

DATE	REF	PROPOSAL	LOCATION	OBSERVATIONS	CW&C DECISION
21/02/20	20/00554/FUL	Single storey extension to canteen	Bishop Heber High School Chester Road Malpas	Email 10/3/20:- Support the application and request that the work be carried out during the school holidays.	APPROVED 07/04/20
02/03/20	20/00669/FUL	Front extension to create porch. Side and rear two storey extension	Ebnal Bank Ebnal Lane Malpas	Email 10/3/20:- draw attention to policy BE3 of the Neighbourhood Plan which deals with extensions and alterations. CW&C have declared a climate emergency, with this in mind the Council would expect this to be taken into consideration when the application is determined regarding energy sources etc.	APPROVED 02/12/20
12/03/20	20/00814/FUL	Conversion of outbuilding into one dwelling	Outbuilding At Top House Farm Love Lane Overton Malpas	Email 23/4/20:- <ul style="list-style-type: none"> • There is no mention of the Neighbourhood Plan in the Design Statement; • The property already has off road parking; • The garden encroaches into open countryside; 	APPROVED 04/05/20
17/03/20	20/01008/CAT	Leyland Cypress (T1) - fell tree to near ground level. Hollies (T2) - prune to give 1.5m clearance from neighbouring property	Roel Cottage Church Street Malpas	Email 23/4/20:- This is in the conservation area. These trees do not have a tree protection order on them. Attention is drawn to the Neighbourhood Plan which states that for every tree felled two new ones must be planted. The Council supports the application.	PENDING
04/05/20	20/01513/TPO	Common Ash (T3) has fallen due to extensive decay in the trunk. While falling it struck tree T1 and the house and adjacent scaffolding. Sycamore (T1) was heavily struck by T3 as it fell and is leaning towards the dwelling house. It is of low amenity value having been restricted in its development by surrounding trees. This tree needs removing on safety grounds. Sycamore (T2) is dead and needs	St Josephs College Tilston Road Malpas SY14 7DD	Email 12/05/20:- These trees are subject to a tree preservation order. The site is within the conservation area. Under the Neighbourhood Plan for every tree that is felled then two should be planted. These trees would not have been included in the planning application 18/02502/FUL as they would still have been standing when approval was granted – it is	APPROVED 22/06/20

		removing on safety grounds. The trees are on the edge of a woodland group and new tree planting is already agreed under planning approval 18/02502/FUL.		possible that the roots were damaged by building works. The Council would expect it to be conditioned that six additional trees be planted should this application be granted.	
05/05/20	20/00756/S73	Variation of condition 2 (plans) 16/04716/FUL to reduce the number of dwellings from 10 to 9 in former college building.	St Josephs College Tilston Road Malpas SY14 7DD	Email 12/5/20:- This is in the conservation area therefore Malpas Parish Council would want to ensure that the Conservation officer is happy with this proposal. Malpas Parish Council welcomes the reduction in number and housing density.	APPROVED 15/06/20
19/05/20	20/01567/FUL	Single storey rear extension	Shirbourne Chester Road Malpas	Email 09/06/20:- The proposed extension abuts the fence dividing the two properties, Malpas Parish council would therefore like to ensure that the neighbour's amenities e.g. light are not affected by this application. Neighbourhood Plan Policy BE3 applies to this application.	APPROVED 23/06/20
11/06/20	20/01826/S73	Variation of Condition 1 of 19/01597/FUL (to extend for six months to 25th Dec 2020)	Land At Chester Road Malpas	Email 22/06/20:- No objections	APPROVED 14/07/20
16/06/20	20/02042/TPO	Beech (T12) - Partial crown reduction to avoid structural damage to the church and neighbouring property	United Reform Church High Street Malpas	Email 06/07/20:- No objections	APPROVED 21/10/20
19/06/20	20/01904/FUL	Demolition of existing house and outbuilding and replacement with new dwelling	Alport Farm Overton Heath Lane Overton Malpas	Email 14/07/20:- The Council made the following observations:- This is in open countryside and the new dwelling is substantially larger than the existing one (41.9%) which contravenes the CWAC 30% extension policy. As this is in open countryside the impact on the surrounding area will be greater than had it been located at an urban site. Neighbourhood Plan policies that apply to this application are H2 and LC1. There is no mention of any archaeological assessment. This site is in close proximity to a scheduled monument (medieval Village) and an	APPROVED 17/08/20

