

1. Application under consideration:

Application No:	22/02825/FUL
Location:	Shepherds Supermarket Old Hall Street Malpas Cheshire SY14 8NQ
Proposal:	Conversion of existing ground floor retail shop use and existing upper floor residential flat into residential, demolition of rear flat roof shop storage area to provide residential garden, demolition of one and half storey rear outbuildings and erection of semidetached dwellings with garden and form car parking with access off Lanceley Court
Consultation Deadline Date	24 th October 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 after careful consideration of the observation given below. In particular the over development of the site.

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/	Given that potential historic setting close to High Street the Parish Council would request that a watching brief when ground works for the construction of the semi-detached dwellings takes place
ii/	That all vehicular access is from Lanceley Court as detailed in the Heritage, Design, and Access Statement. No vehicle access to the rear of the property should be granted from the High Street, and the gate to the High Street should be of a type to allow passage for pedestrian/wheelchair/pushchairs only.

3. Background Factors:

Open countryside	☐	Within settlement boundary	☒	Conservation area	☒
Listed Building	☒	Tree Preservation Order	☐		
Relevant Neighbourhood Plan Policies	SF1, BE1, BE3, BE4, BE5, LC3				

4. Positive aspects of development

Potential benefits to the community	Loss of empty shop on the High Street.
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5. Material considerations against development (visual, noise, pollution etc.)

Potential impact on neighbours	Increase in parking on High Street.
Potential impact on wider community	Increase in on street parking. Loss of a retail shop

6. Other relevant information for consideration

The Parish Council does not support the loss of a valuable retail outlet in the centre of the village, and would ask that before a change of use to residential usage is granted it has been established via evidence that the property has been marketed commercially for sale and lease for the required amount of time.

In addition the Parish Council regards the proposal for two detached dwellings in the conservation area as over development of this small site.

The council would also request that an archaeology watching brief is undertaken during the ground works due to the proximity of the development site to the High Street.

The Parish Council would also request that the bay window feature facing the High Street Public realm on the second floor of the existing building is retained.

Reason: to retain the existing character of the original building as indicated in figure 5 of the Design and Access Statement

As this is in the conservation area Malpas Parish Council would want to ensure that CWaC's Conservation Officer is satisfied that the materials and proposed works are in keeping with the character of the area and that it doesn't have a negative impact on the setting of this listed building or any others in the immediate vicinity.

The Heritage, Design and Access Statement talks about flood lights. MPC is concerned about the effects of light pollution and would like to ensure that down lights be used. We also note that there is no mention of electric charging points or waste bins or cycle storage facilities.

It is also noted that this application makes no reference to the Neighbourhood Plan or its policies contained therein.

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: