

## 1. Application under consideration:

<b>Application No:</b>	22/04467/FUL
<b>Location:</b>	Oldcastle Mill Granary, Oldcastle Mill Lane, Oldcastle, Malpas, SY14 7NG
<b>Proposal:</b>	Erection of a 4-bay garage and domestic store (Retrospective)
<b>Consultation Deadline Date</b>	24 <sup>th</sup> January 2023

## 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 observations given below.~~

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:

<b>i/</b>	Removal of permitted development rights on the proposed building.
<b>ii/</b>	

## 3. Background Factors:

Open countryside	<input checked="" type="checkbox"/>	Within settlement boundary	<input type="checkbox"/>	Conservation area	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	Tree Preservation Order	<input type="checkbox"/>		
Relevant Neighbourhood Plan Policies					

## 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	Potential visual impact on near neighbours
Potential impact on wider community	None identified

## 6. Other relevant information for consideration

The Parish Council does not condone retrospective planning applications and therefore cannot support this application.

The council notes that Oldcastle Mill Lane is very narrow and the space around the Mill is also particularly limited for turning round, so the provision of garaging in the property curtilage will reduce the impact of traffic on the lane.

The site location is covered by Start 9 of the Local Plan and there is some concern on the size and massing of the proposed garage.

Therefore the council would ask if permitted development rights could be removed to ensure that the Planning Authority receive notice if there are intentions to turn the building into residential accommodation in the future.

*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:**