

DATE	REF	PROPOSAL	LOCATION	PC RECOMMENDATION	CW&C DECISION
17.01.18	18/00123/S73	Variation of condition 6 of planning permission 15/00750/OUT to remove the affordable housing contribution	The Cedars Old Hall Street Malpas SY14 8NE	Email:- 05 02 18 We would draw your attention to Policy H3 of the Neighbourhood Plan, which requires the provision of affordable housing within all new residential developments. However there is currently a surplus of certain types of affordable housing within Malpas, especially two and three bed properties. That is not to say that there is not a need for other types of truly affordable housing. If no affordable housing is to be built on site, we would expect a financial contribution towards off site housing to be provided by the local CLT in line with the emerging local plan part 2. Due to the scale of this development it would not attract any CIL payments so if condition 6 is removed they would get away without making any or little contribution to the local community.	7/2/18 REFUSED
24.01.18	18/00279/FUL	Extension to existing farm house and subdivision to create two semi-detached dwellings	Dog Lane Farm Dog Lane Oldcastle Malpas	Email 13 02 18:- This site is in open countryside and we would draw your attention to Policies H2 and BE4 of the neighbourhood plan. It is proposed that all car parking for this development together with the barn conversions will be in the courtyard. We would want to ensure that the yard is of a sufficient size for cars to manoeuvre and wait without going onto the highway. Also we would want the courtyard to be lit with down	14/2/18 APPROVED

				lighters to reduce the effects of light pollution into the open countryside	
12.02.18	18/00490/FUL	Implementation of a conservation velux window to stairwell	Yew Tree Cottage Church Street Malpas	Email 08/03/18 – This is in the conservation area and the Pc would therefore want to ensure that the Conservation Officer is happy with this proposal. We would also draw your attention to BE3 and SF2 of the Neighbourhood Plan	05 03 18 APPROVED
15.02.18	18/00557/FUL	Single storey timber garden room	Gams Wood Cottage Kidnal Hill Lane Overton Malpas	Email 08/03/18 – This is a Grade 2 listed building an earlier planning application (17/02739/FUL 17/02740/LBC) was withdrawn because the Listed Buildings Officer was unhappy with the proposal. MPC would want to ensure that the Listed Buildings Officer is happy with this proposal. In addition we drawn your attention to the Neighbourhood plan in particular policies BE3 and BE4.	08.03.18 APPROVED
15.02.18	18/00558/LBC	Single storey timber garden room	Gams Wood Cottage Kidnal Hill Lane Overton Malpas	See above	08.03.18 APPROVED
16.03.18	18/0671/LDC	Lawful consent for erection of L shaped building with other operational development and the land for equestrian purposes (existing).	Levoy Oldcastle Lane Threapwood Malpas	Email 10/04/18:- This is an application to regularise legal status of the buildings. The original planning application was 03/01445/FUL and this has been dragging on since then. The Council strongly object to this application as it was originally refused but was ignored by the applicant as they went ahead with the proposal.	10.04.18
16.03.18	18/0913/LBC	Single storey side and rear extension and alteration to existing house	Georgian House Church Street Malpas	Email 10/04/18:- As well as being a Grade 2 listed building this house is in the conservation area. MPC would want to ensure that both the conservation and listed buildings officers are happy with this proposal. MPC would draw your attention to the	10.04.18 APPROVED 15.08.18

