

1. Application under consideration:

Application No:	22/02836/PDQ
Location:	Hollowood Farmhouse, Mates Lane, Edge, Malpas Cheshire, SY14 8JE
Proposal:	Change of use from Agricultural barn to dwelling
Consultation Deadline Date	6 th September 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/	
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	None identified
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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 for consideration

It is noted that there have been a number of agricultural building erected within the last 2 years on this site for which the Parish Council have not seen any planning application.

The floor plans indicate that there are two kitchens on one of which is located on the upper floor. This raises concerns that this upper floor may be used in future as a separate dwelling i.e. building with separate two flats. It is not entirely clear that this change of use proposal is to accommodate one or two residencies.

The site is a working farm with constant all year round operations continuing just a short distance from the proposed residency. This raises concern over noise and aroma impact on any future resident.

Notwithstanding permitted development rights, as this proposal is located on a working farm, the Parish Council have a number of queries around what is the purpose of the development, these being:

1/ is there intention to rent out the residency as part of farm diversification?

2/ is it required as accommodation for a “live on site” rural worker, and if so will it be conditioned in perpetuity for that purpose?

3/ is the development being constructed for residency by a family member?

4/ will the construction work required be of a high standard and utilise all design and construction features to mitigate as far as possible against climate change.

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: