

Malpas Parish Council

Planning Applications Register – 2022

DATE	REF NO	DETAILS OF APPLICATION	ADDRESS	PARISH COUNCIL OBSERVATIONS	DECISION
25/01/22	21/05042/S73	Proposed subdivision of existing farmhouse into two dwellings - Variation of condition 2 (approved plans) on planning permission 20/03648/FUL	Ebna Farm Ebna Lane Malpas	Email 15/02/2022:- Background Factors:- Open countryside; Relevant Neighbourhood Plan Policies:- H2, BE1, and BE3 Potential impact on neighbours and wider community:- None identified Other relevant information:- 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.	APPROVED 28/04/22
16/02/22	22/00215/FUL	New windows and signage	Beech House High Street Malpas	Email 15/03/22:- The Council would make the observations as documented below:- Background Factors:- Within settlement boundary; Conservation area. Relevant Neighbourhood Plan Policies:- BE3, BE4, SF1 Positive aspects of development - Potential benefits to the community - A new dental practice as the existing one is full and with the additional planning permissions granted will be good for the village. It will also attract more people into Malpas which will be good for the local business Material considerations against development - Potential impact on wider community - Add to the car parking problems in Malpas. Other relevant information The Council like CWaC, has declared a climate emergency and would expect all proposals for new	WITHDRAWN 22/06/22

				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. This is a character listed building in the Neighbourhood Plan.	
18/02/22	22/00231/FUL	Conversion of retail unit to dental surgery with 3 windows to service yard	Beech House High Street Malpas		10/03/22 Requested extension WITHDRAWN
07/03/22	22/00440/LBC	Rebuild and repairs to walls, steps and gates	St Oswalds Church Street Malpas	Email 15/03/22:- Malpas Parish Council supports this application because: Background Factors: Within settlement boundary; Conservation area; Listed Building. Positive aspects of development:- Potential benefits to the community - The reopening of Church Street to two way traffic and thus easing congestion caused by traffic lights. Material considerations against development - Potential impact on neighbours -Disruption to direct neighbours. Request that when work is carried out to be aware of the impact on the immediate locality. Other relevant information Malpas Parish Council like CWaC, 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	APPROVED 18/05/22

				fossil fuels and have facilities for the charging electric vehicles. The Council would urge CWaC to start the work as soon as possible as the work can only be carried out in the warmer months of the year and would like to see it stated as soon as possible. The Council would also want to ensure that the CWaC Conservation Officer is happy with the materials to be used.	
07/03/22	22/00856/FUL	- Extension of the existing High Street car park together with associated landscaping works	Land To The Rear of 19 High Street Malpas	This application was made by the Council therefore there were no observations made.	14/07/22 APPROVED
05/04/22	22/00900/FUL	Two storey rear extension and first floor extension	Peacock House Oldcastle Lane Cuddington Malpas	Email 12/04/22 The Council would make the observations as documented below: - Background Factors: Open countryside - Potential benefits to the community: None identified - Potential impact on neighbours: Visible from the public realm; Would need to ensure that it does not compromise or adversely affect the neighbours' amenities. - 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.	12/10/22 APPROVED
08/04/22	22/00971/FUL	Demolition of existing conservatory, new front porch and two new timber bay windows to rear and reinstating brick	Rosecroft Parbutts Lane Malpas	Email 10/05/22:- The Council would make the observations as documented below:-	30/09/22 APPROVED

		arch to rear with glassed doors to garden with alterations to external shed		Background Factors:- Within settlement boundary, Conservation area. Relevant NP policies:- BE3 Material considerations against development - Potential impact on wider community:- Visible from the public realm Other Info:- Malpas Parish Council like CWaC, 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. As this is in the conservation area the Council would want to ensure that the Conservation Officer is satisfied that the materials and proposed works are in keeping with the character of the area and it doesn't have a negative impact of the setting of the grade 1 listed church. Parbutts lane is off Church Street. Church street is going to be closed for an extended whilst the Church Wall is repaired and access will be very restricted for this reason it may be sensible to put in place a construction transport management plan.	
24/04/22	22/01197/FUL	Alterations to existing garage, carport, playroom and utility to form ancillary residential accommodation	Mount View Dymocks Mill Lane Oldcastle Malpas	Email 10/05/22:- The Council would make the observations as documented below: Background Factors: Open countryside Other relevant information:- Malpas Parish Council like CWaC, 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	19/05/22 PENDING

				of fossil fuels and have facilities for the charging electric vehicles. The footprint of the building remains the same. Malpas Parish Council were disappointed by the lack of detail with this application. We would have expected to have seen a letter of support or a design and access report for a project as big as this one. Oldcastle whilst in the Parish of Malpas it is not covered by the Neighbourhood Plan.	
01/06/22	22/01551/FUL	Single storey rear extension	56 Hughes Lane Malpas	Email 14/06/22:- The Council would make the observations as documented below: Background Factors: Within settlement boundary Relevant Neighbourhood Plan Policies: BE3 Positive aspects of development: None identified Material considerations against development: Potential impact on neighbours - Potential impact on Neighbour amenity Other relevant information:- 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.	APPROVED 01/07/22
07/06/22	22/01548/FUL	Installation of a domestic solar panel installation, ground mounted to the northern boundary of the paddock adjoining Parbutts House	Parbutts House Old Hall Street Malpas	Email 14/06/22:- The Council would make the observations as documented below: Background Factors: Within settlement boundary Relevant Neighbourhood Plan Policies: LC2 and LC3 Potential benefits to the community : reduction of co2 in the community	APPROVED 02/12/22

				Material considerations against development: Potential impact on wider community - Impact on a key View from Footpaths Malpas FP1 and FP2. Other relevant information: 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.	
07/06/22	22/01596/FUL	Demolition of existing conservatory and erection of single storey extension with terrace above	3 Cross O Th Hill Road Malpas	Email 14/06/22:- The Council would make the observations as documented below: Background Factors: Open countryside Relevant Neighbourhood Plan Policies: B3 Potential benefits to the community: Potential impact on wider community - Improved view from the public realm Other relevant information: 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.	08/11/22 APPROVED
08/06/22	22/01377/S73	Variation of condition 2 (approved plans) of planning permission 21/01812/S73 - amended floor plans and elevations for Barn 1	Dog Lane Farm Dog Lane Oldcastle Malpas	Email 14/06/22:- The Council would make the observations as documented below: Background Factors: Open countryside Other relevant information: 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	07/07/22 APPROVED

				properties are at least carbon neutral, avoiding the use of fossil fuels and have facilities for the charging electric vehicles.	
16/06/22	22/02096/CAT	Request to fell - 1x holly (1), 4x conifer (2,6,7, 8), 1x cedar (3), 1x sycamore (4), 1x willow (5), 1x conifer (9) and several hedges	Clare Cottage Church Street Malpas	Email 12/07/22:- The Council objects to this application. If CWaC is minded to approve the application the Parish Council would request that the following conditions be included: That any tree removed is replaced on a two for one basis as defined in policy DM45 note 2 of the Cheshire West Local Plan part 2 and the Malpas and Overton Neighbourhood Plan. Background Factors: Within settlement boundary; Conservation area. Relevant Neighbourhood Plan Policies: LC4 Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: The removal of 8 trees and a hedge will have an impact on the community reducing the carbon capture capability of this particular area of the village. <u>Other relevant information:-</u> - The garden area of Clare Cottage currently represents a significant “green wildlife corridor” stretching from the open countryside into the heart of the village. - The intention to clear the space of this amount of flora will have a huge impact on the wildlife and the biodiversity that this area currently provides for. There are a variety of native species of trees on the site including Hazels, Willows and Holly, mostly all in good condition. - It should therefore be protected with only diseased or dead trees being allowed to be removed.	DECIDED 18/07/22

				- The application provides insufficient information and does not contain any statement about the applicant's intentions to replace the trees or a valid reason for not doing so. - The removal of the volume of trees and hedges associated with this application is contrary to the strategy to preserve trees and hedges to mitigate against climate change. - The sketch plan provided with this application does not truly represent the correct location of the trees indicated for removal on the site. The plan is an exact copy lifted from a previous application (06/00927/CAT) - The Council believes that tree 1 is outside the applicant's property boundary and is therefore not owned by the applicant as referenced by the drawing provided with a previous application (12/02309/CAT) for this site. - The tree is located where the figure 1 is shown on the attached plan not where the is shown, and a site visit confirms that this tree is clearly located in the verge of the Hayside Walk access road. - However, that said it is recognised that the state of tree 1 could present a danger to structure of Clare Cottage. - The Parish Council would ask that the applicant provides a Biodiversity Net Gain Plan as per current planning regulations; this to compensate for the inevitable loss of biodiversity the scale of this proposal will result in. - Whilst it is recognised there is a need to maintain an amenity garden area in a tidy state, there is no development associated with this application that	
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				requires the removal of such healthy trees and wildlife friendly hedges. <u>Planning History:-</u> 04/01409/FUL – This application was refused on the reasoning of an unacceptable loss of vegetation causing significant harm to the character and appearance of the Malpas Conservation Area. A subsequent appeal (X0605/A/06/2024310) was dismissed by the inspector who identified the harm to the character and appearance of the conservation area as being contrary to Local Plan policies HO5, ENV2, ENV37 (Now replaced by DM45 and DM46.) 06/00927/CAT – This drawing associated with this application is exactly the same as the current one. The indications are that the work was never completed. 12/02309/CAT - This application was granted for the removal of all Leylandi trees from the rear garden. This does not appear to have been completed. Any necessary removal of a tree should see replacements on at least two for one basis as defined in policy DM45 note 2 of the Cheshire West Local Plan part 2 and the Malpas and Overton Neighbourhood Plan. 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.	
29/06/22	22/01908/FUL	Widening of an existing access track is required off Mates Lane to allow for construction traffic to access a temporary working area to undertake a	Land At Mates Lane Edge Malpas	Email 12/07/22:- The Council supports this application but would make the observations as documented below. Background Factors: Open countryside Relevant Neighbourhood Plan Policies: LC4	21/10/22 APPROVED

		programme of essential maintenance works to the Vyrnwy Aqueduct		Potential benefits to the community: Upgrade of the existing water supply Aqueduct. The applicant has undertaken to replace the hedge they are removing to gain access. Potential impact on neighbours: None identified Potential impact on wider community: Increased of heavy traffic on the narrow Mates lane Other relevant information: One document associated with this application states that the Ash tree will have to be coppiced, whilst in another document it is to be removed. If it is removed then the council would expect to see the planting of two replacement trees as per policy DM45 of the Cheshire West Local Plan part 2 and the Malpas and Overton Neighbourhood Plan. 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.	
04/07/22	22/01812/FUL	Conversion of industrial unit to a single dwelling including an open porch extension, new garage block, vehicular access and landscape works	The Hough Granary Higher Wych Road Wigland Malpas	Email 12/07/22:- The Council would make the observations as documented below: If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: Removal of personal development rights relative to the proposed garage Background Factors: Open countryside Relevant Neighbourhood Plan Policies: H2 and BE3 Potential benefits to the community: Bringing a disused building back into use	12/01/23 APPROVED

				Potential impact on neighbours: None identified Potential impact on wider community: None identified <u>Other relevant information:</u> - 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. - 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.	
05/07/22	22/02501/TPO	Oak (T33) - Crown reduction of 1m and removal of branch on the roadside. Beech (T36) - 1.5m crown reduction and a branch lift over the road. Beech (T39) - Remove and replace with nursery mature specimen in location as close as possible to existing setting. Cedar (T24) - Remove deadwood and crown thin by 15%	The Manor St Joseph's Place Malpas	Email 12/07/22:- The Council would make the observations as documented below: If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: Any necessary removal of trees should see replacements on at least two for one basis as defined in policy DM45 note 2 of the Cheshire West Local Plan part 2 and the Malpas and Overton Neighbourhood Plan. Background Factors: Within settlement boundary, Tree Preservation Order Relevant Neighbourhood Plan Policies: LC4 Potential benefits to the community: Reduced risk to life Potential impact on neighbours: None identified	07/10/22 APPROVED

