

DATE	REF NO	DETAILS OF APPLICATION	ADDRESS	PARISH COUNCIL OBSERVATIONS	DECISION
23/01/23	22/04345/FUL	Installation of Photovoltaic Panels to existing boundary wall	7 Love Lane Overton Malpas	<p>Email 10/01/23:</p> <p>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.</p> <p>Background Factors: Within settlement boundary; Conservation area; Tree Preservation Orders</p> <p>Relevant Neighbourhood Plan Policies: BE3 and LC2</p> <p>Potential benefits to the community: The use of non-fossil fuels will help to reduce carbon emissions in the local area.</p> <p>Potential impact on neighbours: Potential visual impact on near neighbour</p> <p>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.</p> <p>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.</p> <p>The Council wish to ensure that the proposed works complies with current fire and safety requirements.</p> <p><i>The Council like CW&amp;C, has declared a climate emergency and would expect all proposals for new</i></p>	APPROVED 03/05/23

				<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>	
30/01/23	23/00138/TPO	7x mature trees, mixed Ash and Sycamore - Sever ivy from ground to 1.5m. 1x dead Sycamore - Fell to ground level. 1x dead Elm - Remove to ground level. 2x small Ash stems - Fell to ground level. Remove lower dead branches from 1x Sycamore next to the road. 1x Sycamore on rear boundary - Remove deadwood. Revisit in late spring to assess health of Ash trees	Hayside Walk Church Street Malpas	<p>Email 14/02/23: The Council objects to this application after careful consideration of the observations given below. If CWaC is minded to approve the application the Parish Council would request that the following conditions be included: That all the felled tree are replaced on a two for one basis as per Cheshire West Local Plan Part 2 (Policy DM45 – note 2) and the Malpas and Overton Neighbourhood Plan (Policy LC4) Background Factors: Within settlement boundary; Conservation area; Tree Preservation Orders Relevant Neighbourhood Plan Policies: LC4 Material considerations against development:</p> <ul style="list-style-type: none"> <li>- Potential impact on neighbours: The removal of any living tree will result in a reduction of carbon capture capability and is likely to have increase pollution on near neighbours;</li> <li>- Potential impact on wider community: The removal of any living tree will result in a reduction of carbon capture capability in the community and loss of wild life habitation.</li> </ul> <p>Other relevant information for consideration: The council strongly objects to the removal of any living trees unless there is a proven case of a loss of human life. This on the grounds that the removal of</p>	10/03/23 APPROVED

				<p>living trees is contradictory to the actions required to combat Climate Change.</p> <p>It is noted that the sketch plan provided with the application does not indicate the location of the seven trees to be felled, and only shows a red line around the complete Hayside Walk Development. When giving notice it is important that the trees and work specified are clearly stated with an accurate plan showing their location.</p> <p>The application from asks the applicant to provide their proposals for planting of replacement trees. The applicant has failed to do this. In accordance with the neighbourhood plan and CWaCs Local Plan you are required to replace trees on a two for one basis.</p> <p>The Council would highlight that an application 22/02096/CAT was received in July 2022 to remove 7 trees in the same area of Hayside Walk. Approving this application will devastate the wildlife habitat in this important green corridor in the village.</p> <p>The application should not be approved unless there is a proven severe threat to resident lives. It is also noted that the application has been submitted by a commercial company from Helsby rather than a local resident.</p> <p>If the Tree Officer Adam Carpenter is minded to approve this application then in line with the Planning rules of the Cheshire West Local Plan part 2 and the Malpas and Overton Neighbourhood Plan the council would request that the application is condition that lost trees are replaced on a two for one basis.</p>	
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				<i>The Council like CW&amp;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>	
27/02/23	23/00431/FUL	Single storey front extension	17 Depenbech Close Malpas	Email 14/03/23:- The Council would make the observations as documented below: Background Factors: Within settlement boundary Relevant Neighbourhood Plan Policies: BE3 Potential benefits to the community: None identified Potential impact on wider community: Visible from the public realm Other relevant information: The 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.	APPROVED 18/04/23
27/02/23	23/00520/FUL And 23/00523/LBC	Replacement porch, replacement windows and external rear door, remove leadwork under eaves, replace with splayed brick sub-eaves, remove internal walls to create open plan kitchen/day room and enlarge patio door to install bifolding doors to existing rear extension, modifications to vehicular access	Hannetts Cottage Tilston Road Overton Malpas	Email 14/03/23:- The Council would make the observations as documented below: Background Factors: Open countryside; Listed Building Relevant Neighbourhood Plan Policies: BE3 Other relevant information: The Council would like to ensure that the heritage and conservation officers are satisfied that the materials to be used	20/03/23 PENDING

