

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>	<p>APPROVED</p> <p>13/5/21</p> <p>02/12/21</p>

				<p>increased by 35% compared to the previous planning application in both height and footprint.</p> <p>MPC have concerns about the impact of this proposal on neighbours and key views.</p> <p>The Council do not support this application and would urge CW&C to refuse the application.</p>	
18/01/21	20/02620/FUL	Detached garage block	Land Rear of Old Police House Chester Road Malpas	<p>Email 08/02/21:-</p> <p>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.</p> <p>The Council note that the design of the garage height is lower than the one approved under 19/00318/FUL.</p> <p>The Council would want to ensure that permitted development rights are removed.</p> <p>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.</p> <p>The Council would like to see the provision of an electric vehicle charging point.</p> <p>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.</p> <p>In the original application there was mention of land being available to the Alport School there is no mention of this in this application.</p> <p>Finally, the Council would want to ensure that the neighbours amenities are not adversely affected by the change of location of the garage.</p>	APPROVED 17/12/21
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	<p>08/02/2:-</p> <p>Support</p>	APPROVED 08/03/21
21/01/21	20/04830/FUL	Single storey rear extension, alterations to front and side	The Tithebarn Church Street	<p>Email 08/02/21:-</p>	APPROVED 08/06/21

		windows, internal alterations, installation of a electric vehicle charging point	Malpas	<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. 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>	And 02/12/21
21/01/1	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. 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>	APPROVED 08/06/21 And 02/12/21
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</p>	17/02/21 PENDING

				<p>note that the accommodation will only be used for agricultural/equestrian workers.</p> <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.</p> <p>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</p>	REFUSED 27/05/21

				<p>function room and top floor is managers accommodation and office space.</p> <p>Neighbourhood Plan policies that apply to this application are BE3 BE4and 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.</p> <p>The Council felt that the extension makes sense architecturally and will enhance the existing building. T MPC supports the application.</p>	
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	<p>Email 09/02/21</p> <p>Under the original grant of planning permission 2 spaces were to be retained for the use of the adjacent property Hayes Lodge.</p> <p>The applicant states that these spaces have never been used and would like the condition removed.</p> <p>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.</p> <p>The Council do not support this application as it removes valuable off road parking spaces.</p>	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	<p>Email 09/03/21</p> <p>This is in the conservation area.</p> <p>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.</p> <p>Malpas Parish Council are unhappy with felling an ash tree unless it has ash dieback disease.</p>	DECIDED 08/03/21
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	<p>Email 09/03/21</p> <p>Neighbourhood Plan policy BE3.</p> <p>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.</p>	03/03/21 APPROVED 21/05/21 AND 02/12/21

				Previous application 20/03259/FUL was withdrawn so Malpas Parish Council do not need this as an amendment.	
15/02/21	21/00201/FUL	Replacement bay windows	Westhaven Old Hall Street Malpas	Email 09/03/21 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.	08/03/21 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.	APPROVED 01/04/21

				<p>The application justifies the work as necessary to reduce the risk to the public's lives, but recognises that the risk is small.</p> <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	Email 13/04/21:- See separate file for details.	APPROVED 12/07/21
22/02/21	21/00409/OUT	Creation of a pair of semi-detached dwellings with car parking spaces	Willow Tree View Well Street Malpas	Email 09/03/21:- This is in the conservation area and is for two, 2.5 storey semi-detached market houses.	WITHDRAWN 27/10/21

				<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> <p>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</p> <p>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.</p>	
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	<p>Email 09/03/21:-</p> <p>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.</p> <p>Malpas Parish Council note that the application is for single glazing and wondered if the applicant had thought about double glazing or secondary glazing ?</p>	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	<p>Email 23/03/21:-</p> <p>Support this application and request that the work would not be done during the nesting season.</p>	14/04/21 DECIDED
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	<p>Email 13/04/21:-</p> <p>PC to resubmit original comments and endorse CWAC decision.</p>	21/06/21 APPEAL DISMISSED
06/04/21	21/01218/TPO	Two Lime trees - 25-30% crown reduction	Longcroft Beeches Close Malpas	<p>Email 07/05/21:-</p> <p>This is in the conservation area and the trees have a TPO as lime trees are not that common in the British landscape.</p> <p>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.</p>	APPROVED 11/05/21

				Since 2005 when the development started at St Josephs many trees have been lost and not replaced.	
07/04/21	21/00632/FUL	Extension to the existing caravan campsite	Alport Farm Overton Heath Lane Overton Malpas	<p>Email 07/05/21:- 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>	WITHDRAWN 20/07/21
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:- 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>	APPROVED 13/05/21

				<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 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.</p> <p>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</p>	
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				<p>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> <p>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.</p>	
27/04/21	21/01292/FUL	Single storey rear extension	23 Hughes Lane Malpas	<p>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.</p>	17/06/21 APPROVED
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	Decided
27/04/21	21/01478/FUL (NEIGHBOURING PARISH)	Installation of 8 new raw material silos, relocation and upgrade the mollasses storage tanks, and erection of steel framed building extension on South West side of existing mill.	The Mill, Hampton	<p>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</p>	02/12/21 APPROVED

