

**MINUTES OF MALPAS PARISH COUNCIL MEETING  
HELD ON TUESDAY 12<sup>TH</sup> AUGUST 2025  
IN VICTORIA JUBILEE HALL, MALPAS AT 7.00PM**

	<p><b>PRESENT</b></p> <p>Cllrs Oliver Adam, Tina Barnett, Tony Dickenson, Charles Higgie, Karen Meredith, Alan Moore, Dave Parry, Kirsty Parry, Martin Shackleton, Michael Williams (Chairman). Ward Cllr Rachel Williams. The Clerk. 45 members of the public attended the meeting.</p>
<b>92.</b>	<p><b>APOLOGIES</b></p> <p>Cllr Julie James Collins (holiday), Oryan Lightning (personal reason), Susie Powell (personal reason).</p>
<b>93.</b>	<p><b>DECLARATION OF INTERESTS</b></p> <p>Cllr Meredith declared a personal interest in item 95.2.</p>
<b>94.</b>	<p><b>OPEN FORUM</b></p> <p>Andy Sheldon (AS), Land Director of Shropshire Homes, made a presentation to the meeting regarding planning application 25/01940/FUL which included design of the scheme, site access, addressing traffic concerns in the village, proposed traffic calming measures, s106 contributions towards car parking, play and recreation and medical services. The current layout is due to be amended.</p> <p>There followed a question and answer session where the following issues were raised:-</p> <ul style="list-style-type: none"> <li>- Inaccuracies in the planning application:- e.g. The Cedars is described as a care home (it is independent living); vague statements; incorrect information regarding Malpas Community Minibus.</li> <li>- Access to the site is close to a blind corner:- AS advised that the access points and visibility will be addressed.</li> <li>- Construction Traffic in the village and on access roads to the site:- AS advised this would be dealt with in the developers Traffic Management Plan which has to be approved by CWaC.</li> <li>- Pedestrian Access to the site due to lack of pavements:- AS said that a condition would be imposed prior to the development taking place for the installation of pavements from the village to the site. Concerns were raised due to the location of the proposed pavements as Old Hall Street is narrow in parts. It was queried where the pavements would be. AS advised within the development and on Highways land.</li> <li>- Lack of Infrastructure:- the current roads in the centre Malpas are often busy and chaotic; they cannot be widened; concerns that the proposed traffic calming measures will not be effective and just add to the chaos. The primary and secondary schools are full as is the doctors surgery and the dental practice.</li> <li>- High Street:- a car park is needed before making the High Street even more of an obstacle course; concerns regarding increase in the volume of traffic.</li> <li>- Traffic Survey:- the survey included on the application was carried out in March; this does not represent an accurate picture as there is a large increase in agricultural vehicles during the summer months going through the village.</li> <li>- Flooding:- the land at the proposed site is subject to flooding and is very boggy. MS stated that they have carried out tests at the site (e.g. topography, drainage etc) and are working with the local authority.</li> <li>- Sewage:- concerns regarding capacity at the sewage works.</li> <li>- Archaeology:- the application dismisses the Roman Road located near to / at the site; request made for a watching brief.</li> </ul>

