF4: Despite assurance from the developer there does not appear to be any contribution to community infrastructure and no road safety elements to ensure the safety of new residents.

TC1 The site entrance is onto Old Hall Street, this is an extremely busy road, increasing the flow of traffic onto this already busy congested road will exacerbate the already perilous situation. No account of road safety appears to have been taken by the applicant.

Parked vehicles already obstruct the highway causing poor visibility and reduces the road to a single carriageway. The entrance to the site is almost immediately opposite the busy GP practise and this development and the increased volume of traffic will create a dangerous junction.

Previous speed measurements on this road have shown that many drivers speed on this section of road. As driver exist the high street/old hall street and see the end of the 30mph limit they pull away and increase their speed above the limit.

**Recommendation**

We believe that this application in its current form does not comply with the Neighbourhood Plan, it fails to meet policies H3, H4, BE1, BE2, BE5, LC1, LC4, SF4 and TC1. We therefore request that the borough council refuse this application.

**Section 106 Contributions**

If the council are minded to grant permission we would expect section 106 monies to be sought from the developer for the following

1. Contribution towards Affordable Housing within the parish.

2.Traffic calming measures to be funded - Raised platform/sleeping policeman on Old Hall St, A flashing speed indicator sign on Old Hall Street and a Pedestrian crossing on Old Hall Street.

3.Funds for a Wooden or brick designed Bus shelter at the top of Springfield Road

4. footpath on Old Hall Street to be made fully completed

**Conditions:**

* Speed limit moved back away from the village to after Chorlton Villas on Old Hall Street.
* All external lighting to be low lighting
* No construction traffic allowed on the High Street
* All development traffic to be contained within the site during construction and not parked on the highway, this is to include construction vehicles and workers vehicles.
* No footpath to be blocked at any time
* Hours of working to be limited to between 9am and 5pm Monday to Friday only, to ensure highway safety and protect the residents neighbouring who are elderly
* No working on Saturdays, Sundays or bank holidays.
* All trees removed from the site to be replaced on a 2 for 1 basis.