				<p>the visual impact these big structures will have on local residents.</p> <p>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.</p>	
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 –</p> <p>Malpas Parish Council would make the observations as documented below:</p> <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>Planting of 2 new trees as per the Malpas and Overton Neighbourhood Plan.</p> <p>Background Factors:- Within settlement boundary; Conservation area.</p> <p>Relevant Neighbourhood Plan Policies:- LC4.</p> <p>Potential benefits to the community:- The applicant needs to be commended for the intention to plant two more trees for every one being felled.</p> <p>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.</p> <p>Reduction of the number of trees goes against the climate change agenda and Cheshire West Council’s policy of wanting to plant more trees.)</p> <p>Other Info:-</p> <p>This is a poor quality planning application.</p> <p>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.</p>	APPROVED 07/07/21

				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.	
17/05/21	21/01728/FUL	Conversion of existing garage into Office/Gym	The Old Dairy The Hough Higher Wych Road Wigland Malpas	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: Removal of permitted development rights to avoid the garage being turned into human accommodation. Background Factors:- Open countryside. Relevant Neighbourhood Plan Policies:- LE1, BE3 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.) 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.)	APPROVED 30/07/21
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	Email 15/06/21 – Malpas Parish Council would make the observations:- Background Factors:- Open countryside. Relevant Neighbourhood Plan Policies:- H2, BE2, BE3 BE4 and LC3. Potential benefits to the community:- Will provide additional housing in the Parish.	APPROVED 01/07/21

				<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:- The Parish Council note that the principle of development on this scale on the site has been established. See file for previous Malpas Parish Council comments dated November 2019.</p>	
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	<p>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.</p>	APPROVED 12/07/21

17/06/21	21/02012/OUT	Residential development of 3 terraced cottages and 2 detached houses with associated private access drive, garages and carpports	Land Adjacent To Broselake Farm Greenway Lane Malpas	<p>Email 20/7/21:- The Council made the following observations:-</p> <ul style="list-style-type: none"> • If CW&C is minded to approve the application the Parish Council request that the following conditions be included: <ul style="list-style-type: none"> - The inclusion of a condition that requires further archaeology investigations on the site in relation to its proximity to the heritage asset Broselake Farm heritage asset. - Removal of permitted development rights. - The Council has declared a climate emergency and would expect all proposals for new developments to recognise this, specifically by ensuring new properties are at least carbon neutral, avoid the use of fossil fuels and have facilities for charging electric vehicles • Background Factors:- Within settlement boundary; Listed Building. • Relevant Neighbourhood Plan Policies:- H1, H3, H4, BE1, BE2, BE4, BE5, LC1 & LC3 • Positive aspects of development:- Potential benefits to the community - Retention of the existing trees on the site. • Material considerations against development:- <ul style="list-style-type: none"> - Potential impact on neighbours:- The Council ask if this development contravenes the Infill policy contained in the CW&C Local Plan; Reduction in the garden area of the separated Broselake Farm; Loss of orchard area of the separated Broselake Farm.# - Potential impact on wider community:- Whilst this is a modest development, it adds to the cumulative 100% increase of approved new dwellings (400) in Malpas. This in relation to the 	APPROVED 24/02/22
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				<p>CW&C 2010 sustainability assessment of just 200 dwellings.</p> <ul style="list-style-type: none"> - To date there has been limited investment in infrastructure. - The proposal may affect the setting of the Grade 2 listed heritage asset, Broselake Farm and the Malpas Conservation area as indicated in inspectors appeal decisions on previous applications in the adjacent area. (13/02382/OUT & 12/04687/OUT). - Consideration should be given to the impact the development will have on the character and surroundings of the Grade 2 listed building. policies DM1, DM3, and DM19 of the CW&C Local Plan (part two). - Broselake Cottage, Broselake Farm and Lydgate are all built at Greenway Lane street level. If permission is granted, it is important that the new dwellings on Greenway Lane are built to the same level. - The application Heritage Impact Assessment suggests that this terrace is to be in similar scale and style to Broselake Cottage. Whilst the style may be similar, the scale of these properties appears to be more akin to the scale of Broselake Farmhouse rather than the low height Broselake Cottage. - On the proposed site plan, Plot 1 has 2 car park spaces allocated; however, these spaces will require a further access to the site to be made in addition to the one already shown. - A new visibility display will need to be included, which may impact on the proposed retention of the existing hedge line currently bordering Greenway Lane. 	
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				<ul style="list-style-type: none"> - Increased traffic on the narrow single track Greenway Lane, potentially posing a safety risk to pedestrians, as the lane is primarily used by many residents for exercising or a leisure walk around the village. However, this development, if approved, should not have rights of access up or down Greenway Lane to Chester Road. - This is also used as a primary access route for school children attending the Bishop Heber High school. - Plot's 4 and 5 design which includes roof lights, it is important that these are sympathetic to the Greenway Lane street scene. - The Council would want assurance that bin storage is indicated on the site plan for plot 1. - No indication of any cycle storage facilities. • Other relevant information:- - The application relies on archaeology reports from surrounding developments. With the historic Malpas Pinfold located directly opposite the development site, there is potential for archaeology deposits to still remain undiscovered. Hence the request for further archaeology investigations. - Building in the garden area will potentially cause unacceptable harm to the character and setting of the Grade 2 listed Broselake Farm. - Both CW&C and the Council have declared a climate emergency and would therefore want to ensure that these principles are applied to this application. In line with if the authority is minded to approve this application then we would expect the dwellings to be carbon neutral, e.g. with renewable sources of heating and low level lighting used. 	
24/06/21	21/02482/FUL	Creation of 4 ponds	Ebna1 Bank Farm Ebna1 Lane Malpas	Email 13/7/21:- MPC supports this application because: Background Factors:- Open countryside.	APPROVED 21/07/21