		with 1.9m high stone gateposts and 1.6m high gates		<p>are in keeping with the listed building and its setting.</p> <p>The Council would also want to ensure that Highways Officer is satisfied that the altered drive splay is satisfactory. In altering the vehicular access, the applicant will need to remove part of the hedge. The Council would like to ensure that there will be some replanting around the altered access.</p> <p>The 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.</p>	
27/02/23	23/00448/FUL	Single storey rear extension	1 Hayside Walk Malpas	<p>Email 14/03/23:-</p> <p>The Council would make the observations as documented below:</p> <p>Background Factors: Within settlement boundary; Conservation area</p> <p>Relevant Neighbourhood Plan Policies: LE3, BE3</p> <p>Potential impact on neighbours: Possible visual impact</p> <p>Potential impact on wider community: Visible from the public realm</p> <p>Other relevant information: The Parish Council would want to ensure that the materials used are in keeping with the Conservation Area and that the Conservation Officer is satisfied that they are.</p> <p>The Council like CWaC, has declared a climate emergency and would expect all proposals for new developments, extensions or alterations to</p>	APPROVED 20/04/23

				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.	
07/03/23	23/00547/S73	Erection of dwelling (amendment of planning permission 10/13026/FUL) - This application is to vary conditions 2 (approved plans) and 6 (external joinery) of planning permission 16/00928/FUL	Land Rear of Holly House Old Hall Street Malpas	Email 14/03/23:- The Council would make the observations as documented below: Background Factors: Within settlement boundary; Conservation area; Listed Building Relevant Neighbourhood Plan Policies: LC3 BE4 BE3 Potential impact on neighbours: Visible from the public realm; Potential impact on the Other relevant information:- The Council would want to ensure that both Conservation and Heritage Officer is satisfied that the changes are in keeping with the conservation area and do not adversely affect the setting of any of the listed heritage buildings adjacent to the site. The 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.	28/03/23 PENDING
08/03/23	23/00523/LBC	Replacement porch, replacement windows and external rear door, remove leadwork under cills, replace with splayed brick sub-cills, remove internal walls to create open plan kitchen/day room and enlarge patio door to install bifolding doors to	Hannetts Cottage Tilston Road Overton Malpas SY14 7DH	Email 14/03/23:- The Council would make the observations as documented below: Background Factors: Open countryside; Listed Building Relevant Neighbourhood Plan Policies: BE3	29/03/23 PENDING

		existing rear extension, modifications to vehicular access with 1.9m high stone gateposts and 1.6m high gates		<p>Other relevant information: The Council would like to ensure that the heritage and conservation officers are satisfied that the materials to be used are in keeping with the listed building and its setting.</p> <p>The Council would also want to ensure that Highways Officer is satisfied that the altered drive splay is satisfactory. In altering the vehicular access, the applicant will need to remove part of the hedge. The Council would like to ensure that there will be some replanting around the altered access.</p> <p>The 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.</p>	
15/03/23	23/00815/LBC	Rebuilding part of the South West facing gable wall. New casement window to replace existing upper gable window. Three new conservation rooflights to the rear elevation	1 Church Street Malpas	<p>Email 18/04/23:- Background Factors:- Within settlement boundary; Conservation area; Listed Building Relevant Neighbourhood Plan Policies:- BE3, BE4, SF2 Potential benefits to the community:- None identified Other relevant information:- The Council understands that the work on the gable wall, and gable window needs to be carried out for safety reasons. The Council would want to ensure that the conservation officer is satisfied that the materials and work is in keeping with the listed</p>	APPROVED 23/08/23

				<p>building status of this building and the conservation area.</p> <p><i>The 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.</i></p>	
15/03/23	23/00814/FUL	Rebuilding part of the South West facing gable wall. New casement window to replace existing upper gable window. Three new conservation rooflights to the rear elevation	1 Church Street Malpas	<p>Email 18/04/23:-</p> <p>Background Factors:- Within settlement boundary; Conservation area; Listed Building</p> <p>Relevant Neighbourhood Plan Policies:- BE3, BE4, SF2</p> <p>Potential benefits to the community:- None identified</p> <p>Other relevant information:- The Council understands that the work on the gable wall, and gable window needs to be carried out for safety reasons. The Council would want to ensure that the conservation officer is satisfied that the materials and work is in keeping with the listed building status of this building and the conservation area.</p> <p><i>The 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.</i></p>	APPROVED 23/08/23

21/03/23	23/00843/FUL	Replacement of existing window in the dining area with a partially glazed hardwood door	End Barn The Hough Higher Wych Road Wigland Malpas	<p>Email 18/04/23:- Background Factors: Open countryside 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 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.</p>	APPROVED 17/04/23
28/03/23	23/00898/FUL	Construction of a new car park together with associated access and landscaping works	Malpas Recreation Ground Tilston Road Malpas	<p>Email 19/04/23:- The Council feels that on balance the benefit of extra parking spaces outweigh the loss of part of an open recreational space in the centre of Malpas. The Council therefore supports the application on conditions that if the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: 1/ the grass surface is maintained to allow it to easily change back to a recreational area, should circumstances change 2/ charging points for electrical vehicles 3/ a bicycle rack is included 4/ Request that parking restrictions to be imposed on parts of Tilston Road in interests of road safety</p>	20/04/23 PENDING