				Neighbourhood plan in particular policies BE3, BE4 and SF2. Concerns regarding the impact on residential amenity for the immediate neighbours.	
16.03.18	18/0912/FUL	Single storey side and rear extension and alteration to existing house	Georgian House Church Street Malpas	See above	10.04.18 APPROVED 15.08.18
13.04.18	18/01211/REM	Residential Development for up to 6 dwellings following demolition of existing bungalow	The Cedars Old Hall Street Malpas	See April Planning Report (emailed 01.05.18)	04.05.18 APPROVED 31.08.18
01.05.18	18/01617/FUL	Alternative design and siting for dwelling and annexe on Plot 9 (Planning approval 16/04716/FUL)	St Josephs College Tilston Road Malpas	Email 15.05.18 The main dwelling is of a similar size and height, the main change is that the vehicular access is moved from the front to the side. The annex has been moved closer to the walled garden boundary. It is a two bed dwelling which has been reduced in size to incorporate a garage and the garden store is now attached to the annex. The Council draw your attention to the Neighbourhood Plan in particular policies BE2, BE3, BE4 and LC1. Concerns raised about the impact of any external lighting on the surrounding countryside and would therefore wish to minimise this.	23.05.18 APPROVED 25.06.18
21.05.18	18/01442/FUL	Addition of hardstanding strip in front of two sheds	Meadow Trough Farm Wrexham Road Cuddington Malpas	No observations	12.06.18 APPROVED 25.06.18
06.06.18	18/02090/FUL	Erection of 3 bungalows on land to the rear of The Sycamores and single storey extensions to The Sycamores, associated access and shared driveway	The Sycamores Old Hall Street Malpas	Email 10/7/18:- This site abuts the conservation area and is outside the build are as defined by Cheshire West and Cheshire Local Plan part 1. The site also abuts Laurel Bank which was built in 1800s and is in a precarious state and has had to have its foundations underpinned. Prior to the submission of this planning application the appellant felled 18 trees which formed an	27.06.18

				<p>avenue along the well-used public footpath. Also, on the site is an orchard which will have to be felled if this application is to go ahead. We draw your attention to the Neighbourhood plan which states that for all trees felled 2 must be planted. Due to the lay of the land which is higher than the surrounding area these 2 storey dwellings will be prominent on the landscape. Thus they will be able to be seen from the surrounding area. This site forms part of key views, Policy LC3 of the Neighbourhood Plan see fig 5.1</p> <p>Other policies which affect this proposal are BE1, BE2, BE3, LC1 LC3 and H4.</p> <p>The dwellings are described by the applicant as bungalows. They are two storey 4 bedded dwellings. Their design is not in keeping with the character of the existing dwellings. The Neighbourhood Plan states that the dwellings must be a positive addition to the existing build form. See policies BE1 and BE2.</p> <p>The applicant describes this site as infill. We would draw your attention to CWAC local plan Part 1 where infill is defined as no more than 2 dwellings in the gap between two existing buildings.</p> <p>The Council has very grave concerns about the shared drive way, access and safety. The access point is not wide enough for two cars to pass safely. The drive is very steep and would be dangerous in the winter. The visibility is not good either. This access is at a point where visibility is also hampered by parked cars from the surgery. The revised application seeks to address this issue but in our view fails to provide a satisfactory solution to this problem.</p>	
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				The Council do not support this application and would strongly recommend that it is refused.	
11.06.18	18/01848/FUL	Alterations and extensions to provide enhanced dining/drinking floor space, refurbished and additional guest bedrooms, and parking for 33 no. cars, following the partial demolition of existing outbuildings.	Red Lion Old Hall Street Malpas	<p>Email 10/7/18:- PC welcomes the development of such a prominent building in the High Street and the prospect of bring employment to the Village. The Red Lion is in the Conservation area. It is listed in the Neighbourhood Plan (appendix D) as a character building and structure. Tudor Cottage and the old bakery (also known as White Cottage) are both grade 11 listed buildings.</p> <p>PC note that the work will include the felling of the Mulberry Tree and would draw your attention to the NP which states that for every tree felled two must be replanted.</p> <p>Care must be taken to ensure that the street scene down Well Street doesn't resemble a tunnel with high wall on both sides,</p> <p>PC would draw your attention to Polies BE3, BE4 and SF1 of the Neighbourhood Plan the Parish Council are minded that the number of parking spaces provided must comply Cheshire Wests and Chester parking strategy document</p> <p>PC would want to ensure that both the listed Buildings Officer and the Conservation Officers are both happy with the materials to be used and the plans.</p> <p>PC request that there is an archaeological watching brief. PC would want to ensure that there is a construction programme with adequate provision for construction traffic and deliveries to minimise disruption in the High Street. PC welcome an ongoing liaison with the applicant whilst building work takes place at the site.</p>	02.07.18 APPROVED