				<p>Positive aspects of development:- Potential benefits to the community include the enhancement of local wildlife facilities.</p> <p>Material considerations against development:- Potential impact on neighbours includes the impact on houses on Mates Lane, where flooding is already occurring due to run off from the adjacent field. (C1-059 refers). Also impact on Ebnal Old Hall (C1-056 refers).</p>	
28/06/21	21/02086/FUL	Two storey rear extension	34 Springfield Road Malpas	<p>Email 13/7/21:- MPC made the following observations:- Background Factors:- Within settlement boundary. Relevant Neighbourhood Plan Policies:- B3 Material considerations against development:- Potential impact on neighbours (Potential impact on neighbours amenity).</p>	APPROVED 26/11/21
16/07/21	21/02430/FUL	Re-build of existing conservatory	Bank Cottage Old Hall Street Malpas	<p>Email 04/08/21:- Malpas Parish Council would make the observations as documented below: Background Factors:- Within settlement boundary; Conservation area; Listed Building Relevant Neighbourhood Plan Policies:- BE3 and BE4 Potential benefits to the community:- Replacement of an existing conservatory with a more sympathetic one. Potential impact on neighbours:- none identified Potential impact on wider community:- none identified Other relevant information:- The proposed conservatory will sit on the same footprint as the existing on. As this is a listed building with significant history, the Parish Council would want to ensure Cheshire West Conservation / Listed Building Officer was in support of this application and of the materials to be used. Both CWAC and Malpas PC have declared a climate emergency and we would therefore want to ensure</p>	05/08/21 PENDING

				that these principles are applied to this application where appropriate.	
16/07/21	21/03012/LBC	Re-build of existing conservatory	Bank Cottage Old Hall Street Malpas	Email 04/08/21:- see above	05/08/21 PENDING
21/07/21	20/03648/FUL	Proposed subdivision of existing farmhouse into two dwellings	Ebna Farm Ebna Lane Malpas	<p>Email 04/08/21:- MPC made the following observations:- 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>1/ Ensure there is some mitigation for the loss of Barn Owl, Bat and other Bird habitat. E.G. erection of a Barn Owl Box and Bird and Bat boxes. 2/ Malpas PC, like CWaC, has declared a climate emergency and would expect all proposals for new developments to recognise this, specifically by ensuring new properties are at least carbon neutral, avoid the use of fossil fuels and have facilities for charging electric vehicles.</p> <p>Background Factors:- Open countryside Relevant Neighbourhood Plan Policies:- H2, BE3 and BE1. Potential benefits to the community:- This application will bring the redundant farm house back into residential use. Potential impact on neighbours:- none identified Potential impact on wider community:- See Phase 2 Survey for Bats document. Potential impact on Bats, Birds and Barn Owls. It is noted that the survey does include suggested mitigation measures for Swallows and bats, but there is nothing to mitigate for the loss of the Barn Owl roost. (Page 20 of survey document.) There should be some mitigation for this matter. Broxton Barn Owl Group could advise. Other relevant Info:-</p>	08/09/21 APPROVED

				<p>The proposed development does not affect the existing footprint.</p> <p>The development will result in the loss of a chimney. Both CWAC and Malpas PC have declared a climate emergency and we would therefore want to ensure that these principles are applied to this application. If the planning authority is minded to approve this application then we would expect the dwellings to be carbon neutral, e.g. with renewable sources of heating and low level lighting used.</p> <p>Comments previously submitted in November 2020. 20/03648/FUL Ebnal Farm. Ebnal Lane, Malpas Some of comments will still need to be considered. Proposed subdivision of existing farmhouse into two dwellings. This application is to divide the farmhouse into two 3 bed room market value dwellings. The application is in open countryside. The foot print will remain the same. There is off road parking for 6 vehicles. The Neighbourhood Plan policies which apply to this application are H2, BE3 and BE1. The Farmhouse abuts a barn/stables which could be converted at a later date if it is not used by the farm.</p>	
22/07/21	21/02754/FUL	Single storey and first floor rear extensions	The Nest Old Hall Street Malpas	<p>Email 10/08/21:- Observations:-</p> <ul style="list-style-type: none"> - If the planning authority is minded to approve this application then we would expect to see conditions added that help the dwelling to progress towards being carbon neutral, e.g. with renewable sources of heating and the installation of an electric charging point. - Background Factors:- Within settlement boundary; Conservation area; Listed Building 	12/08/21 PENDING

				<ul style="list-style-type: none"> - Relevant Neighbourhood Plan Policies:- B3, B4, BE4 and LC2 - Potential impact on the neighbours’ visual amenity. - Other relevant information:- Malpas PC, 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, avoid the use of fossil fuels and have facilities for charging electric vehicles. <p>There is only a minor increase to the existing building footprint.</p>	
26/07/21	21/02750/FUL	Demolition of existing outbuildings and erection of single and two storey rear extensions	3 Moss Villas Old Hall Street Malpas	<p>Email 10/08/21:- Observations:-</p> <ul style="list-style-type: none"> - If the planning authority is minded to approve this application then we would expect to see conditions added that help the dwelling to progress towards being carbon neutral, e.g. with renewable sources of heating and the installation of an electric charging point. - Relevant Neighbourhood Plan Policies - B3 and LC2 - Potential impact on neighbours amenity in terms of privacy and visual aspect - The Parish Council note that work on the development has started with the outbuildings being already demolished without planning permission being granted. <p>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.</p>	APPROVED 16/12/21

				<p>- The proposal refers to a property outside, but in near proximity to the settlement boundary.</p> <p>Email sent to CW&C 15/09/21 to delete the following statement as inaccurate:- “The Parish Council note that work on the development has started with the outbuildings being already demolished without planning permission being granted.”</p>	
16/08/21	21/03070/FUL	Two storey rear extension and detached double garage	Stockton Gate Cottage Stockton Hall Lane Stockton Malpas	<p>Email 15/09/21:- Observations:- If CW&C is minded to approve the application the Parish Council would request that the following conditions be included: 1/ If the planning authority is minded to approve this application then we would expect to see conditions added that help the dwelling to progress towards being carbon neutral, e.g. with renewable sources of heating and the installation of an electric charging point. 2/ The removal of development rights on the garage Background Factors: Open countryside Relevant Neighbourhood Plan Policies: BE3 LC2 4 Positive aspects of development:- Potential benefits to the community - None identified. Material considerations against development (visual, noise, pollution etc.) :- Potential impact on neighbours:- How is the garage accessible without crossing the existing property boundary? Potential impact on wider community:- Height of the proposed garage on the surrounding countryside to be considered. The proposed increase in building size to be considered against the 30% expansion guidelines. Other relevant information Malpas Parish Council, like CWaC, has declared a climate emergency and would expect all proposals for new</p>	PENDING

				developments, extensions or alterations to recognise this, specifically by ensuring properties are at least carbon neutral, avoid the use of fossil fuels and have facilities for charging electric vehicles.	
07/09/21	21/03599/FUL	Two story rear extension and single story entrance extension	Laurel Bank Surgery Old Hall Street Malpas	<p>Email 27/09/21</p> <p>The Council is unable to support this application and would make the observations as documented below:</p> <p>The Council strongly supports the expansion of medical facilities in Malpas and is extremely disappointed that the proposed integrated Health Hub is no longer part of the plans for the development on Chester Road.</p> <p>However the current plan to increase the capacity of the present surgery building offers an increase in size of 50% but only has one more parking space, which will inevitably add to the problems of cars parking on Old Hall Street. More thought needs to be given to the impact of any development on road safety in the surrounding area.</p> <p>If the Cheshire West Council Planning Authority is minded to approve the application the Council would request that the following conditions be included:</p> <ul style="list-style-type: none"> - Condition two trees to replace the one removed as per the Malpas and Overton Neighbourhood Plan. <p>Background Factors:- Within settlement boundary Relevant Neighbourhood Plan Policies:- BE3, LC2 and LC4 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</p>	APPROVED 02/12/21