				<p>ancient drove track. The Council would have expected an archaeological assessment or report in line with policy BE5 of the Neighbourhood Plan.</p> <p>Both Malpas Parish Council and CWAC have both declared climate emergencies therefore the Council challenge the need for a chimney and would seek clarification regarding the type of fuel. With this in mind we would expect the chimney to be in the middle of the building to maximise heat retention within the building and not on the end. The chimney is likely to be a functioning one as there is no mains gas connection to the building.</p> <p>In line with Council policy on climate change the Council would expect the new building to have alternative/ green sustainable forms of energy and heating and an electric car charging point.</p>	
23/06/20	20/01909/FUL	Two storey rear extension and alterations (Partly Retrospective)	The Crown Hotel Old Hall Street Malpas	<p>Email 14/07/20:-</p> <p>The Parish Council welcomes the overall improvement to the Crown and the general appearance of Old Hall Street by the current owner. The Parish Council note that this application is retrospective and wish to highlight that the Parish Council do not condone or support development without planning applications.</p> <p>This is in Malpas Conservation Area and although the building is not listed, it is listed as a Character Building in the Neighbourhood Plan. In the Heritage statement included with this application it states that they have been unable to find Conservation Area Appraisal. One does exist</p>	APPROVED 26/09/20

				<p>for Malpas and is dated March 1981. Preservation of the conservation area is important to the community and the Parish Council would therefore raise an objection to the blue lighting around the building and the current window advertisement facing the Cross which is a scheduled monument. The window on Old Hall Street are to be replaced with wooden ones which are in keeping with the conservation area. The applicant plans to use these windows for the rear extension. Both CWAC and Malpas Parish Council have declared a climate emergency with this in mind the Council would commend the recycling of the UVPC windows. As this is in line with this policy. However, the windows at the back should also be wooden in line with the conservation area.</p> <p>The Parish Council would like to mention the demolition of the Bus Shelter without planning permission and the promise from the owner to reinstate a shelter as part of any future development. Local Plan Policy ENV35. The Parish Council would therefore expect an application for a replacement bus shelter which if granted would be subject to conditions to avoid premature demolition. The Neighbourhood Policies which apply to this application are BE3BE4 and SF1. As this building is in the conservation area the Parish Council would want to ensure that all materials used are appropriated to their</p>	
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				surroundings and that the Conservation Officer is happy that this is so.	
08/07/20	20/02159/S73	Variation of Condition 2 of 18/02090/FUL (Minor alterations to design)	Land At Old Hall Street Malpas		APPROVED 26/08/20
12/07/20	20/02216/LBC	Removal of non-original windows and installation of replacement sash windows to front elevation	Overton Manor, Overton Heath Lane, Overton, Malpas SY14 7DG	Email 14/07/20:- This is a grade 2 listed building built around 1711. The proposal is to replace 5 windows including a bay one with wooden windows that are more in keeping with the original period of the house. The PC would want to ensure that the conservation office/listed buildings office is happy that the design and construction of the replacement windows are in keeping with the period of the property	12/08/20 PENDING
05/08/20	20/02538/PDQ	Conversion of the existing barn into a residential unit	Land Adjacent The Old Hayes Sunnyside Malpas	Email 27/8/20:- This is a conversion of a Dutch barn into residential units. The barns were built in 1950's and are generally tin sheds with little or no foundations. The building is constructed in concrete blocks with a tin roof. The structural assessment illustrate the poor condition the barn is in. For the barn to be made into living units it would therefore have to be rebuilt. If permission is granted this would then be a new build in the rural countryside and thus contrary to STRAT 9 of CWAC local Plan part 1.	26/08/20
18/08/20	20/02535/FUL	Erection of a garden shed	Overton Meadows Beeches Close Malpas	Email 27/8/20:- The PC would want to ensure that the neighbours amenity is not affected /impacted by the erection of this shed close to their boundary wall.	APPROVED 18/12/20
04/09/20	20/03156/FUL	Creation of five ponds	Lower Moss Farm, Higher Wych Road,	Email 15/09/20:-	APPROVED 07/12/20

