

1. Application under consideration:

Application Number:	21/03940/FUL
Location:	Malpas Fire Station Chester Road Malpas SY14 8NR
Proposal:	Over cladding of existing profiled sheet roofing with new insulation and profiled roof sheeting, installation of photovoltaics to roof, replacement of appliance bay doors, insulated panel door and timber framed windows and doors. Formation of new entrance door complete with level access landing, installation of feature cladding to walls to appliance bay section and installation of new flagpole

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/	That the accessible parking space be located in the front of the building near to the Station access entrance door, the area of which is usually occupied by fire service people’s private cars.
2/	That at least one Electric Vehicle Charging point be provided as part of this application.

3. Background Factors:

Open countryside	<input type="checkbox"/>	Within settlement boundary	<input checked="" type="checkbox"/>	Conservation area	<input type="checkbox"/>
Tree Preservation Order	<input type="checkbox"/>	Listed Building	<input type="checkbox"/>		
Relevant Neighbourhood Plan Policies	BE3 and LC2				

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	Potential impact of the location of the accessible parking bay on the operations of the Young Persons Centre.
Potential impact on wider community	The Fire Station is located adjacent to the Malpas Conservation Area and therefore any building alterations should look to minimise the visual impact on the setting of the conservation area.

	<p>The accessible parking bay is situated alongside the Young Persons Centre. Whilst this could potentially be used by individuals who are mobility challenged, to access the Young Persons Centre, the Design and Access statement states that it is for exclusive use of the Fire Station only.</p> <p>Location of the parking bay at the point suggested, will reduce the current car parking capacity on the site by a further space. This to add to the 12 spaces already removed without consultation with the local community or the Parish Council.</p> <p>If it is purely designed for Fire Station access only then consideration should be given to locating the accessible park space in the front of the building near to the station entrance door.</p> <p>It is stated in the Design and Access statement that a level access will be provided at the building entrance door and will incorporate round profile handle in a contrasting colour to assist the visually impaired. It is not stated, but it is hoped that the height of the door handle is positioned so that it can be reached by persons seated in wheelchairs.</p> <p>The provision of this mobility accessible building entrance also adds weight to the need to position the vehicle accessibility car parking space at the front of the building</p>
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6. Other relevant information

Malpas is desperately short of car parking spaces given the 360 new dwellings the village has seen built since 2010.

The layout of the car park shown in this application formally reduces the parking capability on the site by 12 car parking spaces, something that has been done recently without either consultation with the village and the Parish Council or the submission of a planning application.

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.

The Parish Council raises no objections to the internal alterations to the Fire Station Building.

The council commends the service for the taking a lead on a number of climate change mitigation measures as identified in the Design and Access statement.

It welcomes the proposed conversion from gas to all electrical heating and the installation of extra Insulation to reduce heat losses, LED lighting and photovoltaics to allow for energy to be generated and reduce the overall consumption of mains electric.

Signed: Clerk Malpas Parish Council

Dated: