

**MINUTES OF MALPAS PARISH COUNCIL
EXTRAORDINARY MEETING
HELD ON MONDAY 12TH JUNE 2023
IN THE VICTORIA JUBILEE HALL, MALPAS AT 6.00PM**

	PRESENT Cllrs Tina Barnett, Eric Bickley, Roger Clifford, Sean Davies, Charles Higgle, Oryan Lightning, Karen Meredith, Cllr Adrian Waddelove. Chris Whitehurst, Michael Williams (Chairman). The Clerk. Fifteen members of the public attended of the meeting.
28.	APOLOGIES Cllr Morgan Granger.
29.	DECLARATION OF INTERESTS There were no interests declared.
30.	OPEN FORUM Cllr Whitehurst spoke to the meeting regarding the background to planning application 23/01459/FUL - Erection of 17 dwellings and associated access and works at Land To The West of Lynchet Road Malpas and the role the parish council has in the process. Residents attending the meeting raised the following concerns / questions regarding the planning application:- - Timescale for the construction; - The maximum number of houses permitted in a cul de sac; - Access to the proposed site when construction works are taking place; - A resident spoke about the developers using part of the front gardens of two properties on Lynchet Road to gain access to the site when construction in taking place; - Concerns raised for safety of children with increased volume of traffic on the Bovis estate generated by the construction vehicles and new residents; - Height of the buildings; - Proximity of the buildings to the boundaries of existing properties on Depenbech Close; - Biodiversity - concerning the cutting of boundary hedges; - Drainage – this needs to be resolved (Cllr Whitehurst advised that Welsh Water are aware of the drainage issues at the Bovis site and will be consulted for this planning application); - Flooding – the impact the development will have on properties in Well Street; - Sewage – can the current capacity in the village cope with additional properties; - Infrastructure - what will the developers give back to improve the infrastructure of the village; - Green Space – the village needs to preserve green spaces; - Highways – the roads on the Bovis estate have yet to be brought up to standard and adopted by CWaC; - Energy supply query regarding solar panels and gas supply; Cllr Williams advised that the Ward Cllr Rachel Williams has called the planning application in to be considered by the CWaC Planning Committee. Cllr Meredith went through the Council's planning report.
31.	PLANNING 23/01459/FUL - Erection of 17 dwellings and associated access and works at Land To The West of Lynchet Road Malpas

Observations:-

The Council would make the observations as documented below:

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

- (i) That the affordable housing allocation is conditioned with an option that local Malpas Ward residents have an opportunity to obtain one of the affordable properties.
- (ii) Conditioned with Section 106 contribution to Play & Open Space in Malpas Parish
- (iii) Conditioned with Section 106 contribution to Allotments in Malpas Parish
- (iv) Conditioned with Section 106 contribution to a missing footpath link on Chester Road from Greenfield Mews to Leech Lane. Alternatively a contribution to provide a zebra crossing where the current nearside pavement ends at Greenfield Mews
- (v) Conditioned that the areas earmarked as bio-diversity gain wildlife corridors are maintained as such and not subjected to regular mowing operations
- (vi) Construction Management Plan – School drop of and pick up times.
Conditioned that construction material deliveries are not permitted between 8:15am and 9:15am and between 3:00pm and 4:00pm on weekdays during in school term times.
In addition, the delivery route to the site should be conditioned as being via A41 Trunk Road, Hampton Roundabout, Chester Road and Lynchet Road

Background Factors: Within settlement boundary; The site is adjacent to the Malpas Conservation Area

Potential benefits to the community: The development supports the Community's drive to become a "greener" place through the inclusion of EV charging points, and photo/solar panels on all dwelling roofs.

Potential impact on neighbours: Increased traffic on Lynchet Road

Potential impact on wider community: Surface and Foul water drainage impact on the neighbouring estate. Further impact on the existing over stressed Malpas Infrastructure
Relevant Neighbourhood Plan Policies: H1, H3, H4, BE1, BE2, BE5, LC4 and S4

Positive Aspects of the Development:-

The Parish Council would commend Archway Homes for their attention to detail in this application which probably makes this the most "green" development in Malpas to date; this by way of:

EV charging points on all Dwellings

Photo/solar panels on all Roofs.

Low level lighting bollards to mitigate against site light pollution.

Bird and Bat Boxes.

Hedgehog corridors and gates.

Bug Hotels

Fruit trees and native hedging plants.

Pre heating of the domestic water via the solar panels.

Development Character:

Although not referenced in the application, the council is pleased that Archway Homes are proposing to build 8 different styles of dwellings on the site; this satisfying the requirement in the Malpas and Overton Neighbourhood Plan for enhancing the character Malpas by the inclusion of varied vernacular architecture.

Other relevant information for consideration**Overall Assessment of Development:**

Malpas was assessed by CWaC as having the capability as a Key Service Centre to be sustainable between 2010 and 2030 for the addition of 200 new dwellings. Currently over 400 new dwellings have been granted permission with approximately 350 having already been completed.