				Potential impact on wider community: The removal of a beech tree will have an impact on the community reducing the carbon capture capability. The Parish Council would ask that the applicant provides a Biodiversity Net Gain Plan as per current planning regulations; this to compensate for the inevitable loss of biodiversity the scale of this proposal will result in. <u>Other relevant information:</u> The TPO Tree report associated with this application is un-readable. Many trees have been removed from this site since the first planning application back in 2005. Further felling of trees or even foliage removal goes against the need to preserve trees in the fight to mitigate against climate change. Referring to the applications “Statement of Reasons for Work”, the Parish Council’s do not see tree T39 as an intolerable risk of harm, and our view is that trees should not be felled unless there is imminent danger to life, and not just a possible future financial impact via power lines. Even then, any necessary removal of a tree should see replacements on at least two for one basis as defined in policy DM45 note 2 of the Cheshire West Local Plan part 2 and the Malpas and Overton Neighbourhood Plan. The power supply company have their own programme for protecting power lines and that programme which is ongoing at the moment in the Tilston Road area of Malpas will resolve any interference with their power supply lines. The Council would question why there is no Biodiversity Net Gain Plan associated with this application.	
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				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.	
08/07/22	22/01890/FUL	Single storey rear extension	56 Springfield Avenue Malpas	Email 28/07/22:- Observations:- Background Factors: Within settlement boundary Relevant Neighbourhood Plan Policies: BE3 Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: None identified Other relevant information: 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.	APPROVED 10/08/22
13/07/22	22/02008/FUL	Replacement of existing carport with oak framed three bay garage, alterations to existing garden room, erection of wooden gates	Grove House High Street Malpas	Email 28/07/22:- Observations:- Background Factors: Within settlement boundary; Conservation area Relevant Neighbourhood Plan Policies: BE3 Potential benefits to the community: None Identified Potential impact on neighbours: None Identified Potential impact on wider community: None Identified Other relevant information: The Council would like to ensure that Conservation Officer is satisfied that the materials and proposed plans are in keeping with the Malpas Conservation Area.	12/01/23 APPROVED

				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.	
27/07/22	22/02762/CAT	Cut back overhanging branches of tree to clear the car park	The Cedars Old Hall Street Malpas	Email 18/08/22:- Malpas Parish Council would make the observations as documented below: Background Factors: Within settlement boundary, Conservation area Relevant Neighbourhood Plan Policies: LC4 Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: Loss of green tree cover Other relevant information:- The Parish Council note that there is no planning application form accompanying this application, just an email requesting permission to cut back the tree. The Council request that the proper planning application form be filled in by the applicant in accordance with CWACs planning procedures. From the information provided it is assumed that it is Sanctuary Housing is applying to cut a tree owned by McCarthy-Stone. The council would want to ensure that approval is sought from the owners of the Tree. The Council would like more information about the type of tree to be cut and where it is going to be pruned. The Council like CW&C, has declared a climate emergency and would expect all proposals for new	26/08/22 DECIDED

				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.	
15/08/22	22/02836/PDQ	Change of use from Agricultural barn to dwelling	Hollowood Farmhouse Mates Lane Edge Malpas	Email 13/09/22:- The Council would make the observations as documented below: Background Factors: Open countryside Relevant Neighbourhood Plan Policies: H2 and BE3 Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: None identified 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. - From the plans it is not entirely clear that this change of use proposal is to accommodate one or two residencies. - There are two kitchens illustrated on the plans. 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. build with two flats. - 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:	06/09/22 DECIDED Prior Approval required and approved

