

MINUTES OF THE PLANNING COMMITTEE OF MALPAS PARISH
MEETING

HELD ON MONDAY 1ST MARCH 20021

USING THE ZOOM PLATFORM AT 7PM

PRESENT

Cllrs John Webb, Tina Barnett, Chris Whitehurst, Charles Higgle, Karen Meredith.

Rachel Williams Ward Councillor, Cllr Michael Williams

Members of the public Helen and John Proudlove

1 Apologies

There were no apologies

2 Declarations of Interest

Cllr Chris Whitehurst declared a non-pecuniary interest in 21/00354/REM & 21/00409/OUT

Cllr Tina Barnett declared a non-pecuniary interest in 21/00457/FUL

3 Open Forum

Mr and Mrs Proudlove spoke about planning application 21/00354/REM

4 PLANNING

Planning Applications dealt with under delegated powers:-

4.1. Applications

21/00331/CAT Whyte Holme, Tiston Road, Malpas.

Sycamore(T1)-Fell self- seeded Sycamore, Ash(T2) fell self-seeded, Fell self -seeded Ash Hedgerow (Leylandii) – reduce hedge height by 2-3 m Leylandii (T3)

This is in the conservation area

We would like the applicant to provide more details as we felt unable to comment due to the lack of information and unclear drawings.

We are unhappy with felling an ash tree unless it has ash dieback disease.

21/00211/FULL Wrexham Road Farm, Wrexham Road, Malpas

Erection of porches to front and rear – amendment to application 20/03259/FUL.

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Previous application 20/03259/FUL was withdrawn so we do not need this as an amendment

21/00201/FUL Westhaven, Old Hall Street, Malpas.

Replacement bay windows.

This is in the conservation area.

We would want to ensure that the Conservation Officer is happy with the design and materials to be used.

21/00214/FUL Wrexham Road Farm, Wrexham Road, Malpas

Change of use of barn to residential storage.

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.

21/00457 Overton Manor

Removal of non-original windows and installation of replacement sash windows

This is a grade II listed building. We 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.

We note that the application is for single glazing and wondered if the applicant had thought about double glazing or secondary glazing ?

21/00574/TPO Land of Hughes Lane, Malpas

Various works on various trees as per tree survey.

Both CWaC and Malpas Councils 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 6th January 2015 and 14/03299/REM was approved on 27th 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.

Trees not located near any public road or footway present a very minute risk, and on balance cutting back should be avoided.

Referring to the TPO-SKETCH_PLAN-3881039

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.

G1 cluster should not be touched.

T35 sustained root and branch damage by the builder during construction of the housing development.

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.

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.

The application should be conditioned to provide regular ongoing maintenance of the hedge across the site that adjoins the Public Footpath Malpas FP10

21/00409/OUT Willow tree View Well street, Malpas

Creation of a pair of semi-detached dwellings with car parking spaces.

This is in the conservation area and is for two, 2.5 storey semi-detached market houses.

We have concerns about scale and massing on this site compact area, and feel it represents over development on the site.

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.

Applications that the Committee feel are outside their delegated powers and should therefore be brought to the full Parish Council for their consideration:-

4.2 Applications

21/00354/REM Land off Chester Road

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.

The principle of development on the site has been established, but there are real concerns with the detail or lack of it, contained in this application.

There is a mention of the Malpas and Overton Neighbourhood Plan, and an assessment of its weight is included on pages 23 & 24 of the Planning Statement.

However despite the majority of the NP's policies attracting a full rate weighting it is dismissed as only having moderate weight due to its inconsistency with the National Planning Policy Framework (NPPF.) (No detail of the inconsistency is given)

There has been no **public consultation** on this development. This is likely to inflame residents with more housing development in the village without visible benefits

Part of this development was outside the defined settlement boundary and needed PC support to be approved, the developer should have at least consulted the PC before submitting this proposal.

The applicant is proposing to use straight security fencing in some of the property boundaries. As compensation for the removal of the existing local character Cheshire Railings at the front of the development site, the PC would like to see the inclusion and replacement of the same design. Neighbourhood Policy LC1

We note that the proposal makes little reference to the Community Health Hub, only mentioning it on the phasing drawings as being included at Phase 4. Phasing was agreed at outline planning approval as 21 Dwellings completed – Health Hub infrastructure in place.

We stress the importance of the Phasing to deliver the **Community health hub** as conditioned in the outline planning approval.

There are no Balancing Ponds to accommodate surface water run-off included in the proposal as per outline planning application. During this winter there have been problems with flooding partially due to run off from this site. The surface water run-off generated in this area has cascaded through the Bovis Homes estate causing major problems for residents as

well as those living at the bottom end of the village in Well Street, Well Meadow and Springfield.

We support the **PROW** Officers objection to the route of the public footpath as illustrated. I would like to see a diversion of the path around the perimeter of the development site in order to retain the path's association with the open countryside. The increase in length would be beneficial to the growing community.

There is no clear evidence to only building 30 dwellings before the seeing a distinctive **change of character** for anymore dwellings as per Neighbourhood Plan(policy H4). The outline planning permission contained bungalows this application does not. There is a housing need for bungalows in the village and which is why they were included in the outline permission. The Parish Council would therefore like it conditioned that bungalows be built. At outline planning permission much work went into protecting the existing houses on Chester Road and softening the impact of this development.

We would wish to see **Electric vehicle charging points** provided at all properties. This to support the removal of petrol and diesel powered cars by 2030. To support mitigation against the climate emergency, we feel the provision of electric charging points should be conditioned on all new dwellings.

Neighbourhood Plan policy BE5 deals with archaeology and the Parish Council feel it is important that the provision of test trenches is conditioned to the application; this to establish if there is any remaining archaeology on the site. Tithe Map Field names suggest this site has been the centre of social activity in this particular area since the early 1800's. Cockfight field, Windmill field and Roman Tee Field.