			Wigland Malpas	<p>This is agricultural land and it is proposed to use 750m² to create 5 ponds.</p> <p>The ponds are 150m² each. This land is adjacent to a site of special scientific interest.</p> <p>The PC has no objections to this application provided that the creations of the pond do not in any way cause harm to the land designated a site of special scientific interest.</p>	
11/09/20	20/03024/OUT	Removal of existing outbuildings and erection of one detached dwelling	Land Adjacent To 11 Well Farm Close Malpas	<p>Email 15/09/20:-</p> <p>This application seeks to approve the access and for the development of a two storey dwelling to be approved in principle. The dwelling is within the domestic curtilage of 11 Well Farm Close. The total area of the site is 715m² and the plan is to earmark 420m² (58%) for the new dwelling. It is envisaged that there will be two car parking spaces for this dwelling. The building to be removed is a steel framed garage/workshop which was granted approval in August 1991 (6/24005)</p> <p>The site is adjacent to the Malpas Conservation area and to two listed buildings. Huxley's and 11 High Street. It is also in close proximity to the Jubilee Hall which though not listed is designated a character building in the Neighbourhood Plan (see appendix D).</p> <p>The Parish council would want to ensure that the Conservation officer is happy with this proposal. We would also want to ensure that the neighbour's amenities are not adversely affected. If there are any tree to be removed that new ones are planted on a two for one basis. That there is adequate off road parking in line with CWACs parking strategy. The Neighbourhood Plan policies that apply to this development are BE1, BE2, BE4, LC1, and H1.</p>	REFUSED 10/11/20

				The Parish Council has significant reservations about this development.	
15/09/20	20/03025/FUL	Single storey rear extension	Little Hayes Hayside Walk Malpas	Email 2/10/20 Neighbourhood Policy BE3 applies to this application. This is in the conservation area and the parish council would want to ensure that the conservation officer is happy with the materials to be used. The PC would also want to ensure that the neighbours amenities are not adversely affected by this application.	APPROVED 04/12/20
25/09/20	20/03259/FUL	Front and rear porches, demolition of carport, single storey side extension, and conversion of existing outbuilding to ancillary accommodation	Wrexham Road Farm Wrexham Road, Malpas SY14 7EJ	Email 13/10/20:- Policy BE3 of the Neighbourhood Plan applies to this application. MPC would want to ensure that neither the neighbours nor the Farm Houses amenities are adversely affect by this application. In respect of the Farm house this would also include garden and parking amenities. If CW&C are minded to grant this application then MPC would like it conditioned that the ancillary accommodation be used for dependants or as additional accommodation for the main house.	PENDING
23/10/20	20/03527/FUL	Change of Use of Care Home (C2) to One Dwelling (C3)	Old Hall Residential Home Old Hall Street Malpas	Email 10/11/20:- This application is for change of use from a care home to a single dwelling. The Old Hall is in the conservation area but is not a Character Building as listed in the Neighbourhood Plan. Change of use is outside the scope of our Neighbourhood Plan. This building has been empty for some time and the appellant has stated that this application is for change of use only and that any future alterations will be subject to further planning applications.	APPROVED 07/12/20

				The change of use will mean that Malpas will lose a care facility and it could be argued that we need this amenity to support our aging population. The loss of this facility will mean that residents will have to seek care outside Malpas in the surrounding villages. The Old Hall only provided 16 care beds. It is doubtful whether with so few beds it would be viable. The Council supports this application.	
23/10/20	20/03648/FUL	Proposed subdivision of existing farmhouse into two dwellings	Ebnal Farm Ebnal Lane Malpas	Email 10/11/20:- The foot print will remain the same. There is off road parking for 6 vehicles. The Neighbourhood Plan policies which apply to this application are H2, BE3 and BE1. The Farmhouse abuts a barn/stables which could be converted at a later date if it is not used by the farm.	13/11/20 PENDING
26/10/20	20/03636/S73	Variation of condition 2 16/04716/FUL to revise house types on plots 1, 2 and 3 Cedar Mews and 3 St Josephs Place (formerly described as apartment 8) and amend parking layout adjacent to the main building	St Josephs College Tilston Road Malpas	Email 10/11/20:- This application is within the conservation area and the Council would therefore want to ensure that the conservation officer is happy with all the proposed changes. It is to add a single storey slated rear extension to plots 1,2, and 3 of Cedar Mews. These are mews dwellings separated by high fences so it is doubtful if the extensions would affect the neighbour's amenities or be seen by them. The application also includes changes to 3 St. Josephs Place. The Council notes that the front door is to be moved so that there is room on the drive for car parking. The Council does not agree with the moving of the door as it will alter the character and appearance of the building. The car parking is consolidated onto one car park instead of two. They have been able to do this because they have reduced the number of dwellings in St. Josephs place. The Council would	16/11/20 PENDING