				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.	
15/08/22	22/02627/FUL	Replacement windows to front and rear of property	21 Oathills Malpas Cheshire	Email 13/09/22:- The Council would make the observations as documented below: Background Factors: Within settlement boundary; Conservation area Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: None identified Other relevant information:- - The Parish Council are pleased that the proposal is to replace the existing windows with double glazed wooden windows, but would want to ensure that the conservation officer is satisfied with the proposed replacement windows. - The Council like CW&C, has declared a climate emergency and would expect all proposals for new	APPROVED 14/11/22

				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.	
25/08/22	22/02778/FUL	Single storey rear extension, replacement roof to existing conservatory and removal of rear chimney stack	Walton Chester Road Malpas	Email 13/09/22:- The Council would make the observations as documented below: Background Factors: Open countryside Relevant Neighbourhood Plan Policies: BE3 Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: None identified Other relevant information: 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.	APPROVED 08/12/22
06/09/22	22/03261/CAT	T1 Cedar - crown reduce (on house side) by 2-3m and crown clean remaining dead and gale damaged branches. T4 Sycamore - fell (root damage). T5 - Sycamore remove small stem. G3 - 3x limes - pollard to 7 to 8m	The Rectory Church Street Malpas	Email 13/09/22:- The Council objects to this application after careful consideration of the observation given below. If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: That any tree removed is replaced on a two for one basis as defined in policy DM45 note 2 of the Cheshire West Local Plan part 2 and the Malpas and Overton Neighbourhood Plan. Background Factors: Open countryside; Conservation area Relevant Neighbourhood Plan Policies: LC4	27/09/22 PENDING

				Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: The removal of any living trees will result in a reduction of carbon capture capability in the community. Other relevant information for consideration - It is believed that the root damage to tree T4 was caused during recently mechanical operations in clearing the garden area to the rear of the rectory. - The council is very concerned that Malpas is currently seeing many applications for the removal of trees and hedges. This is contrary to the Cheshire West and Chester Council's strategy to grow the number of trees planted in the county, in furtherance of mitigation against climate change. - Whilst accepting some trees will need to be removed for safety reasons, it is vital any necessary removal should see replacements on at least two for one basis as defined in policy DM45 note 2 of the Cheshire West Local Plan part 2 and the Malpas and Overton Neighbourhood Plan. - 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.	
23/09/22	22/03297/S73	Residential development for up to 57 dwellings, the provision of a Community Health Hub and open space - Removal of conditions 18 (future connection) and 19 (BREEAM completion) and vary	Land Off Chester Road Malpas	Email 17/11/22:- A 2010 CWaC assessment of Malpas as a Key Service Centre determined that its infrastructure could accommodate some 200 new dwellings by 2030.	14/10/22 PENDING