- Landscape:- concerns that the development will impact on the views of the village.
- Public Footpath:- there is currently a footpath to the rear of the proposed development which is referred to as a cycle track on the planning application and does not mention the footpath. AS advised they are aware of the footpath and are looking too divert it as part of the application.
- Utilities:- there are ongoing issues with the power, drainage and water supply in the village. These need to be addressed before further development takes place. It was noted that the roads on the Bovis estate have yet to be completed and adopted by CWaC due to ongoing drainage issues at the site.
- Loss of Privacy and Loss of Views:- residents living on Springfields and at The Cedars expressed concerns that their quality of life will be affected if the development is approved.
- Whitchurch Road / B5395:- there is a weight restriction on the Bradley Bridge which will restrict access to the site for construction traffic.
- S106:- request made that S106 monies be allocated to make improvements to Highways in the village. AS advised they are happy to support the local residents requests regarding the allocation of S106 but the final decision is made by CWaC.
- Freshwater Pond:- this located at the bottom of the proposed site and is the largest freshwater pond in the village. Concerns were raised that water will run off from the proposed development and pollute the pond.
- Flexibility:- concerns were raised about whether the developers were prepared to listen and address the issues raised (e.g. footpath, S106, highways etc)
- Sewage Treatment:- what needs to be done to improve the current plant.
- Neighbouring Villages:- concerns of the impact the proposed development will have on No Mans Heath as the junction with the A41 is dangerous.
- Old Hall Street:- the road would not be able to cope with additional traffic due to the design of the road as it is narrow in places; patients attending the doctors surgery often park on the road; additional parking further up outside the Co-op.
- Alternative Sites:- Chester Road was suggested as the preferred location for any further development due to better access and avoiding the village centre.
- Public transport:- this is very limited and unreliable therefore could discourage people from taking up the affordable housing. Access to a vehicle would be required as people would not be able to rely on public transport to local towns (where there are more employment opportunities).
- Affordable Housing:- queried whether it has to be so high; AS stated this is as per the CWaC policy.
- Design Code Statement:- enquired whether this has been taken into consideration as there is a limit on the height of new dwellings (2 ½ storeys high) and there are 3 storey dwellings included in the application.
- Loss of Agricultural Land and negative impact on Wildlife and Fauna.
- Congestion:- The Council was asked what do they suggest can be done to ease congestion in the village. The Council responded to advise that the car park scheme is due to be implemented soon and that there is little that can be done to change the current road layout as it is not physically possible for either High Street or Church Street to be widened due to existing buildings and structures.

	<ul style="list-style-type: none"> <li>- Trees:- requested that if any trees that are cut down to make way for the proposed development to be replaced.</li> <li>- Design:- request that the design of the houses are in keeping with the village characteristics.</li> </ul> <p>Ward Cllr Williams informed the meeting that she has called in the planning application on the basis that it does not align with the Neighbourhood Plan, there are highways concerns and the volume of proposed dwellings. She encouraged residents to submit their comments to the Planning Department at CWaC. She suggested that the Council carries out their own traffic report</p>
<b>95.</b>	<p><b>PLANNING</b></p> <p>95.1 25/01940/FUL - Full planning application for residential development of 98 units (Use Class C3) with associated landscaping, access/ egress, car parking, drainage, and other necessary supporting infrastructure at Land At Old Hall Street Malpas  <b>Observations:-</b>  The Council is to prepare a detailed report which will be formally considered at the next Council meeting.</p> <p>95.2 25/02093/PDQ - Conversion of 2 agricultural barns into 8 dwellings at The Hollies Farm Old Hall Street Malpas  <b>Observations:-</b>  The Council made the following observations:-  This is outside the village envelope and therefore in open countryside.  The footprint of the proposed dwellings is greater than the existing footprint of the barns and the amount of work to convert the barns is substantial.  The Council do not support this application and would request that it is resubmitted as a full planning application (FUL) as opposed to Permitted Development Class Q application (PDQ).  <b>Resolved:- The Council approved and agreed to submit the above planning observations.</b>  <b>Proposed by Cllr Meredith and seconded by Cllr D Parry.</b></p> <p>95.3 25/02022/FUL - Over cladding of existing profiled sheet roofing with new insulation and profiled roof sheeting, installation of photovoltaics to roof, replacement of appliance bay doors, insulated panel door and timber framed windows and doors. Formation of new entrance door complete with level access landing, installation of feature render to walls to appliance bay section and installation of new flagpole. Alterations to existing car park at Malpas Fire Station Chester Road Malpas  <b>Observations:-</b>  The Council made the following observations:-  NP policies:- BE3, LC2.  CWaC Local Plan Policies:- DM21 DM46-48 DM51-53 ENV7.  Sited in the conservation area.  Within the settlement boundary.  The Council would want to ensure that the Conservation Officer is satisfied that the application, materials and work are in keeping with the conservation.  On this basis the Council support this application and welcomes the investment in Malpas Fire Station.  <b>Resolved:- The Council approved and agreed to submit the above planning observations.</b>  <b>Proposed by Cllr Shackleton and seconded by Cllr Williams.</b></p>

**The meeting closed at 8.30 p.m.**

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