21.05.18	Application reference: 17/03491/FUL	Description of development: Demolition of existing building and associated outbuildings and erection of 21 retirement living apartments (category II type accommodation), communal facilities, landscaping and car parking - Amendment to application 16/02002/FUL	The Cedars, Old Hall Street, Malpas	Full report emailed 18/06/18	18.06.18 APPROVED
26.06.18	18/02374/FUL	Two storey rear extension	Stoneyhurst 5 Hollowood Road Malpas	Email 10/07/18:- PC would draw your attention to Policy BE3 of the Neighbourhood Plan. This extension will not have any impact on the street scene. However, the PC do have some reservation about the size of the extension in relation to the original house.	17.07.18 WITHDRAWN
02.07.18	18/01211/REM	Residential Development for up to 6 dwellings following demolition of existing bungalow	The Cedars, Old Hall Street, Malpas	Email 10/07/18:- The online plans are very small and it is difficult to see how this planning application is different to the previous one. The PC requests that CW&C confirm what amendments have been made to this new planning application. The PC wish to request for clarification regarding the slight diversion to the footpath (FP4). The PC wish to reiterate their previous comments made for this planning application.	16.07.18 APPROVED
03.07.18	18/02417/FUL	Two storey extension and garage	Oldcastle Mill Granary Oldcastle Mill Lane Oldcastle Malpas	Email 10/07/18:- This is in the rural area and as such will be in open countryside. The PC would draw your attention to the Neighbourhood Plan in particular policy BE3. The scale of the extension in relation to the existing building is a consideration.	24.07.18 WITHDRAWN 12.09.18
06.07.18	18/02502/FUL	Alternative design for dwelling on Plot 11 (previously approved under 16/04716/FUL)	St Josephs College Tilston Road Malpas	Email 30/07/18:- The original design for these dwellings was approved under planning application 16/04716/FUL. The footprint of these dwellings remains about the same or in some cases is	27.07.18 APPROVED

				reduced. Each dwelling has garage parking for two cars and has additional parking for another two cars on the driveway. They are described as lifetime homes with free and easy access at ground level. They are two storey dwellings to be built in a reddish brick with either slate or clay tiles. We would have concerns about the light pollution into the open countryside and would request that down lighting be used. Also on the site is the original walled garden we would want to see this restored and protected. Draw your attention to the Neighbourhood plan in particular policies BE1 and BE2.	
06.07.18	18/02503/FUL	Alternative design for dwelling on Plot 10 (previously approved under 16/04716/FUL)	St Josephs College Tilston Road Malpas	Email 30/07/18 – see above	27.07.18 APPROVED
06.07.18	18/02507/FUL	Alternative design for dwelling on Plot 8 (previously approved under 16/04716/FUL)	St Josephs College Tilston Road Malpas	Email 30/07/18 – see above	27.07.18 APPROVED
09.07.18	18/02419/FUL	Demolition of the farm house and the erection of two live-work units	Land Adjacent to Dog Lane Farm Dog Lane Oldcastle Malpas	Email 30/07/18:- The farm house is to be demolished and 2, two /storey semidetached 4 bed dwellings are to be erected in its place. The houses will be accessed directly from Dog Lane ie two new drive way access will be created. We would want to ensure that Highways are happy that they are safe, with adequate visibility. Each house will have driveway parking for 3 cars. The live-work buildings are detached and situated in the grounds of the homes. Each one is single storey and will have a kitchen, wc, office and meeting room. There is no provision for parking. These buildings will be in open countryside and visible from the road. And therefore landscaping, screening and boundary treatments would need to be considered Light pollution into the open	30.07.18 APPROVED

				countryside would also be an issue. We would draw your attention to the Neighbourhood plan in particular policies LE1, LE2, H2, BE1 and BE2	
14.07.18	18/02571/FUL	Construction of a manege	Dog Lane Farm Dog Lane Oldcastle Malpas		07.08.18 APPROVED
01.08.18	18/02758/FUL	Replace of shop front and supporting beam over	The Malpas Chippy Church Street Malpas		APPROVED 26.09.18
20.08.18	18/03179/TPO	T1 sycamore - Fell to 2m stump	The Rectory Church Street Malpas	Email 9/10/18:- draw your attention to the Malpas Neighbourhood Plan in respect of this planning application.	11.09.18 APPROVED
14.09.18	18/03532/TPO	Fell 1 Douglas Fir tree due to poor condition	Holly Cottage Church Street Malpas	Email 9/10/18:- draw your attention to the Malpas Neighbourhood Plan in respect of this planning application.	05.10.18 APPROVED
19.09.18	18/03464/LBC	Internal and external alterations, partial demolitions and extensions to facilitate hotel development proposed under 18/01848/FUL	Red Lion Old Hall Street Malpas	Email 9/10/18:- The Council agreed to write to CW&C to urge them to expediate this planning application for the derelict site.	10.10.18 PENDING
30.10.18	18/04056/FUL	Substitution of house types for plots 68, 69, 60, 71, 72, 73, 138, 139 and 86 - 102, 140 (Amendment to approved application 15/03721/REM)	Land Rear of Broselake Farm Greenway Lane Malpas	Email 19/11/18:- This is a new application by Bovis to increase the number of houses from 137 to 140. The increase will result in a higher massing and the loss of open space. Malpas PC would want to ensure that this would not encroach on the buffer zone that was conditioned by the inspector as part of the original grant of planning. Malpas PC would also point out that this application would be subject to CWAS's Car Parking Strategy. As part of this document all four bedded house are required to have adequate off street parking for 3 vehicles. We note that this application includes 4 bedded houses. We draw your attention to Neighbourhood Plan which stipulates that each character area consists	20.11.18 PENDING

				<p>of no more than 30 houses. Policy H4 and BE2 are particularly relevant to this application as they deal with the character and style of build.</p> <p>Malpas PC understands that drainage issues at the site remain unresolved and would request that no further approval be granted until this matter has been resolved.</p> <p>Malpas PC oppose this planning application.</p>	
12.11.18	18/04209/FUL	Demolition of existing garage building and erection of new convenience store with car parking and associated works	Malpas Garage Old Hall Street Malpas	<p>Email 12/12/18 :-</p> <p>The Council welcome the development of this prominent and currently derelict site. The Council also welcome the bike stand. The move from the current site to this site should help to ease the congestion around The Cross in the High Street. This site is within the Malpas Conservation Area. The Council would want to ensure that the design and materials used enhance the conservation area and are in keeping with the local character area and feel that the current plan doesn't do this.</p> <p>The Council note that the development is closer to its neighbours on Well Avenue than the existing building, and would want to minimise the impact on the neighbourhood amenities. To this end the Council would want to see delivery times conditioned and access through Agden rather than increasingly congested Chester Road and the High Street. Also, the Council would want adequate screening to be provided.</p> <p>The Council welcome the pull-in for deliveries but have reservations about pedestrian safety on the pavement. The 10 car parking spaces are welcomed and the Council would want to ensure that they are for customers and not used by staff cars. The Council have some reservations about the space for cars to manoeuvre in the car park. The Council draw attention to CW&C</p>	03.12.18 PENDING

				<p>parking policy which states that for a store of this size there should be 24 car parking spaces. Under the plans the trees backing onto Chapel Rise are to be removed. The current trees act as screening for those properties. The Council remind you that under the Neighbourhood Plan two trees are to be planted for each tree that is felled.</p> <p>The Council draw attention to the policies contained within the Neighbourhood Plan BE1, BE2, DE5, SF1 SF4 and BE5.</p>	
19.11.18	18/02419/FUL	Replacement dwelling	Land At Dog Lane Farm Dog Lane Oldcastle Malpas	<p>Email 12/12/18 :- The Council draw attention to the Neighbourhood Plan in particular policies LE1, LE2 H2. BE1 and BE2. The Council note that the work spaces have now become a garage. Should this application be granted the Council would like to see the removal of permitted rights to ensure that any plans to turn the garages into dwellings need to be submitted.</p> <p>These buildings are in open countryside and will be visible from the road, therefore adequate screening and boundary treatment would be needed. Light pollution into the open countryside would also be an issue.</p> <p>The proposed dwellings will be accessed from dog lane by two new drives. The Council would want to ensure that Highways are happy that they are safe with adequate visibility.</p>	APPROVED
3.11.18	18/01848/FUL	Alterations and extensions to provide enhanced dining/drinking floor space, refurbished and additional guest bedrooms, and parking for 33 no. cars, following the partial demolition of existing outbuildings	Red Lion Old Hall Street Malpas	<p>Email 12/12/18 :- Under this application the number of bedrooms is reduced from 17 to 16. The bedroom annex is re-designed to ensure the amenities of the people living on Well Avenue are maintained. There will</p>	03.12.18 APPROVED