		condition 5 (phasing plan) of planning permission 17/04664/OUT		The total of new homes built between 2010 and April 2021 stands at 324, with the total dwelling permissions granted now 100% over that sustainability figure. i.e. over 400 new dwellings now granted in the village. The cumulative effect of all this over development of Malpas has been to put a severe strain on the local infrastructure which has not received additional investment for the all the additional houses granted permission. Designation of Malpas by CWaC as a "Key Service Centre" has drawn the attention of developers to the village. Unfortunately there has been little of the corresponding and necessary investment in the local infrastructure, despite the community frequently being assured that this would follow if only various proposed schemes were to be given approval. For example, the biggest development of Vistry Homes (Formerly Bovis homes) has resulted in only one bus shelter and some funding for a length of pavement that requires acquisition of land from a third party! The saga of the new health hub that became just another mirage serves to illustrate why Malpas Parish Council and the local community it represents are losing faith in the planning system. It is more than 35 years since the present Laurel Bank Surgery on Old Hall Street opened. A significant growth in the local population has followed major housing schemes, there is a pronounced ageing profile as demonstrated by the fact that the Malpas ward has the second highest proportion of 85+ residents of CWaC's 46 wards, and there are greater expectations,	
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				here as elsewhere, of better quality and personalised individual health care. The possibility of a grant of land for a new community health hub was voiced as long ago as 2012 and the planning application (17/04664/OUT) for the land off Chester Road, approved in November 2019, included phasing of any housing development to ensure it was constructed. Now the required funding for it has been lost in the myriad of NHS re-organisations. This planning application would not have been supported by Malpas Parish Council if the health hub, and provision of a link road through the site as part of the proposals had not been included originally. These community benefits were necessary to outweigh the harm to the environment that would otherwise occur. Since then both CWaC and Malpas Parish Council have declared a climate emergency, and a future link road is needed to reduce traffic congestion and air pollution at the junction of Tilston Road/High Street and Chester Road close to the Alport Primary School. Malpas Parish Council at its most recent meeting on November 14 agreed to support the developer's request to vary the original conditions, but only if CWaC planning officers secure both a £300,000 contribution to future health provision in Malpas and the construction of its share of the link road, to the required scale and specifications to the very edge of the estate boundary. Malpas Parish Council would make the observations as documented below:	
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				If CWaC is minded to approve the application the Parish Council would request that the following conditions be included: 1/ That a significant financial contribution be sought for the expansion of health care in the Malpas Ward (potentially the Laurel Bank Medical Practice); this to compensate for the loss of the benefits a New Community Health Hub would have delivered to the south Cheshire residents. 2/ That condition 18 be amended to require the developer to build the proposed link road up to the edge of the ransom strip. Background Factors: Open countryside Relevant Neighbourhood Plan Policies:- H1 & H3 & BE1 Potential impact on neighbours: If the application is approved then there could potentially be increased noise for the near neighbours. Potential impact on wider community: The removal of the link road will lose the potential benefit of a reduction of traffic entering the town centre via the Tilston Road and then proceeding up Chester Road. The provision of the link road would reduce the volume of traffic travelling into the town centre by the future residents of the recently approved application for 31 dwellings on land off Tilston Road (Application 19/03521/FUL) who would wish to access the Bishop Heber School, the A41 Trunk road and towns and cities beyond. If the application is refused then the village will see the loss of the benefit of 4 affordable Dwellings. See attached file for other relevant information for consideration in respect of the planning application.	
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26/09/22	22/03179/FUL	Single storey extension to canteen (Re-submission of approval 20/00554/FUL)	Bishop Heber High School Chester Road Malpas	Email 11/10/22:- The Council supports this application despite the loss of car parking spaces. Background Factors:- Open countryside Relevant Neighbourhood Plan Policies:- BE3 Positive aspects of development:- None identified Potential impact on neighbours:- None identified Potential impact on wider community:- Removal of 7 car park spaces potentially forcing more vehicles onto the public highway in a location that is already heavily congested. Other relevant information for consideration: - Whilst the Parish Council would support the expansion of the Canteen facility, it notes with huge concern that the site plan attached to this proposed development indicates the loss of 7 car parking spaces. - It is also noted that a proposed car park plan indicates the provision of 3 new spaces; however the Council would challenge that these spaces already exist on the site and are not new provisions. - Current parking outside the Bishop Heber High School on Chester Road and the Oathills Estate already presents severe road safety hazards during school attendance times and further cars forced off site and onto the local highway network can only exacerbate the situation. - 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.	17/10/22 PENDING
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29/09/22	22/03242/FUL AND 22/03243/LBC	Replacement of existing single sash windows with double glazed versions	Holly House Old Hall Street Malpas	Email 11/10/22:- The Council supports this application because: Background Factors: Within settlement boundary; Conservation area; Listed Building Relevant Neighbourhood Plan Policies: Potential benefits to the community: Some reduction in carbon emissions. Potential impact on neighbours: None identified Potential impact on wider community: Potential impact on the public realm in High Street and Well Street Other relevant information for consideration:- - The Council supports any development that will reduce the carbon footprint of any property. - This dwelling is located in the Malpas Conservation area, and as such the Council would that those windows in the public realm of High Street and Well Street retain the same visual character and appearance that currently exists. - The Council notes that the Design and Access statement for this proposed development states that the new sashes will be manufactured entirely from sustainably sourced Sapele hardwood; this regarded as appropriate material for use in the Malpas Conservation area - The Council would want to ensure that the Conservation Officer is satisfied that the materials used, 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 Grade II listed building or any other listed buildings/Character buildings in the immediate vicinity. The Council like CW&C, has declared a climate emergency and would expect all proposals for new	20/10/22 PENDING
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				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.	
03/10/22	22/02825/FUL	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	Shepherds Supermarket Old Hall Street Malpas	Email 11/10/22:- The Council objects to this application after careful consideration of the observation given below. In particular, the over development of the site. If the Cheshire West Council Planning Authority is minded to approve the application the Council would request that the following conditions be included: - 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 - 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. Background Factors: Within settlement boundary; Conservation area; Listed Building Relevant Neighbourhood Plan Policies: SF1, BE1, BE3, BE4, BE5, LC2, SF3 Potential benefits to the community: Loss of empty shop on the High Street. Potential impact on neighbours: Increase in parking on High Street.	24/10/22 PENDING

				Potential impact on wider community: Increase in on street parking. Loss of a retail shop Other relevant information for consideration: - 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 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 the 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. The Council is concerned about the effects of light pollution and would like to ensure that down lights be used. The Council 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. - The Council like CW&C, has declared a climate emergency and would expect all proposals for new	
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				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.	
17/10/22	22/03600/FUL	Demolition of existing conservatory. Erection of two storey side extension and single storey rear extension	Hawthorn Cottage Dog Lane Oldcastle Malpas	Email 15/11/22:- The Council would make the observations as documented below: Background Factors: Open countryside Relevant Neighbourhood Plan Policies: BE3 Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: None identified Other relevant information for consideration: 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.	16/11/22 PENDING
31/10/22	22/03492/FUL	- Demolition of existing garage, erection of detached garage and alterations to driveway	Corner Cottage Overton Heath Lane Overton Malpas	Email 15/11/22:- The Council would make the observations as documented below: 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) That the new building is only used for the property owner's own use in perpetuity, and permitted development rights are removed. (ii) That the application is conditioned with a landscaping requirement to screen the proposed building from the public realm of Love Lane and Overton Heath Lane. Background Factors: Open countryside	21/11/22 PENDING

				Relevant Malpas and Overton Neighbourhood Plan Policies: BE1 & BE2 Potential benefits to the community: None identified Potential impact on neighbours: Visibility of the proposed structure and potential for noise and increased traffic on the narrow single track Overton Lane should the applicant decide to use the new building as a commercial operation in the future. Potential impact on wider community: Visibility of the proposed structure from the public realm. Including scale and massing of the structure in the open countryside. Other relevant information for consideration:- - The existing garage has a foot print of approximately 40 Square metres. The proposed building has a footprint of approximately 122 Square Metres hence 3 times the size of the existing garage. - There is also no indication in the planning documents of the overall height of the proposed building, and on the Proposed Isometric Site Plan Drawing 2209-206 revision it can be seen that the proposed structure is clearly out of context with the existing dwelling and the surrounding open countryside. - From the Location and Block planning drawing 2209-001 revision B, the proposed access driveway is not in the ownership of the applicant, and is described as an area of land under application for adverse possession with Land Registry. - It is know that the access to the property has been previously altered, and whilst the applicant will have	
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				enjoyed access over that portion of land it should be noted that the area of the proposed new access could be in the ownership of another land owner or the Cheshire Highways Authority. - It is noted that there are discrepancies in the information provided on the Planning Application Form. - The statements provided in the Pedestrian and Vehicle Access, Roads and Rights of Way on page 5 of the form are contradictor to the application proposals. - In the Ownership Certificates and Agricultural Land Declaration section on page 6, the applicant states that they do own the land and yet in drawing 2209-001 location plan the legend clearly indicates that the proposed access drive way is an area of land under application for adverse possession with Land Registry. - The Parish Council would raise concern that flooding that already occurs at the rear of the property and that of the near neighbour. - Drawing 2209-209 A states that surface water drainage from the roof will be taken into the existing system and the existing rainwater harvesting tank. - The council would like the Planning Authority's assurance that this system can accommodate the additional rapid surface water run-off that will be generated due to the scale and massing of the proposed building. - Whilst recognising the freedom of individual residents to maintain their own vehicles and have diverse interests, this proposed building with its	
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				vehicle lift facility and 5 car spaces has the feel of a structure being built for potential future use as a commercial enterprise. - 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.	
15/11/22	22/04032/FUL	Erection of an Oak framed Verandah, Oak framed balcony, Dormer window. Removal of existing canopy outbuilding and erection of oak frame outbuilding	Whitewood Lane Farm Whitewood Lane Overton Malpas	Email 13/12/22: Background Factors: Open countryside Relevant Neighbourhood Plan Policies; LC1 BE3 Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: None identified Other relevant information for consideration:- It is noted that the footprint of the new Outbuilding appears to extend further onto agricultural land than the existing canopy / shelter. There is no indication of the height of the balcony balustrade. The Parish Council would hope that it is conditioned at sufficient height so as to mitigate against falls by adults or small children. 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.	06/12/22 Requested ext'n 13th Dec PENDING
22/11/22	22/04034/FUL	Demolition of lean-to and outside toilet. Construction of first floor extension to	Ebnal Bank Farm Ebnal Lane	Email 13/12/22: Background Factors: Open countryside	02/02/23 APPROVED

Malpas Parish Council

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		form ensuite and ground floor porch extension. Structural alterations and repairs with replacement of roof and walls at rear of farmhouse and garage building. Formation of paved terrace	Malpas	Relevant Neighbourhood Plan Policies: BE3 LC1 Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: None identified Other: 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.	
23/12/22	22/04315/FUL	Demolition of single-storey outbuildings and erection of an extension (including expansion of basement), for continued use as a single residential dwelling, together with a number of limited internal and external alterations to the building	Chorlton Hall Chorlton Lane Chorlton Malpas	Neighbouring parish	16/01/23
22/11/22	22/04345/FUL	Installation of Photovoltaic Panels to existing boundary wall	7 Love Lane Overton Malpas SY14 7DQ	Email 10/01/23: If CWaC Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included:- A low level landscape scheme that would hide the installation of the Photovoltaic Panels from the lower reaches of Love Lane. Background Factors: Within settlement boundary; Conservation area; Tree Preservation Orders Relevant Neighbourhood Plan Policies: BE3 and LC2 Potential benefits to the community: The use of non-fossil fuels will help to reduce carbon emissions in the local area. Potential impact on neighbours: Potential visual impact on near neighbour	PENDING

				Potential impact on wider community: Potential visual impact on the public realm Whilst the council support any move towards the generation of green energy there is a little concern with regards to the potential visual impact on the local area which is popular with many of the village residents as a quiet country walk route. Notwithstanding that Photovoltaic Panels require line of sight to the Sun, the council would ask that consideration has been given to a low level landscape scheme that would hide the installation from the lower reaches of Love Lane. The Council wish to ensure that the proposed works complies with current fire and safety requirements. <i>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.</i>	
01/12/22	22/04467/FUL	Erection of a 4-bay garage and domestic store (Retrospective)	Oldcastle Mill Granary Oldcastle Mill Lane Oldcastle Malpas SY14 7NG	Email 10/01/23:- If CWaC Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: Removal of permitted development rights on the proposed building. Background Factors: Open countryside Potential benefits to the community: None identified Potential impact on neighbours: Potential visual impact on near neighbours Potential impact on wider community: None identified Other relevant information for consideration:	PENDING

				- 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. <i>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.</i>	
02/12/22	22/04487/FUL	Proposed pergola extension to rear of the house	South Barn Preston Hall Farm Mastiff Lane Malpas	Email 10/01/23:- Background Factors: Open countryside Relevant Neighbourhood Plan Policies: BE3 Potential benefits to the community: None identified Potential impact on neighbours: Potential visual impact on immediate neighbours Potential impact on wider community: None identified Other relevant information for consideration:- <i>Malpas Parish Council like CW&C, has declared a climate emergency and would expect all proposals for new</i>	PENDING

				<i>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.</i>	