				<p>benefit Malpas residents and the wider South Cheshire Community.</p> <p>Material considerations against development:- 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.</p> <p>Other relevant information:-</p> <ul style="list-style-type: none"> - Laurel Bank is adjacent to the Malpas Conservation area. - The 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. <p>Other concerns:-</p> <p>1. <i>Regarding question 10</i> on the planning application itself the applicant ticks the box that indicates there are no adjacent trees that could influence the development</p>	
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				<p>or that “might be important part of the local landscape character”.</p> <p>At the neighbouring property there is a small wooded area, an orchard, and nearer the surgery boundary several tall silver birch and other trees. The trees screen the height of the proposed building which would otherwise be a stark edging to the village. The many varied trees located next to the site have shaped the landscape character directly adjacent to the surgery.</p> <p>2. <i>Regarding question 11</i> ; the assessment of flood risk: for at least twenty years the water run off on the car park after heavy rainfalls has proved a problem, with water pooling at the bottom end of the car park which then overflows across toward Old Hall Street with a waterfall on to the pavement through the area where the planned extension is to be built. The capacity of existing drainage would not seem to be adequate in relation to the site development.</p> <p>3. <i>Question 12</i> on the application about the impact on the wildlife in the adjacent field to the south of the surgery the applicant has ticked “no” - declaring that there will be no adverse environmental effect on adjacent land. There are bats, badgers and many other creatures in the neighbouring field; in addition there are moths and butterflies including a whole realm of insects and creatures with undisturbed habitats.</p> <p>4. Concerns about the all-night security lighting that the surgery installed last year as the current lighting system consists of large unshielded ultra-bright panels of light, fixed in pairs on three sides of the surgery building. These are on all night and the light shines into a neighbouring property and the woodland field. The previous car park lights - which were shielded and cast their light downward and switched off at 10pm have been decommissioned. Concerns that the new extension will simply duplicate the present lighting system. There is</p>	
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				<p>now fast gathering research on how the new range of ultra-bright LED lights is destroying nocturnal wildlife – such as moths, badgers, owls and bats. This light pollution also prevents proper appreciation of the night sky.</p> <p>5. <i>Question 13</i> on foul sewage. There have been problems over the years with blockages arising from the current sewage system that runs down the middle of the road that shared with the neighbouring property. On the map of the site as it is – that the boundary running between the west side of the surgery and neighbouring property is drawn down through the middle of the existing hedge. This is not accurate. The boundary of the surgery runs through the bases of the concrete fence posts.</p> <p>6. Parking:- concerns raised regarding lack of parking spaces for staff and patients.</p>	
13/09/21	21/03697/CAT	Sweet Chestnut (T1) - To reduce the size of the crown overall to suitable points by 3-4m, thin out crown by 10-15% by removing some upright shoots, and lift the crown over the access road by 3-3.5m, removal of any additional deadwood. Group of Sycamores (T2) - Reduce the crown by 2-3m back to suitable points.	Castle Hill Mound Church Street Malpas		DECIDED 19/10/21
28/09/21	21/03648/LDC	The parking provision at The Stables to be solely for use of the residents- / occupants of The Stables	The Stables Church Street Malpas	<p>Email 12/10/21:- The Council objects to this application because:</p> <ul style="list-style-type: none"> - Background Factors:- Within settlement boundary; Conservation area. - Material considerations against development:- Potential impact on neighbours - The proposal would remove parking from the Hayes Lodge which would create a Highway safety hazard and displace neighbours 	WITHDRAWN

				<p>cars that are already parked on Church Street in this area.</p> <p>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.</p> <p>- 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.</p> <p>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.</p> <p>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.</p> <p>The Parish Council objected to it on highways safety issue.</p> <p>The Parish Council also notes that the three declarations associated with this application refer to no cars being parked in the garden area.</p> <p>However the aerial view, clearly illustrates that vehicles have been parked in the garden area contrary to the declarations submitted in support of this planning application.</p> <p>- 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</p>	
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				carbon neutral, avoiding the use of fossil fuels and have facilities for the charging electric vehicles.	
08/10/21	21/02750/FUL	Demolition of existing outbuildings and erection of single and two storey rear extensions	3 Moss Villas Old Hall Street Malpas	<p>Email 12/10/21:-</p> <p>Observations:-</p> <ul style="list-style-type: none"> - If the planning authority is minded to approve this application then we would expect to see conditions added that help the dwelling to progress towards being carbon neutral, e.g. with renewable sources of heating and the installation of an electric charging point. - Relevant Neighbourhood Plan Policies - B3 and LC2 - Potential impact on neighbours amenity in terms of privacy and visual aspect - 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 proposal refers to a property outside, but in near proximity to the settlement boundary. 	APPROVED 17/12/21
11/10/21	21/04077/LBC	Single storey and first floor rear extensions	The Nest Old Hall Street Malpas	<p>Email 12/10/21:-</p> <p>Observations:-</p> <ul style="list-style-type: none"> - If the planning authority is minded to approve this application then we would expect to see conditions added that help the dwelling to progress towards being carbon neutral, e.g. with renewable sources of heating and the installation of an electric charging point. - Background Factors:- Within settlement boundary; Conservation area; Listed Building - Relevant Neighbourhood Plan Policies:- B3, B4, BE4 and LC2 	PENDING

				<ul style="list-style-type: none"> - Potential impact on the neighbours' visual amenity. - Other relevant information:- Malpas PC, 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, avoid the use of fossil fuels and have facilities for charging electric vehicles. <p>There is only a minor increase to the existing building footprint.</p>	
18/10/21	21/04081/TPO	Yew (T6) - Light pruning of canopy 1-2m to appropriate points and maintaining shape. Oak (T2) - Light pruning of branches overhanging onto road and drive. Ash (A5) - 30% reduction. Oak (A5) - Tidy up and re-shape of Oak tree and some branches a little top heavy	Yew Tree Cottage Chorlton Lane Cuddington Malpas	<p>Email 09/11/21:- observations:- Background Factors: Open countryside; Tree Preservation Order Potential benefits to the community: None identified. Potential impact on neighbours: None Identified There are Tree preservation Orders on some of the trees in this application. Any reduction in tree foliage does not align with the Climate Change emergency and the reduction of carbon emissions. The Council would question any reduction which does not directly threaten human lives. 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.</p>	08/11/21 PENDING
26/10/21	21/03940/FUL	Overcladding 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.	Malpas Fire Station Chester Road Malpas	<p>Email 9/11/21:- Malpas Parish Council supports this application because: 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>	APPROVED 04/02/22

		<p>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</p>		<p>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.</p> <p>2/ That at least one Electric Vehicle Charging point be provided as part of this application.</p> <ul style="list-style-type: none"> - Background Factors: Within settlement boundary - Relevant Neighbourhood Plan Policies: BE3 and LC2 - 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.</p> <p>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</p>	
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				<p>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> <p>- Other relevant information: Malpas is desperately short of car parking spaces given the 360 new dwellings the village has seen built since 2010.</p> <p>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.</p> <p>- 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.</p> <p>- The Parish Council raises no objections to the internal alterations to the Fire Station Building.</p> <p>- 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.</p> <p>- 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.</p>	
15/11/21	21/04146/FUL	Replacement of windows north east (facing Old Hall Street) and north	Old Hall Residential Home	Email 14/12/21:-	6/12/21 PENDING

		west (facing the High Street) aspect of the property	Old Hall Street Malpas	<p>Malpas Parish Council would make the observations as below:</p> <ul style="list-style-type: none"> - Background Factors: Within settlement boundary; Conservation area. - Material considerations against development:- Potential impact on wider community - Potential impact on the Conservation Area. Although the Old Hall is not a listed building, the Parish Council would want reassurance that the Conservation Officer is satisfied with the proposed style of replacement windows - Other relevant information:- 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 is noted that in the proposed side elevation drawing the conservatory is missing. Is this being removed and if so has permission been given? 	
18/11/21	21/04312/FUL	Replacement of entrance door from timber to white powder coated aluminium door with automatic controls	1 The Cross Church Street Malpas	<p>Email 14/12/21:-</p> <p>Malpas Parish Council supports this application because:-</p> <ul style="list-style-type: none"> - Background Factors: Within settlement boundary; Conservation area. - Relevant Neighbourhood Plan Policies:- BE3 and SF1 - Positive aspects of development:- Potential benefits to the community include Improved accessibility for wheelchair users; elderly and pushchairs. - Material considerations against development:- Potential impact on neighbours - Potential visual impact; Potential impact on wider community:-Visual impact; 1, The Cross lies within the Malpas Conservation area, the style of the proposed door is not similar to the existing windows. 	9/12/21 PENDING

				Other relevant information:- The 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.	
08/12/21	21/04515/FUL	Alterations and extension to existing stables to create a single residential dwelling, erection of detached carport/outbuilding	Levoy Sunnyside Malpas	<p>Email 11/01/22:- The Council would make the observations as documented below: The Council is concerned that this application could be seen to set a precedent for the redevelopment of existing rural buildings (outside settlement boundaries) where the correct planning procedures were not followed at an earlier construction phase. We hope the Planning Authority will give this matter due consideration. 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> <ul style="list-style-type: none"> - Should this application be granted, then Malpas Parish Council would like to see it conditioned that the 100 trees as proposed by the applicant are planted as part of a landscaping scheme. - The development is conditioned to provide an electric vehicle charge point. <p>Other Observations:-</p> <ul style="list-style-type: none"> - Open countryside; - Potential benefits to the community:- Although there is no mention of electric charging points being provided, the Malpas Parish Council applauds the applicant for the proposal to use green technologies and the provision of disabled access/facilities for visitors and residents. <p>The applicant states that it is their intention to plant 100 trees to offset the carbon footprint, although no</p>	04/01/22 PENDING

				<p>landscaping scheme has been submitted with the application to confirm this proposal. It is recognised that If these proposals are carried out, then there will be a small benefit to the wider community.</p> <ul style="list-style-type: none"> - Potential impact on neighbours:- Visual amenity of the near neighbours - Other relevant information <p>History of the property. The stables were last used in that capacity, in 2014, 4 years prior to the issue of the lawful development certificate, and never since the issue of the LDC certificate in April 2018.</p> <p>Application form On the application form, section 10 states that should the applicant reply yes to either or both questions then a full tree survey should be included with the application. There is no visibility of a tree survey with the application documents.</p> <p>Building Construction The parish council would ask if the building is suitable to allow it to be converted / extended to residential accommodation under current building regulation guidelines. The proposed floor plans raise concern that there will be no existing cavity walls between the stable stalls and thus the building could require internal construction work to take place to meet the current residential building insulation standards.</p> <p>Other This proposed residential development is outside a recognised settlement boundary of either a Key or Local Service Centre and therefore under Strat 9 of the Local Plan part 1, Malpas Parish Council consider the application to be the reuse of existing rural</p>	
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				<p>buildings (though in this case not for economic purposes) where buildings are of permanent construction and can be reused without major reconstruction.</p> <p>If the Planning Authority were minded to approve the conversion of the stable block, then we would expect to see an application for a change of use from equestrian/agricultural to residential domestic for the property as a whole.</p> <ul style="list-style-type: none"> - The 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. 	
14/12/21	21/04520/FUL	Proposed rear extension. Proposed timber cladding to front elevation. Proposed enlargement of existing driveway	2 Mercer Close Malpas	<p>Email 11/01/22:-</p> <p>The Council would make the observations as documented below:</p> <ul style="list-style-type: none"> - Within settlement boundary; - Potential impact on neighbours - Neighbours amenity; - The 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. 	10/01/22 PENDING
21/12/21	Appeal Ref 21/00088/REF	Extension of existing hotel	The Crown Hotel, Old Hall Street, Malpas,	<p>Email 11/01/22:-</p> <p>Whilst the extra trade that may result in the community from an extension of this nature will be positive for the local economy, it is requested that the following observations are considered.</p> <p>Application History:</p> <p>It is noted that a previous proposal to build an extension to accommodate a restaurant in the vacant space</p>	24/01/22