Even though this development is proposed for only 17 new dwellings, it will put increased pressure on the community facility infrastructure i.e. Allotments, education, social services, health, car parking, play and open space and sports facilities.

If the planning Authority are minded to approve this application the Parish Council would like re-assurance that suitable contributions to support over stretched infrastructure, and be consulted in how any contributions are allocated.

Affordable Dwellings:

There are 2 x 4 bedrooms affordable dwellings to be built on the site. Under the adopted Car Parking Supplementary Planning Document, these properties require car parking spaces for 3 vehicles.

Although provision for three cars has been made for the two 4 bedroom affordable properties, the space around the affordable dwellings is limited and inconsiderate parking will have potential to impact on vehicle access to the whole site, given the narrower access road and the need for accessibility by Borough Council bin lorries, and Emergency Service vehicles. It is noted that the affordable dwellings have been provided in one block rather than “pepper potted” around the site. This grouping has the potential to generate two separate social demographic groups, and the Council would like the planning authority to take this into consideration when coming to a decision on the application.

Bio Diversity Net Gain:

It is noted from the site roof plan that areas have been ear marked for wildlife corridors and Bio Diversity.

However, there is an overall Bio-diversity loss of 75% for the site excluding hedgerows.

The Council note there is a Bio-diversity gain of 12.9% being predicted from the management of the site hedgerows.

The provision and management of these hedges will not result in an overall net gain of 10% as is required.

This loss will be further exacerbated by the future on site management practice of mowing these green wildlife corridors.

The Council would like re-assurance that the development will provide the required overall bio-diversity net gain.

Bus service:

The Health Impact statement also states there is a bus service, but it does not specify the actual services (i.e. service number and start and end points) and how infrequent they are. The current public bus service is wholly inadequate with restricted times and frequencies, including no Sunday service

Construction Method Statement:

This statement quotes *“the hours of work (including deliveries) will be limited to 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays, although only very limited working is anticipated on Saturdays, with no work undertaken on Sundays or Bank Holidays.”*

Given the proximity of the primary and secondary schools, Chester Road is congested with cars on both sides of the road at school drop of and pick up times.

The Council would like to see deliveries of material to site excluded between 8:15am and 9:15am and between 3:00pm and 4:00pm on weekdays in school term times.

In addition, the route to the site should be conditioned as being via A41 Trunk Road, Hampton Roundabout, Chester Road and Lynchet Road

Drainage:

It is noted that the development site sits higher in the landscape than the surrounding properties on Lynchet Road and Deppenbech Close.

The council would want assurance that any Surface or Sewerage water run offs will not overload the existing drainage system capacities, nor result in flooding of the properties on these two roads.

Health Impact Statement:

The lack of provision of a direct footpath access onto Greenfields Lane is seen as a problem.

The Council note that the surface water drainage report (page 12) includes a 3 metre footpath access to Greenfields Lane. The Council would support the provision of this footpath as a safer route into the village centre and the Alport Primary school.

However, if this route is not provided, this will make the pedestrian journey to the village shops and facilities more protracted, and is likely to force some of the new residents to drive to the village centre, this exacerbating the severe village traffic congestion and the village centre car parking.

In addition it is recognised that increased pedestrian footfall foot using the full length of Chester Road to access the village will result in more people looking to cross the busy Chester Road.

It is for this reason that the Council is asking for the application to be conditioned with a Section 106 contribution to a complete the missing footpath link on the nearside of Chester Road between Greenfield Mews to Leech Lane.

Housing Density:

The density/quantity of housing on the development site has the potential to impact on accessibility to the site properties including those two properties on the site entrance road. In addition the volume of extra dwellings will put additional strain on an already stressed local infrastructure.

Landscaping:

It is noted that there is a Landscape Specification Document attached to the application, but there is no detailed landscape plan. This is seen as a critical element in preserving the amenity of the neighbouring Depenbech Close residents.

Neighbour Amenity:

The Council would seek re-assurance that due to the existing land levels that the new build houses on the site do not adversely impact on the light or private amenity of the properties immediately adjacent to the site.

Play and Open Space Contribution:

As many of the green open spaces in Malpas are not managed by CWaC, but by other local organisations, the Council would welcome the opportunity for a local discussion with Green Infrastructure Officer on how the section 106 monies are allocated to maximise the benefit for the local community.

Public Consultation:

It is noted that Archway Homes have consulted with individual residents on a one to one basis. However, their plans were not shared in advance of submission with the Council nor the wider community who will be adversely affected by this development and its impact on local infrastructure.

There is also no mention in the application of taking into consideration, the Malpas and Overton Neighbourhood Plan.

Site Boundary Hedges:

It is requested that hedges on the boundary with both Depenbech Close and Lynchet Road are not disturbed, pruned, or cut back without the respective owners' permission.

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.

Proposed by Cllr Meredith and seconded by Cllr Bickley.

The meeting closed at 6.50 p.m.

NB copies of the attachments can be obtained from the Parish Clerk