

DATE	REF NO	DETAILS OF APPLICATION	ADDRESS	PARISH COUNCIL OBSERVATIONS	DECISION
18/01/21	20/04826/S73	Variation of condition 2 (approved plans) of planning permission 18/02090/FUL	Land At The Sycamores Old Hall Street Malpas	<p>Email 09/02/21</p> <p>MPC objected to the original application on the grounds of access, backland development, and Key Views as listed in the Neighbourhood Plan.</p> <p>The original application was for 2, two storey bungalows. This was later changed to single storey bungalows on which permission was given.</p> <p>This site abuts the conservation area and is bounded by a public footpath at the rear. This application is for 2, two storey dormer 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.</p> <p>MPC 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.</p> <p>MPC and CW&C 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.</p> <p>MPC notes that this is basically a brand new planning application. MPC notes that the dimensions have</p>	APPROVED 13/5/21

				increased by 35% compared to the previous planning application in both height and footprint. MPC have concerns about the impact of this proposal on neighbours and key views. The Council do not support this application and would urge CW&C to refuse the application.	
18/01/21	20/02620/FUL	Detached garage block	Land Rear of Old Police House Chester Road Malpas	Email 08/02/21:- This is in the conservation area and the Council would want to ensure that the conservation officer is happy with the materials and design are in keeping. The Council note that the design of the garage height is lower than the one approved under 19/00318/FUL. The Council would want to ensure that permitted development rights are removed. Both CW&C and Malpas Parish Council have declared a climate emergency and would therefore want to ensure that these principles are applied to this application. The Council would like to see the provision of an electric vehicle charging point. The Council have grave concerns over drainage as the amount of hardstanding/driveway is considerably larger than under the original proposal. The Council 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, the Council would want to ensure that the neighbours amenities are not adversely affected by the change of location of the garage.	08/02/21 PENDING
21/01/21	21/00137/TPO	reduce overhang side branches by approx 2m to lessen weight on decaying trunk. 1x Cedar (T1) - fell (as dying) and replace with English Yew.	Parish Hall Church Street Malpas	08/02/2:- Support	APPROVED 08/03/21
21/01/21	20/04830/FUL	Single storey rear extension, alterations to front and side windows, internal alterations,	The Tithebarn Church Street Malpas	Email 08/02/21:- 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.	11/02/21 PENDING

		installation of a electric vehicle charging point		<p>The Council would therefore want to ensure that all materials used are in keeping and blend in with existing ones.</p> <p>Neighbourhood policies BE3, BE4 and SF2 apply to this application.</p> <p>The conservation officer should also be happy that the design and materials are in keeping.</p> <p>The Council are pleased to see the inclusion of an electric vehicle charging point in this application.</p> <p>The Council 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.</p>	
21/01/21	20/04831/LBC	Single storey rear extension, alterations to front and side windows, internal alterations, installation of a electric vehicle charging point	The Tithebarn Church Street Malpas	<p>Email 08/02/21:-</p> <p>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.</p> <p>The Council would therefore want to ensure that all materials used are in keeping and blend in with existing ones.</p> <p>Neighbourhood policies BE3, BE4 and SF2 apply to this application.</p> <p>The conservation officer should also be happy that the design and materials are in keeping.</p> <p>The Council are pleased to see the inclusion of an electric vehicle charging point in this application.</p> <p>The Council 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.</p>	11/02/21 PENDING
27/01/21	20/04720/FUL	Change of Use of land from Agricultural to Equestrian along with new equestrian stables and rural workers accommodation associated with the racing business	Land At Stockton Hall Farm Stockton Hall Lane Stockton Malpas	<p>Email 09/02/21</p> <p>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. MPC are pleased to note that the accommodation will only be used for agricultural/equestrian workers.</p>	17/02/21 PENDING

				<p>This is a substantial building in the open countryside. It will have an impact on the landscape and neighbours. The Council have concerns about the scale and massing. The Council have concerns about the land drainage at the site. 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. MPC and CW&C 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.</p> <p>MPC wish to ask 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.</p> <p>MPC supports the application.</p>	
01/02/21	21/00104/FUL	Extension of existing hotel	The Crown Hotel Old Hall Street Malpas Cheshire SY14 8NE	<p>Email TBC</p> <p>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.</p> <p>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.</p>	REFUSED 27/05/21