				<p>alongside the Crown was refused; this on the highway grounds.</p> <p>The decision stated that: The proposal would not be in the interest of highway safety or the free flow of traffic and in the opinion of the district Planning Authority constitutes over intensive use of the site.</p> <p>Also that development would be seriously detrimental to the visual amenities of the Malpas conservation area.</p> <p>Three subsequent planning applications were withdrawn, which suggests further refusals were imminent although reasons are not given, but these suggest that traffic flow and parking mitigation could be crucial material consideration when making a decision to approve or reject the application.</p> <p>Conservation area: This application refers to extending a building in the Malpas conservation area. It is also a character building as listed in the Malpas and Overton Neighbourhood Plan. Paragraph 6.2.1 of the planning statement states that there is no character appraisal of the Malpas Conservation area. This is not correct although somewhat dated there is a March 1981 assessment of the conservation area.</p> <p>For this reason, it is important should the application be approved, that the design and materials used are sympathetic to existing conservation area and the buildings surroundings.</p> <p>The proposal is to construct an extension to the building in a gap between the existing hotel and the Dower House residential property. This should be regarded as infill and as such Neighbourhood Plan policies BE3, BE4 and SF1 should apply to this application.</p> <p>Application Issues for consideration: There is no south facing illustrated on the proposed elevation drawings.</p>	
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			<p>It is noted that the building appears to have been recently extended. Is a further extension of this surface area permitted under the 30% extension of floor space planning rule?</p> <p>Although it is mentioned as a note to the potential builder, there is no reference in the planning statement to drainage or sewerage mitigation measures that will be generated by the increase in capacity on the site.</p> <p>With a building previously being located on the site there is a potential for archaeological deposits to remain. Again there is no mention of an archaeology report or watching brief associated with the application.</p> <p>Work on the site appears to have started already without permission being granted.</p> <p>Malpas’s biggest town issue as recognised by the Borough and Parish Councils is traffic congestion and parking.</p> <p>Paragraphs 7.5.2 of the planning statement accepts that there would be some additional parking demand, due to the increase in floor space.</p> <p>However, there is no mention of the provision of car parking space to support this development to accommodate the increase in customers / tourists that the proposal is indicating an extension to the hotel would bring.</p> <p>Paragraphs 7.5.3 of the Planning Statement indicates that parking associated with the development is not a problem as customers will be encouraged to use public transport. Malpas has an extremely poor bus service resulting in residents being unable to get a bus in or out of the town after 6:00pm. There is also no existing taxi service in the town, so it is inevitable extra cars will be parking in a location which already restricts the visibility of vehicles accessing the High Street from Church Street.</p> <p>The application evidences the space required to comply with Covid19 restrictions as a reason for the proposal in a</p>	
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				<p>number of instances, however paragraph 7.5.2 of the Planning Statement admits that the number of customers that can be accommodated is likely to remain unchanged. Hence the argument citing Covid19 should be dismissed from any consideration.</p> <p>The biggest issue is the potential impact of the development on the neighbouring Dower House amenity (visual and light levels). Paragraph 7.4.2 of the Planning Statement refers to the close proximity of the proposal to the Dower House, and a window serving a front living room.</p> <p>The loss of the Dower's house living room light needs to be considered.</p> <p>Other:</p> <p>Should permission be granted is it possible that with the proposal to add a function room on the second floor, to condition that a sprinkler system be installed for the safety of future patrons?</p> <p>Since the re-opening of the Lion parking in Old Hall Street has increased significantly. Vehicles are parking on the Well Street/ Old Hall Street junction presenting a safety hazard. If the inspector is minded to grant this appeal could they please consider adding a condition for a highways contribution for the extension of double yellow lines to meet the current highways criteria at the junction of Old Hall Street and Well Street."</p> <p>A map showing the junction and current parking restrictions is enclosed.</p>	
23/12/21	21/04573/FUL	Single storey side porch	7 Drakes Way Malpas	<p>Email 11/01/22:- The Council would make the observations as documented below:</p> <ul style="list-style-type: none"> - Within settlement boundary; - Relevant Neighbourhood Plan Policies - BE3; - Potential impact on neighbours - visual amenity; - The Council like CWaC, has declared a climate emergency and would expect all proposals for new 	19/01/22 PENDING

