

**MINUTES OF MALPAS PARISH COUNCIL EXTRAORDINARY
MEETING
HELD ON MONDAY 13TH APRIL 2026
IN VICTORIA JUBILEE HALL, MALPAS AT 7.00PM**

	<p>PRESENT Cllrs Oliver Adam, Suzie Adam, Tina Barnett, Tony Dickenson, Charles Higgle, Karen Meredith, Alan Moore (Vice Chair), Dave Parry. The Clerk. Steve Bourne, Technical Director, Muller Property Group; Paul Emms, Planning Manager, Muller Property Group. Twelve members of the public attended part of the meeting.</p>
301.	<p>APOLOGIES Cllrs Julie James Collins (personal reason), Kirsty Parry (personal reason), Martin Shackleton (personal reason), Michael Williams (personal reason).</p>
302.	<p>DECLARATION OF INTERESTS Cllr Meredith declared a non-pecuniary interest in item 304.1 as she is a friend of the applicant. Cllr Higgle declared a non-pecuniary interest in item 304.2 as he is a friend of the applicant.</p>
303.	<p>OPEN FORUM Steve Bourne (Technical Director) and Paul Emms (Planning Manager) of Muller Property Group addressed the meeting regarding planning application 26/00663/OUT. Their presentation covered the CWaC housing shortfall, proposed Section 106 contributions to the village, and the proportion of affordable housing within the scheme. Residents of Malpas raised the following concerns in relation to the application:</p> <ul style="list-style-type: none"> • Traffic and parking pressures, particularly along the already congested High Street • Potential impact on the medical centre and local primary and secondary schools • Insufficient drainage and sewage infrastructure, with concerns over existing capacity • Biodiversity considerations, including proposed gains and offsetting measures • Limited public transport provision
304.	<p>PLANNING <u>Planning Applications:-</u> 304.1 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 at Land At Grid Ref 349041 347835 Chester Road Malpas</p> <p>Observations:- The following observations were prepared after the meeting had taken place and based on what was discussed and agreed:- The 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.</p>

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.

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.

Background Factors: Open countryside

Relevant Malpas and Overton Neighbourhood Plan Policies: H1, H2, H3, H4, BE1, BE2, LC1, LC3, LC4, SF4, TC1

Relevant Local Plan Part 2 Policies: Strat 9

Potential benefits to the community: None identified

Potential impact on neighbours: Massive increase on traffic on Chester Road

Potential impact on wider community: Increased pressure on already stretched sewerage, drainage, road network, parking, doctors, dentist and schools.

Increased flooding risk for those living at the well meadow and Springfield Road.

Loss of grade 2 agricultural.

Loss of natural habitat for local wildlife.

Other relevant information

There is no mention of an archaeological survey having been carried out.

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).

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.

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 site is close to the schools it is a considerable distance from the surgery, shops etc.

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.

Resolved:- The Council agreed to accept the above observations.

Proposed by Cllr D Parry and seconded by Cllr O Adam.

304.2 26/00948/PDQ - Change of use of two agricultural buildings and land within their curtilage into 7 dwellings at Lower Moss Farm Higher Wych Road Wigland Malpas

Observations:-

The following observations were prepared after the meeting had taken place and based on what was discussed and agreed:-

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

Resolved:- The Council agreed to accept the above observations.

Proposed by Cllr D Parry and seconded by Cllr O Adam.

304.3 26/00724/S7 - Variation of condition 19 (affordable housing) of planning permission 23/01459/FUL Erection of 17 dwellings and associated access and works at Land At Lynchet Road Malpas

Observations:-

The following observations were prepared after the meeting had taken place and based on what was discussed and agreed:-

The Council objects to this application because there is a need for this type of rented accommodation in Malpas.

Resolved:- The Council agreed to accept the above observations.

Proposed by Cllr Higgle and seconded by Cllr D Parry.