

1. Application under consideration:

Application No:	22/01812/FUL
Location:	The Hough Granary Higher Wych Road Wigland Malpas SY14 7JJ
Proposal:	Conversion of industrial unit to a single dwelling including an open porch extension, new garage block, vehicular access and landscape works.
Consultation Deadline Date	21 st July 2022

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

~~1/ Malpas Parish Council supports this application because:~~

~~2/ Malpas Parish Council objects to this application because:~~

3/ Malpas Parish Council would make the observations as documented below:

4/ If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included:

i/	Removal of personal development rights relative to the proposed garage
ii/	

3. Background Factors:

Open countryside	☒	Within settlement boundary	☐	Conservation area	☐
Listed Building	☐	Tree Preservation Order	☐		
Relevant Neighbourhood Plan Policies	H2 and BE3				

4. Positive aspects of development

Potential benefits to the community	Bringing a disused building back into use
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5. Material considerations against development (visual, noise, pollution etc.)

Potential impact on neighbours	None identified
Potential impact on wider community	None identified

6. Other relevant information

It is noted that the proposed garage is two storey.

The size and design of the proposed garage suggests that this could be used in future as a residency.

The council would ask that personal development rights are removed for this building.

The Council would ask that sufficient provision is made for surface water runoff and that domestic foul water does not leach into the nearby Bradley Brook.

Malpas Parish 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.

Signed: Clerk Malpas Parish Council

Dated: