

# Malpas Parish Council Planning Application Report

## 1. Application under consideration:

<b>Application No:</b>	23/01459/FUL
<b>Location:</b>	Land To The West of Lynchet Road Malpas
<b>Proposal:</b>	Erection of 17 dwellings and associated access and works
<b>Consultation Deadline Date</b>	31 <sup>st</sup> May 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 observation 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>	That the affordable housing allocation is condition with an option that local Malpas Ward residents have an opportunity to obtain one of the affordable properties.
<b>ii/</b>	Conditioned with Section 106 contribution to Play & Open Space in Malpas Parish
<b>iii/</b>	Conditioned with Section 106 contribution to Allotments in Malpas Parish
<b>iv/</b>	Hours of delivery excluded between 8:15am and 9:15am and between 3:00pm and 4:00pm on weekdays In addition, the route to the site should be conditioned as being via A41 Trunk Road, Chester Road and Lynchet Road

## 3. Background Factors:

Open countryside		Within settlement boundary	X	Conservation area	
The site is adjacent to the Malpas Conservation Area					
Listed Building		Tree Preservation Order			
Relevant Neighbourhood Plan Policies		H1, H3, H4, BE1, BE2, BE5, LC4 and S4			

## 4. Positive aspects of development

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
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## 5. Material considerations against development (visual, noise, pollution etc.)

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

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## 6. Other relevant information for consideration

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.

Water heating (*explain further*)

### Development Character:

Although not referenced in the application, the council is pleased that Archway Homes are proposing to build 8 different types 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.

### Issues to be considered:

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, and also to put additional strain on an already stretched local infrastructure.

There are 2 x 4 bedrooms affordable housing to be built on the site. Under the adopted Car Parking Supplementary Planning Document these require car parking spaces for 3 vehicles. The space around these 2 properties appears to be limited and this will therefore have potential to impact on access to the whole site given the narrower access road and the need for accessibility by council bin lorries, and Emergency Service vehicles

### Health Impact Statement

There is no direct footpath to the village centre. This will make the journey to the village facilities more protracted, and hence 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.

The Health Impact statement 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 development will put increased pressure on the community facility infrastructure i.e. Allotments education, social services, health, car parking, play and open space.

### 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.

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The council would like to see no deliveries of material to site excluded between 8:15am and 9:15am and between 3:00pm and 4:00pm on weekdays.

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

### **Drainage:**

The council would want to be assured that the Surface and sewerage water run offs from the development will not overload the capacity of the recently constructed drainage systems on the Lynchet Road development

*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:**