				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.	
23/12/21	21/04652/FUL	Change of use of a former stable block and Dutch barn to create one dwelling, together with all associated infrastructure works	Land At Sunnyside Malpas	<p>Email 12/01/22:-</p> <ul style="list-style-type: none"> - Open countryside. - Relevant Neighbourhood Plan Policies:- BE1, BE2, BE3,H1, H2, H4, and LC4 - Potential benefits to the community:- reuse of a building. - Potential impact on wider community:- The proposed residential development is outside a recognised settlement boundary of either a Key or Local Service Centre and therefore is not permitted under Strat 9 of the Local Plan part 1 unless it: <ul style="list-style-type: none"> 1/ has an operational need for a countryside location such as for agricultural or forestry operations. 2/ is for a replacement building (<i>the existing stable block and Dutch Barn is not a residential dwelling, so this proposal does not constitute a replacement building.</i>) 3/ is small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area. 4/ is the reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction. 5/ is the expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting. <p>The proposed development does not meet any of these criteria.</p> <p>Other relevant information</p> <p>Most built structures have the potential to support roosting bats and nesting birds, whilst badgers, great</p>	19/01/22 PENDING

				<p>crested newts, and wild plants may be present on the land surrounding the proposed site.</p> <p>If there is any risk of an adverse impact on protected wildlife (including fauna and flora) a survey should be undertaken prior to any work commencing, as an offence may otherwise be committed.</p> <p>The Parish Council note that at this time no ecology survey has been included with the application.</p> <p>Malpas and Overton Neighbourhood Plan - Policy H2. <i>New individual dwellings in the rural area will also be considered appropriate if they deliver homes of an exceptional, innovative design.</i> <i>Designs must be truly outstanding or innovative, demonstrating the highest standards in architecture and helping to raise design standards in the rural area.</i> <i>The design must also be sensitive to the defining characteristics of the local area.</i></p> <p>The Parish Council note that the design of the proposal is quite innovative and whilst they would support such development under their H2 Policy, we would want the Planning Authority to use their expertise in confirming the quality of the design as being suitable.</p> <p>Planning History An application number 20/02538/PDQ was considered in 2020 and on the 8th September 2020 a decision was issued that determine that prior approval of the Local Planning Authority was not required.</p> <p>The Dutch Barn and stable block Under a Strat 9 location as outlined in exception 4 above, this could be regarded as the reuse of an existing rural building, however an agricultural storage barn and stable block constructed for the use of horses would not normally make a suitable sustainable residential living accommodation without substantial construction work.</p>	
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				<p>Page 7 of the Design and Access statement of this application states that the Dutch Barn has approval for conversion to a residential unit.</p> <p>However, the decision under application 20/02538/PDQ states only that the prior approval of the Local Planning Authority is not required for conversion; this being determined on minimal changes to the existing structures</p> <p>Comparison of the drawings submitted with application 20/02538/PDQ illustrate that the is application is fundamentally different in construction from that which was previously determined and therefore full consideration should be given to the design of this proposal and its suitability in the rural location.</p> <p>The Parish Council would raise concerns over the suitability of the existing buildings to be converted to sustainable residential accommodation complete with foundations construction materials to meet the current building standards.</p> <p>In the conclusions on page 7 of the Structural Assessment and Feasibility of Conversion report paragraphs 6.4 and 6.5 state (below) that further assessments will be required to establish</p> <p><i>6.4 A full structural analysis of the buildings will be required upon receipt of the Architect’s final proposals to assess the structural implications of the buildings conversion where all structural alterations should be considered and designed accordingly by a competent structural engineer.</i></p> <p><i>6.5 Further investigations will be required to these buildings to assess wall and foundation loading capacity however at this stage, it is not always cost effective to undertake the full extent of these additional surveys until there is a greater understanding of the project.</i></p> <p>The Council like CW&C, has declared a climate emergency and would expect all proposals for new</p>	
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				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.	
04/01/22	21/04750/FUL and 21/04751/LBC	Internal alterations to an existing garage and stable, replace garage doors with timber window and insert a new floor with access to create a new bedroom.	Cobblestones Church Street Malpas	Email 11/01/22:- The Council would make the observations as documented below: <ul style="list-style-type: none"> - Within settlement boundary; - Conservation area; - Listed Building; - Relevant Neighbourhood Plan Policies - BE3 and SF2; - The Parish Council would request that the Planning Authority Conservation Officer is happy with the proposed removal of the stable internal structures and also that any proposed external building operations are in keeping with the listed building and the conservation area. - The 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. 	27/01/22 PENDING
17/01/22	21/04922/FUL	Two storey side extension and single storey rear extension	5 Leech Road Malpas	Email 15/02/22:- The Council made the following observations:- Background Factors:- Within settlement boundary Relevant Neighbourhood Plan Policies:- BE3 Potential benefits to the community:- None identified Potential impact on neighbours:- Potential impact on Neighbour amenity. Potential impact on wider community:- Visual impact on the public realm. Out of character with the existing street scene Other relevant Information:- The Council like CW&C, 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.	
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