

**1. Application under consideration:**

Application Number:	21/03599/FUL
Location:	Laurel Bank Surgery Old Hall Street Malpas SY14 8PS
Proposal:	Two story rear extension and single story entrance extension.

**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/	Condition two trees to replace the one removed as per the Malpas and Overton Neighbourhood Plan.
2/	

**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, LC2 and LC4				

**4. Positive aspects of development**

Potential benefits to the community	With the 50% growth in housing and population since 2010 the Malpas Medical practice capacity need to be increased. Notwithstanding there is no Planning Statement or Design and Access statement attached to this application, it is assumed that the expansion of the facilities at Laurel Bank will greatly benefit Malpas residents and the wider South Cheshire Community.
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**5. Material considerations against development (visual, noise, pollution etc.)**

Potential impact on neighbours	The large scale and massing of the extension will impact on the visual amenity of neighbours in the immediate area. It will be a large building on the edge of the settlement boundary adjacent to the conservation area.
Potential impact on wider community	It is disappointing that the expansion of facilities and the intended move to a new site off Chester Road has not materialised. Expansion to the surgery will increase the road safety hazards on Old Hall Street, which already experiences traffic flow and congestion problems. The Car parking facilities are only to be increased by one space.

	The loss of a mature tree and green space around the existing building to accommodate the expansion.
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## 6. Other relevant information

Laurel Bank is adjacent to the Malpas Conservation area.

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. It would appear that the existing bike store has disappeared.

The Surgery is on the edge of the settlement boundary and abuts the conservation area.

**Signed:** Clerk Malpas Parish Council

**Dated:**