				Neighbourhood Plan policies that apply to this application are BE3 BE4 and SF1 MPC and CWaC have declared a climate emergency and in line with this we would expect to see green and sustainable types of heating used. The Council felt that the extension makes sense architecturally and will enhance the existing building. T MPC supports the application.	
01/02/21	21/00120/S73	Variation of condition 10 (parking spaces) of planning permission 08/01210/FUL	The Stables Church Street Malpas SY14 8PH	Email 09/02/21 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. The Council do not support this application as it removes valuable off road parking spaces.	22/02/21 16/02/21 - WITHDRAWN
/09/02/21	21/00331/CAT	Sycamore (T1) - Fell self seeded Sycamore Ash (T2) - Fell self seeded Ash Hedge Row (Leylandii) - Reduce hedge by 2-3m Leylandii (T3) - Fell	Whyte Holme Tilston Road Malpas Cheshire SY14 7DB	Email 09/03/21 This is in the conservation area. Malpas Parish Council would like the applicant to provide more details as we felt unable to comment due to the lack of information and unclear drawings. Malpas Parish Council are unhappy with felling an ash tree unless it has ash dieback disease.	02/03/21 PENDING
01/02/21	21/00211/FUL	Erection of porches to front and rear - amendment to application 20/03259/FUL	Wrexham Road Farm Wrexham Road Malpas	Email 09/03/21 Neighbourhood Plan policy BE3. No elevations drawings of the house were the porches are proposed have been provided with this application therefore we are not in a position to comment on it. Previous application 20/03259/FUL was withdrawn so Malpas Parish Council do not need this as an amendment.	03/03/21 APPROVED 21/05/21
15/02/21	21/00201/FUL	Replacement bay windows	Westhaven	Email 09/03/21	08/03/21

			Old Hall Street Malpas	This is in the conservation area. Malpas Parish Council would want to ensure that the Conservation Officer is happy with the design and materials to be used.	PENDING
16/02/21	21/00214/FUL	Change of use of barn to residential storage	Wrexham Road Farm Wrexham Road Malpas	Email 09/03/21 Not sure what the purpose of a change of use of the barn is, to turn it into residential storage is other than perhaps to turn the building into a dwelling at a later date. If the Planning officer is minded to grant this application we would like it conditioned that permitted development rights are removed.	APPROVED 19/05/21
16/02/21	21/00574/TPO	Various works on various trees as per tree survey	Land Off Hughes Lane Malpas	Email 09/03/21 Both CWaC and Malpas Parish Council have declared a climate emergency and as such we object to trees being felled unless they are diseased or pose a direct danger to life. In line with this and the Neighbourhood Plan where trees are felled two should be planted for each one. Outline Planning Permission (12/05430/OUT) was approved on 6 th January 2015 and 14/03299/REM was approved on 27 th April 2015 Both these applications refer to Landscape plans that should have been followed. 4832.01 Rev E Landscape proposal 1 of 2 4832.02 Rev E Landscape proposal 2 of 2 The Landscape plans for this site should have made the development invisible from public domain of Wrexham Road entrance to the village by increasing the trees and shrubs on the eastern boundary of the site. Instead there has been a succession of removing foliage from the landscape. The application justifies the work as necessary to reduce the risk to the public's lives, but recognises that the risk is small.	APPROVED 01/04/21

