

DATE	REF NO	DETAILS OF APPLICATION	ADDRESS	PARISH COUNCIL OBSERVATIONS	DECISION
02/02/26	26/00223/CAT	T1 Mature Sweet Chestnut - Fell. T2 Sycamore - Remove trunks SYT1, SYT9 and SYT12 and overhanging branches on SYT7. Crown reduction of the remaining trunks SYT2-SYT6, SYT8, SYT10-SYT11 and SYT13. Reduce the overall height of the Sycamore trunks from 14m to 10m. T3 Mature Ash Tree (Subject to Ash Dieback Disease) - Reduce height to approximately 4m to facilitate regrowth. T4 Silver Birch - Fell.	at Land Rear of The Market House Church Street Malpas	No observations.	DECIDED
	25/03546/FUL	Replacing windows at front elevations of flat	Flat The Malpas Chippy Church Street Malpas	<p>Email 27/02/26:-</p> <p>The Council would make the observations as documented below:</p> <p>Background Factors: Within settlement boundary, Conservation area</p> <p>Relevant Malpas and Overton Neighbourhood Plan Policies:- BE3, SF2, SF1, BE4</p> <p>Relevant Local Plan Part 2 Policies:- DM21, DM46-48, DM15-17, DM7</p> <p>Potential benefits to the community:- None identified</p> <p>Potential impact on neighbours:- Church Street, the village centre has a lot of listed/heritage buildings including The Cross, Malpas PC would want to ensure that their setting is not harmed as a consequence of this application.</p> <p>Other relevant information:- The Council would want to ensure that the Conservation Officer is satisfied that the work and materials are in keeping with the conservation area.</p>	PENDING

03/03/26	26/00316/FUL	Erection of 2no. detached dwellinghouses and associated access road, landscaping and boundary treatments	Land At Tilston Road Malpas	<p>Email 16/03/26:- The Council would make the observations as documented below: There is no pavement from the site to the village thus making it a dangerous walk. Background Factors: Within settlement boundary Relevant Malpas and Overton Neighbourhood Plan Policies: H1, H3, H4, BE1, BE2, BE4, BE5, LC1, LC2, LC3, LC4, SF4, TC1 Positive aspects of development: None identified Material considerations against development: None identified Other relevant information: Malpas Parish statement states that sites within the settlement boundary should be developed first and that all new dwellings should be in line with the Malpas Design Guides and Codes document dated Jan 2024 and the IBI Taylor Young Malpas Character Study dated Oct 2012 The Planning Statement has identified a need for 1,2 and three bedded homes. This application is for two 5 bedded 2.5 storey homes.</p>	PENDING
24/03/26	26/00864/TPO	Beech Trees (A and B) - Crown reduction approx 2/3m Beech Trees (C and D) - Crown reduction approx 1/2m	High Tree House 1 Love Lane Overton Malpas		PENDING
27/03/26	26/00663/OUT	Outline planning application for the erection of a residential development (use class C3) of up to 93 dwellings including open space and associated infrastructure with all matters reserved except access	Land At Grid Ref 349041 347835 Chester Road Malpas	<p>Email 24/04/26 Malpas Parish Council made the following observations:- If CWaC Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: 1/ That any development should incorporate a sustainable drainage system as part of the landscape design minimising hard surfaces areas to mitigate surface water runoff and avoid harmful impacts on surrounding land and properties. Considering the topography of the area. 2/ Existing hedges and trees should be maintained and used together with other landscape features to create a soft transition between the built area and the rural area. Using local native species or other species with high environmental quality for planting, sufficient mature to survive.</p>	29/04/26

			<p>3/ That the development should reflect the organic and historic incremental development of Malpas adding to the architectural diversity of the area avoiding excessive uniformity. Boundary treatments should preserve historic character of Malpas e.g. cheshire railings.</p> <p>Background Factors: Open countryside</p> <p>Relevant Malpas and Overton Neighbourhood Plan Policies: H1, H2, H3, H4, BE1, BE2, LC1, LC3, LC4, SF4, TC1</p> <p>Relevant Local Plan Part 2 Policies: Strat 9</p> <p>Potential benefits to the community: None identified</p> <p>Potential impact on neighbours: Massive increase on traffic on Chester Road</p> <p>Potential impact on wider community: Increased pressure on already stretched sewerage, drainage, road network, parking, doctors, dentist and schools.</p> <p>Increased flooding risk for those living at the well meadow and Springfield Road.</p> <p>Loss of grade 2 agricultural.</p> <p>Loss of natural habitat for local wildlife.</p> <p>Other relevant information</p> <p>There is no mention of an archaeological survey having been carried out.</p> <p>It is of vital importance to residents that the impact of this development on community infrastructure is assessed, including cumulative impacts with other developments (approved or proposed i.e. 25/01940/FUL – awaiting decision).</p> <p>The current layout is based on a standard highways' hierarchy and standard housing layout which does not take into consideration of place, context, green infrastructure, pedestrian connectivity and permeability. The layout takes no clues from the historic village and rural character of Malpas.</p> <p>Malpas is on a hill so that the topography of the area, and the needs of people with differing levels of mobility, older people children and people pushing buggies or prams should be considered when assessing walking distances. Whilst this sit is close to the schools it is a considerable distance from the surgery, shops etc.</p>	
--	--	--	---	--

				Malpas has a planning statement as part of that a Housing Needs Assessment and Housing Needs Report were undertaken. They concluded that Malpas has a shortfall of 6-9 houses and they are 1, 2 and 3 bedded variety. The statement also says that all development should be within the settlement boundary.	
02/04/26	26/00948/PDQ	Change of use of two agricultural buildings and land within their curtilage into 7 dwellings	Lower Moss Farm Higher Wych Road Wigland Malpas	Email 24/04/26 The Council supports this application because: Background Factors: Open countryside Relevant Malpas and Overton Neighbourhood Plan Policies: BE2 Potential benefits to the community: Reservation of disused buildings. Potential impact on neighbours: Increased traffic Potential impact on wider community: Increased traffic	25/04/26
01/04/26	26/00724/S7	Variation of condition 19 (affordable housing) of planning permission 23/01459/FUL Erection of 17 dwellings and associated access and works	Land At Lynchet Road Malpas	Email 22/04/26 Malpas Parish Council objects to this application because there is a need for this type of rented accommodation in Malpas.	24/04/26
08/04/26	26/00820/LBC	Installation of six brass commemorative plaques to the existing Malpas War Memorial, along with remedial works to the surrounding platform including releveling, replacement of defective flagstones, and replacement and infilling of mortar joints between flagstones	St Oswalds Churchyard Church Street Malpas		29/04/26
	26/00809/FUL	Single and two storey extensions and alterations to existing dwelling	The Byre Love Lane Overton Malpas		

--	--	--	--	--	--

SY14 7DQ

Proposal:

Reference Number:

- at

Please find attached observations in respect of planning application

Planning Objections include:-

Visual Impact

Privacy

Loss of sun and daylight

Noise

Smell

Access

Traffic

Health and Safety

Ecology

Crime (fear of crime)

Economic Impact

Planning History

Related Decisions

Non material facts:-

Land ownership

Property Value

Personal interests