				<p>no longer be any external walkways or bedroom windows overlooking them.</p> <p>The car park will still have parking for 33 cars and will include 3 electric charging points. The Council welcomes the addition of this facility to the Village.</p> <p>The wall down Well Street is to be rebuilt, the Council would ask that the rebuilding plans also include the breeze block boundary wall. This would enhance the conservation area and greatly improve the visual street scene of Well Street. The Council would respectfully request that when the wall is rebuilt that Highways close the road from Well Street junction with Old Hall Street only as far as Well Avenue for safety reasons. This would allow access to Well Farm and Lancley Court and would ensure that Well Street remains a one way thus avoiding the risk of confusion and accidents.</p>	
23.11.18	18/03464/LBC	Internal and external alterations, partial demolitions and extensions to facilitate hotel development proposed under Reference Number: 18/01848/FUL	Red Lion Old Hall Street Malpas	Email 12/12/18 :- As above	03.12.18 APPROVED
29.11.18	18/04480/FUL	Repairs to historic timber frame and infill panels, replacement of windows and doors, minor alterations to rear window openings renewal of roof coverings, alterations to internal floors and addition of insulation materials	Old Glebe Farmhouse Church Street Malpas	Email 12/12/18 :- This property is within the Malpas Conservation area, it is a Grade II listed building. The Council would want to ensure that any renovations are in keeping with the character BE3 and BE5 of the Neighbourhood Plan. The Council has no objections provided that the design and materials used are approved by the listed buildings and conservation officers.	APPROVED
29.11.18	18/04481/LBC	Repairs to historic timber frame and infill panels, replacement of windows and doors, minor alterations to rear window openings renewal of roof coverings, alterations to	Old Glebe Farmhouse Church Street Malpas	Email 12/12/18 :- As above	APPROVED

		internal floors and addition of insulation materials			
30.11.18	18/04462/FUL	Erection of 7 detached dwellings and associated infrastructure works	Land To The South of Berwyn View, Church Street Malpas	<p>Email 12/12/18 :- Each dwelling has off road parking for 3 cars and 2 secure cycle parking places within the garage. In addition to cycle storage, the Council would like to see charging points for electric cars as a date has now been set for when we will all be driving them.</p> <p>The Council have concerns over the site layout especially at the Eastern End where the houses are much closer together and there could be problems with residents coming and going in their cars. There is a public footpath which runs along the south side of the proposed development. The existing hedge is to be maintained along the boundary.</p> <p>The Neighbourhood Plan states that there should be affordable houses on new developments. This application doesn't have any provision for affordable housing. Should CWAC agree to a commuted sum instead, Malpas PC would like to know how, when and where the money would be spent?</p> <p>This development is outside the village envelope and would therefore be in Open Countryside. The Council raises an objection to this development on the basis that that the application falls under Policy Strat 9 of Cheshire West and Cheshire Local Plan Part 1.</p> <p>We draw your attention to policies H4, BE1, BE2 BE4, BE5 LC1 and LC3 of the Neighbourhood Plan.</p>	21 Dec PENDING
04.12.18	18/04528/S73	Variation of Condition 16 (Affordable Housing) of 13/03806/OUT	Land Opposite West End Cottage Church Street Malpas	<p>Email 12/12/18 :-</p>	07 Jan PENDING

19.12.18	18/04682/FUL	Two storey side extension, single storey rear extension and replacement garage block (amendment to approved application 17/01884/FUL)	Fairhurst Chester Road Malpas	Email 15/01/19:- This is in the conservation area. MPC would want to ensure that the conservation Officer is happy that the design and materials to be used are in keeping with the conservation area. We would also draw your attention to the Neighbourhood Plan especially policies BE1 and BE3.	APPROVED
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