				want to ensure that the number of spaces conforms to CWACs parking strategy.	
06/11/20	20/03959/TPO	Various tree works including felling and pruning	The Old Rectory Church Street Malpas	Email 10/11/20:- This is in the conservation area. Under the Neighbourhood Plan for every tree felled two should be planted. This application only has provision for the planting of only one replacement tree. The majority of the work is of thin out the trees and/or to reduce their height. The tree all belong to the Old Rectory although the application is made by the occupant of 1 Hughes Lane. He has the owner's permission to make the application and to carry out the work.	27/11/20 PENDING
17/11/20	20/03025/FUL	Single storey side extension (change of description and amended plans)	Little Hayes Hayside Walk Malpas	Email 01/12/20 This application is in the conservation area and Malpas Parish Council would want to ensure that the conservation officer is happy with all aspects of this application. Malpas Parish Council would also wish to ensure that it doesn't adversely affect the neighbours amenities. Neighbourhood Policy BE3 applies to this application.	1/12/20
01/12/20	20/04253/FUL	Loft conversion with a rear facing dormer and single storey rear extension	11 Springfield Road Malpas	Email 15/12/20:- Neighbourhood Plan policy BE3 applies to this application. This application is for work to the rear of the property and will not affect the street scene. The parish council would want to ensure that the neighbour's amenities are not adversely affected. The loft conversion has the potential to overlook the neighbour's gardens.	22/12/20
07/12/20	20/04528/TPO	Double row of pollarded Lime trees: all the Limes be felled, the stumps are ground down and replacement young Limes are established	Land Adjacent To Car Park St Oswalds Church Church Street Malpas	Email 15/12/20:- This is in the conservation area and the Parish Council are pleased to note that the trees will be replaced.	06/01/21

				<p>If the planning officer is minded to pass this application Malpas Parish Council would like it conditioned that :-</p> <ol style="list-style-type: none"> 1) The replacement trees be subject to a Tree Preservation Order to ensure that the tree avenue is preserved for future generations. 2) Under the Neighbourhood plan it states that for every tree felled two should be planted. It may not be practicable to plant the extra trees on the avenue but it should be conditioned that they be planted elsewhere in Malpas. <p>CW&C have circulated a letter stating that they have received a share of £12 million to plant trees in the bough. In view of this the Council would expect them to support this application and our conditions.</p>	
14/12/20	20/04491/FUL	Single storey rear extension	35 Oathills Malpas Cheshire SY14 8HX	<p>Email 12/01/21:-</p> <p>The application is to demolish the utility room to make way for a larger kitchen. This property is semi-detached. The planned extension will extend out into the back garden as far as the lounge making a straight line as opposed to L shape it currently is. The extension will abut the dividing wall between the two properties. Policy BE3 of the Neighbourhood Plan applies to this application.</p> <p>The property is in the Conservation Area and the Council would wish to ensure that the Conservation Officer is happy with the design and materials to be used.</p> <p>The Council would wish to ensure that its principles on Climate emergency together with those of CW&C are applied to this.</p> <p>The Council note that the red boundary line on the location plan does not align with that as</p>	PENDING

				shown on CWaC's public map. The red line boundary map appears to have included land which doesn't belong to this property. The Council would like to see a revised location map showing the correct boundary lines.	
21/12/20	20/04253/FUL	Loft conversion with front and rear facing dormers and single storey rear extension	11 Springfield Road Malpas	Email 12/01/21:- This is a revision to an existing application. The only change is that the street scene is altered due to the front facing dormer window. Policy BE3 of the Neighbourhood Plan applies to alterations and extensions. Also the Council would wish to ensure that the neighbours are not overlooked in a detrimental way. CW&C together with Malpas Parish Council have declared a climate emergency and the Council would therefore expect this application to comply with this.	PENDING