				<p>Trees not located near any public road or footway present a very minute risk, and on balance cutting back should be avoided.</p> <p>Referring to the TPO-SKETCH_PLAN-3881039</p> <p>Trees labelled as T1 to T19 do not belong to Stewart Milne and as such should not be touched without permission of the proper owners.</p> <p>G1 cluster should not be touched.</p> <p>T35 sustained root and branch damage by the builder during construction of the housing development.</p> <p>Although not covered by this application T40 & T41 on the sketch plan sustained root damage during the construction that caused them to die. They have since had to be removed.</p> <p>G3 The Field Maple, Hazel and Rowan Trees listed were transplanted there during the works to restore the top of the Recreation Ground. These are sound examples and should not be touched.</p> <p>The application should be conditioned to provide regular ongoing maintenance of the hedge across the site that adjoins the Public Footpath Malpas FP10.</p>	
22/02/21	21/00354/REM	Approval of Reserved Matters following outline application 17/04664/OUT including details of layout, house types, landscaping, access details, phasing, greenspace and spine road connection for 57 dwellings	Land Off Chester Road Malpas	<p>Email 13/04/21:-</p> <p>See separate file for details.</p>	15/03/21 PENDING
22/02/21	21/00409/OUT	Creation of a pair of semi-detached dwellings with car parking spaces	Willow Tree View Well Street Malpas	<p>Email 09/03/21:-</p> <p>This is in the conservation area and is for two, 2.5 storey semi-detached market houses.</p> <p>Malpas Parish Council have concerns about scale and massing on this site compact area, and feel it represents over development on the site.</p>	15/03/21 PENDING

				Malpas Parish Council cannot support this application as the view from the public domain is not in keeping with the conservation area or the existing street scene It would also appear that the application includes vehicle access of Well Street, with the building sunk below street level. The narrowness of Well Street and its pavements in conjunction with the close proximity of the existing wall of the neighbouring property would not provide safe visibility splays for vehicles leaving the developed site.	
24/02/21	21/00457/FUL	Removal of non-original windows and installation of replacement sash windows to front elevation	Overton Manor Overton Heath Lane Overton Malpas	Email 09/03/21:- This is a grade II listed building. Malpas Parish Council would therefore want to ensure that the Conservation Officer is happy with the plans and materials to be used. If this is the case we would support this application. Malpas Parish Council note that the application is for single glazing and wondered if the applicant had thought about double glazing or secondary glazing ?	APPROVED 16/04/21
04/03/21	21/00884/CAT	Trim sides and top of conifer hedge. Trim back branches to provide clearance for services pole.	Malpas Garage Old Hall Street Malpas	Email 23/03/21:- Support this application and request that the work would not be done during the nesting season.	24/03/21 PENDING
15/03/21	Appeal reference: 21/00020/REF	Application reference: 20/03024/OUT Removal of existing outbuildings and erection of one detached dwelling	Land Adjacent To 11 Well Farm Close, Malpas, Cheshire	Email 13/04/21:- PC to resubmit original comments and endorse CWAC decision.	22/04/21
06/04/21	21/01218/TPO	Two Lime trees - 25-30% crown reduction	Longcroft Beeches Close Malpas	Email 07/05/21:- This is in the conservation area and the trees have a TPO as lime trees are not that common in the British landscape. The trees appear to be healthy and show little sign of disease for this reason we would expect to see an arboreal report with this application. Since 2005 when the development started at St Josephs many trees have been lost and not replaced.	APPROVED 11/05/21
07/04/21	21/00632/FUL	Extension to the existing caravan campsite	Alport Farm	Email 07/05/21:-	28/04/21 PENDING

			Overton Heath Lane Overton Malpas	<p>The Parish Council welcomes the investment which will provide extra employment for 1 extra employee and benefits to the local economy.</p> <p>The Parish Council have grave concerns about the size, which represents 100% increase, in the number of pitches on the site. This represents a massive incursion into the open countryside. The 7ft 6in wide track and associated hard standing for the caravans represents an instant urbanising of green fields. In the event that the site is no longer required for static caravans the Parish Council would like it conditioned that it is returned to grazing land.</p> <p>The Parish Council would also like it conditioned that the static caravans can only be used as holiday lets and not homes.</p> <p>The application proposes to plant 45 plus new trees but there is no landscape plan to support this claim. Whilst the Parish Council applaud the use of solar panels on the static caravans, the Parish Council are concerned that they will make a strong visual impact on the public realm, particularly given the rising topography of the landscape of the site. In line with the Parish Council's policy on climate emergency the Parish Council would like to see electric charging points installed on the site together with cycle storage.</p>	
09/04/21	20/04826/S73	Variation of condition 2 (approved plans) of planning permission 18/02090/FUL	Land At The Sycamores Old Hall Street Malpas	<p>Email 07/05/21:-</p> <p>It is noted that the principle of development on this site has previously been established, although this was for bungalows and not dormer bungalows.</p> <p>The Parish Council would like to ensure that all the conditions relevant to this development which we set out in the original grant of planning permission are carried forward to this application.</p> <p>There has been no mention of archaeology Policy BE5 of the neighbourhood plan. This was a concern as the line of the Roman Road (Watling Street) is supposed to run along</p>	APPROVED 13/05/21

