

**21/01218/TPO - Two Lime trees - 25-30% crown reduction at Longcroft Beeches Close Malpas**

Since the development of the St Joseph's site started in 2005, many trees have been lost from the complex and not replaced.

The property sits within the Malpas Conservation area and Lime trees have a TPO on them.

The trees in question appear healthy and show little signs of disease. Lime trees are not that common in the British landscape and therefore should be protected.

The Parish Council would have expected to see an arboreal report accompanying the application providing clear evidence that these Lime trees need to be lowered by such an amount.

**21/00632/FUL - Extension to the existing caravan campsite at Alport Farm Overton Heath Lane Overton Malpas**

The Parish Council welcomes any potential to boost the local economy and increase the number of local jobs.

However, the expansion proposed on this application is huge and with 11 touring vans, 11 static vans and a warden's Mobile Home represents something approaching a 100% increase in capacity on the site.

Doubling the size of the site, constitutes a significant incursion of the development into the open countryside.

The 7ft. 6 inch wide track and the associated hard standing for the caravans represents an instant urbanising of green fields.

Whilst the business may be successful in the future, an expansion of this size, without guarantees of sustainability of the business in the longer term, will leave a significant blot on the rural landscape.

It is recognised as being difficult to enforce, but the Parish Council would request a condition that the site is to be returned to open countryside should the business close.

The application also purports to plant 45 new trees, but there is no landscape plan to support this claim.

There is concern that the expanded site, with solar panels on the roofs of the caravans, will make a strong visual impact on the public realm, particularly given the rising topography of the landscape at the site.

**20/04826/S73 - Variation of condition 2 (approved plans) of planning permission 18/02090/FUL at Land at The Sycamores Old Hall Street Malpas**

The Parish Council would highlight the following points for the planning Officer to consider.

It is noted that the principle of development on this site has been previously established, although this was for bungalows and not dormer bungalows.

However, improvements in the design are noted as being more in keeping with the surrounding properties.

## **Archaeology**

It was noted that there is no reference to any archaeology in the proposal. 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 the Water and Gas utilities have never unearthed any evidence of this, and it is possible that the line of the road actually runs under the development site.

## **Permitted Development Rights**

The area under development was listed in the Malpas and Overton Neighbourhood Plan as being a key view out of the village.

This fact was totally ignored by the CWaC Planning Committee who choose to approve the principle of this back land development.

The Parish Council notes that the application indicates that there will be no additional impact on the landscape and rural views by these proposals. However the Council, in order to protect some of the remaining views, would ask that permitted development rights are removed from the dwellings in order that the impact on the landscape of any future extensions (conservatories/sunrooms) can be assessed before permission were granted.

## **Design and Location**

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.

It is noted that the plot 2 dwelling now has windows facing the Sycamores property. This is a feature that was not previous included in the approved application for the bungalows. It was cited in the planning officer’s report as the reasoning why he determined there would be no impact of the development on neighbours’ amenity.

The council would ask that the building is located according to the set distance as identified in the current planning rules. (21 Metres)

The Council welcomes the location of the proposed Plot 2 dwellings being located away from the public footpath and closer to the existing neighbouring properties.

## **Block Paving – Surface water Run-off:**

The application makes reference to the inclusion of a turning courtyard of block paving. There is some concern about potential surface water run-off from this feature and the Council would ask for conditions that can mitigate against look to be added to any approval.

## **Access Drive / Collison Risk**

It is recognised that CWaC Highways have approved the access detail, but given the steep descent faced by vehicles emerging on to Old Hall Street during severe winter weather conditions, the council would ask the Developer / Planning Officer to consider the provision under driveway heating for the steep section of the access drive.

## **Construction Management Plan.**

The Council request 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.

This is important to reduce vehicle collision risk presented by cars visiting the surgery and pedestrians walking to the surgery down the footpath.

## **Conditions**

The Parish Council would ask that all the conditions relating to the approved bungalows are also included if this application is granted approval.

### **21/01661/FUL Solar Farm on land at Bubney Farm, Grindley Brook,**

Visibility of the development in the landscape is potentially an issue for near neighbours.

Parish Representatives for Agden, Tushingham and Wigland have been notified of the application.

No comments from Malpas Parish Council

### **21/01292/FUL - Single storey rear extension at 23 Hughes Lane,**

Concern raised over the size of the sunroom extension in relation to the size of the property. (30% rule)

The Parish Council would ask the Planning Officer to consider any impact on neighbours' amenity.

It was also noted that this extension will be visible from the public realm at the western side of the town, and the Parish Council would ask for appropriate landscaping/boundary treatments to be conditioned.

#### **Note\***

The whole Hughes Lane development was conditioned to be screened by landscape and boundary treatments when the whole site was first constructed. This has never been done.)

Visibility from the public realm - Landscaping?

### **21/01478/FUL - Installation of 8 new (12 Metre) raw material storage silos at Hampton Mill**

It was recognised that this application was not situated in the parish of Malpas.

Concerns were raised over the height of the proposed expansions being visible from the public realm (Post Office Lane) The Parish Council would therefore ask the planning officer to consider landscaping appropriate to mitigate the visual impact these structures will have on local residents.

However, the Parish Council would support expansion of the business that helps to protect the current local employment and generates opportunities for more jobs in the future.