

# Malpas Parish Council Planning Application Report

## 1. Application under consideration:

Application Number:	21/03648/LDC
Location:	The Stables Church Street Malpas SY14 8PH
Proposal:	The parking provision at The Stables to be solely for use of the residents / occupants of The Stables

## 2. Executive summary: *(Delete which statements are not appropriate and add reasons.)*

Malpas Parish Council supports this application because:

Malpas Parish Council objects to this application because:

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:

1/	
2/	

## 3. Background Factors:

Open countryside	<input type="checkbox"/>	Within settlement boundary	<input checked="" type="checkbox"/>	Conservation area	<input checked="" type="checkbox"/>
Tree Preservation Order	<input type="checkbox"/>	Listed Building	<input type="checkbox"/>		
Relevant Neighbourhood Plan Policies					

## 4. Positive aspects of development

Potential benefits to the community	None identified.
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## 5. Material considerations against development (visual, noise, pollution etc.)

Potential impact on neighbours	The proposal would remove parking from the Hayes Lodge which would create a Highway safety hazard and displace neighbours cars that are already parked on Church Street in this area.
Potential impact on wider community	The proposal would remove 2 off road parking spaces from the Hayes Lodge which could potential create a Highway safety hazard in an already congested area.

# Malpas Parish Council Planning Application Report

## 6. Other relevant information

Section 4 of the Planning Officer report dated 10th September 2008 relevant to planning application 08/01210/FUL that granted permission for The Stables property to be constructed, states the proposal would remove parking from the Hayes Lodge which would generate a Highway safety hazard

See extract below:

### 4. Highway safety

As described above, the proposal would utilise the existing access and courtyard area to the front of the dwelling and provide for 4 parking spaces, with two spaces reserved for Hayes Lodge. The Hayes already has parking located at the rear and this would not be affected by the proposal. The County Highway Engineer has advised that this level of parking is acceptable in this location and that utilising the existing access for the proposal would not be detrimental to highway safety.

**Condition 10** of the planning permission granted for the Stables development (08/01210/FUL) states in the interests of Highway safety 4 parking spaces should be provide with the development. See extract below:

10. The access and four parking spaces as indicated on site layout plan ref. CH001 (submitted 26/6/08) shall be made constructed and made available for use prior to the first occupation of the dwelling hereby approved commencing and two of the spaces shall be maintained for use for car parking for the dwelling hereby approved and two spaces shall be maintained for use for car parking for Hayes Lodge thereafter, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** It is in the interests of highway safety and in accordance with Policies TR13 and TR19 of the Chester District Local Plan.

A previous planning application 21/00120/S73 with the objective of obtaining a similar result was objected to by the Parish Council. It is noted that this application was subsequently withdrawn.

The Parish Council objected to it on highways safety issue

The Parish Council also notes that the three declarations associated with this application refer to **no cars being parked in the garden area.**

However the aerial view below, clearly illustrates that vehicles have been parked in the garden area contrary to the declarations submitted in support of this planning application

# Malpas Parish Council Planning Application Report



Aerial view of the stables property 28<sup>th</sup> September 2021.



Street view of the Stables site at July 2011

# Malpas Parish Council Planning Application Report

Malpas Parish Council like CWaC, has declared a climate emergency and would expect all proposals for new developments, extensions or alterations to recognise this, specifically by ensuring properties are at least carbon neutral, avoiding the use of fossil fuels and have facilities for the charging electric vehicles.

**Signed:** Clerk Malpas Parish Council

**Dated:**