				<p>Old Hall Street, but recent operations by Water and Gas utilities have never found anything, and it is possible that the line of the road runs under this site.</p> <p>The area under development was listed in the Neighbourhood Plan as a key view out of the village. No weight was given to this when it was decided to give permission for this back land development. The Parish Council note that the application indicates that there will be no further additional impact on the landscape and rural views by these proposals. In order to protect the remaining key view the PC would like to see permitted development rights removed to ensure that future extensions can be assessed before permission is granted.</p> <p>The Parish Council would recognise and support the improved design of the dwellings, particularly when compared against the blandness and massing of the approved bungalows. The Council welcomes the relocation of the plot 2 bungalow on closer to the existing properties and away from the public footpath. The Parish Council note that plot 2 now has a windows facing the Sycamores property. This is a feature that was not previously included in the approved application. It was cited in the planning report as the reason why he determined there would be no impact of the development on neighbours’ amenities. The Parish Council would ask that the building is located according to the set distance as identified in the current planning rules (21m).</p> <p>The Parish Council would want assurances that during construction there will be no damage to neighbouring property Laurel Bank.</p> <p>The Parish Council are concerned about the drive and the risk of surface water cascading down onto Old Hall Street. The access is very steep, and we also have concerns about skidding in winter, to prevent accidents we would like to see under drive heating such as they have at the Beeches Development, off Tilston Road, Malpas.</p>	
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				The Parish Council would ask that a construction management plan be considered that includes parking of contractors' vehicles on site; this to manage the impact on the already congested area of lower Old Hall Street, close to the Laurel Bank Surgery. It is important to reduce collision risk presented by cars visiting the surgery and pedestrians walking to the surgery on the footpath.	
27/04/21	21/01292/FUL	Single storey rear extension	23 Hughes Lane Malpas	Email 07/05/21:- This is a large extension, and the PC would want to ensure that it does not exceed "the increase in size rule "of 30%. In addition, we would want to ensure that it does not adversely affect the neighbours' amenities. This will be visible from the public realm, the public footpath that runs along the Oxhayes and Sunnyside. Under the original grant of planning permission for houses on this site it was conditioned that landscaping be done to ensure that the houses were not visible from the Oxhayes and Sunnyside the Parish Council would therefore require screening to be part of the grant of this application.	19/05/21 PENDING
27/04/21	21/01661/FUL (neighbouring parish)	Construction, operation and maintenance of groundmounted solar farm including installation of ancillary infrastructure	Land At Bubney Farm, Grindley Brook, Whitchurch, Shropshire, SY13 4QH.	No comments	20/05/21 PENDING
	21/01478/FUL	Installation of 8 new raw material silos, relocation and upgrade the mollassess storage tanks, and erection of steel framed building extension on South West side of existing mill.	The Mill, Hampton	Email 07/05/21:- It was recognised that this application was not situated in the parish of Malpas. Concerns were raised over the height of the proposed expansion being visible from the public realm (in particular Post Office Lane). The PC would therefore ask the planning officer to consider landscaping to mitigate the visual impact these big structures will have on local residents. However the PC would support expansion and investment into the business that helps to protect local jobs and generates opportunities for more jobs in the future.	PENDING

12/05/21	21/01938/TPO	4 Sycamore, 1 Hawthorn and 4 Holly and 3 x Elderberry to be reduced / removed due to bad health of trees and bushes. For every tree removed we will plant two in its place as a lot of the trees are damaged and in bad repair	Land At 7 Love Lane Overton Malpas	<p>Email 15/06/21 – Malpas Parish Council would make the observations as documented below: If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: Planting of 2 new trees as per the Malpas and Overton Neighbourhood Plan. Background Factors:- Within settlement boundary; Conservation area. Relevant Neighbourhood Plan Policies:- LC4. Potential benefits to the community:- The applicant needs to be commended for the intention to plant two more trees for every one being felled. Material considerations against development :- Potential impact on wider community (Loss of more trees on the former St Joseph’s wooded site. It should be noted that this application represents the further loss of mature trees that has continued on this development site since 2009. Reduction of the number of trees goes against the climate change agenda and Cheshire West Council’s policy of wanting to plant more trees.) Other Info:- This is a poor quality planning application. The site plan does not illustrate the land at 7 Love Lane. It actually illustrates the area of the Old Rectory grounds, Hughes Lane and Oak Tree Rise housing development. The sketch plan is also poorly draw and has no reference points as to where the trees are actually located in relation to the surrounding area. No arboreal report about the health of the trees has been submitted.</p>	03/06/21
17/05/21	21/01728/FUL	Conversion of existing garage into Office/Gym	The Old Dairy The Hough	<p>Email 15/06/21 – Malpas Parish Council would make the observations as documented below:</p>	08/06/21

			Higher Wych Road Wigland Malpas	<p>If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included:</p> <p>Removal of permitted development rights to avoid the garage being turned into human accommodation.</p> <p>Background Factors:- Open countryside.</p> <p>Relevant Neighbourhood Plan Policies:- LE1, BE3</p> <p>Potential benefits to the community (If the applicant is intending to work from home the conversion of this garage to an office has potential to reducing carbon emissions resulting from less car journeys, which in turn will support Malpas Parish Council and Cheshire West Council Climate emergency initiatives.)</p> <p>Material considerations against development :- Potential impact on neighbours (Loss of the garage may result in insufficient parking space for the property and therefore impact on access to neighbouring properties. There would need to be an assurance that two car spaces were maintained.)</p>	
24/05/21	21/01812/S73	Demolition of existing farmhouse, erection 3 detached dwellings and conversion of agricultural barns to 3 dwellings with ancillary accommodation - Variation of Condition 2 of 19/03842/FUL	Dog Lane Farm Dog Lane Oldcastle Malpas	<p>Email 15/06/21 –</p> <p>Malpas Parish Council would make the observations:-</p> <p>Background Factors:- Open countryside.</p> <p>Relevant Neighbourhood Plan Policies:- H2, BE2, BE3 BE4 and LC3.</p> <p>Potential benefits to the community:- Will provide additional housing in the Parish.</p> <p>It is good to see the rejuvenation of a redundant Farm House and buildings.</p> <p>Material considerations against development :- Potential impact on neighbours - Visibility from the public realm; Potential impact on wider community - Visibility from the public realm.</p> <p>Other Info:-</p> <p>The Parish Council note that the principle of development on this scale on the site has been established. See file for</p>	15/06/21

				previous Malpas Parish Council comments dated November 2019.	
07/06/21	21/02097/TPO	Western Red Cedar - Fell. The tree is in close proximity and leaning heavily towards the house. The tree's health is in decline and has been totally consumed by Ivy, it has very little amount of live growth/green needles	Inglewood 3 Love Lane Overton Malpas	Email 15/06/21 – Malpas Parish Council objects to this application. If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: Planting of 2 new trees as per the Malpas and Overton Neighbourhood Plan. Background Factors:- Within settlement boundary. Relevant NP Policy:- LC4. Potential impact on wider community:- Loss of yet another less common tree on the former St Joseph's wooded site. It should be noted that this application represents the further loss of a mature tree that has continued on this development site since 2009. Reduction of the number of trees goes against the climate change agenda and Cheshire West Council's policy of wanting to plant more trees. Other Info:- Cutting off the ivy will help the tree to revitalise. No mention of two replacement trees being planted as mitigation for the loss. No arboreal report submitted to establish the true health of the tree.	28/06/21