				<p>especially around the junction with Hughes Lane and the entrance to Alport Primary School</p> <p>5/ the Council would like the proposed car park be closed overnight and CCTV cameras installed to prevent anti-social behaviour</p> <p>Background Factors:- Within settlement boundary; Conservation area</p> <p>Relevant Neighbourhood Plan Policies:- LE2</p> <p>Potential benefits to the community:- Additional 24 car parking (including 4 disabled) spaces within the settlement boundary and thus ease the parking and congestion in the area.</p> <p>It will provide a safe parking close to Malpas Alport School currently there is only on street parking which leads to congestion and potentially safety issues with small children</p> <p>It will also enable the less mobile residents and their families to enjoy the facilities at the recreation ground.</p> <p>Potential impact on neighbours:- There is likely to be a visual impact until the proposed planting of additional native trees and shrubs mature sufficiently to screen the car park.</p> <p>Potential impact on wider community:- The loss of open green space. The rec is 1.4ha and the proposed car park uses 1050m<sup>2</sup>. (7.5%)</p> <p>Other relevant information:- The car park will provide safe parking for the Alport Primary School drop off and pick-ups. Currently cars are parked on street which results in traffic congestion and is a potential safety hazard.</p>	
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				<p>The 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.</p>	
19/04/23	23/00883/FUL	<p>Install secondary glazing panels to two windows to the rear at first and second floor level and repaint the existing metal window frames, repair and repaint front door to match existing window frames</p>	<p>Holly House Old Hall Street Malpas</p>	<p>Email 23/05/23: The Council would make the observations as documented below: Background Factors: Within settlement boundary; Conservation area; Listed Building Relevant Neighbourhood Plan Policies: BE3, BE4, LC3, SF1 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 supports any development that will reduce the carbon footprint of any property. This dwelling is located in the Conservation Area and as such the PC would want to ensure that the windows and door which will be visible from the public realm retain the same visual appearance as that currently exists. 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</p>	<p>APPROVED 14/06/23</p>

				<p>building or any other listed buildings/Character buildings in the immediate vicinity.</p> <p><i>The Council like CW&amp;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></p>	
19/04/23	23/00884/LBC	Install secondary glazing panels to two windows to the rear at first and second floor level and repaint the existing metal window frames, repair and repaint front door to match existing window frames	Holly House Old Hall Street Malpas	<p>Email 23/05/23: See above.</p>	APPROVED 08/06/23
	23/01151/LBC	External alterations to alter and extend roof, addition of a chimney, alterations to windows and doors, erection of front porch, and internal alterations	The Lower Rectory Church Street Malpas	<p>Email 23/05/23:- The Council would make the observations as documented below: Background Factors: Within settlement boundary; Conservation area; Listed Building; Relevant Neighbourhood Plan Policies: BE3, BE4, SF2, LC3 Potential benefits to the community: None Identified Potential impact on neighbours: None identified Potential impact on wider community: Alterations to the street facing North West elevation in the public realm Other relevant information for consideration: - As this is a Grade 2 listed building, the Parish Council would want to see that the Conservation Officer is satisfied that the</p>	APPROVED 24/08/23

				<p>materials and proposed work are in keeping with the character of the building and its surroundings. That they do not negatively impact on the setting of the Lower Rectory, other listed buildings or character buildings as defined by the Neighbourhood Plan.</p> <p>- <i>Malpas Parish Council like CW&amp;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></p>	
27/04/23	23/01218/FUL	Alterations to existing rear conservatory	The Bickerton Cross O Th Hill Road Malpas	<p>Email 23/05/23:- 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:- <i>The Council like CW&amp;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></p>	APPROVED 28/06/23
09/05/23	23/01349/FUL	Construction of a Menage (Private use)	Whitewood Lane Farm	<p>Email 23/05/23:- The Council would make the observations as documented below:</p>	31/05/23 PENDING

			Whitewood Lane Overton Malpas	<p>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 the application approval be condition so that the Ménage facility remains for private use only.</p> <p>Background Factors: Open countryside                  Relevant Neighbourhood Plan Policies: LC1                  Potential benefits to the community: None identified                  Potential impact on neighbours: None identified                  Potential impact on wider community: None identified</p> <p>Other relevant information for consideration:                  The unclassified road I.e. rural lane make access to the Whitewood Lane Farm unsuitable for heavy commercial traffic and therefore the Parish Council would request that if the planning Authority were minded to approval this application, that it was conditioned that the facility should remain for private use only.</p> <p><i>Malpas Parish Council like CW&amp;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></p>	
09/05/23	23/01376/FUL	Creation of three wildlife ponds	Land At Old Hall Street Malpas	<p>Email 23/05/23:-                  The Council supports this application because:                  This will bring valuable allotment patches back in to full time use</p>	APPROVED 25/07/23

				<p>Background Factors: Open countryside</p> <p>Potential benefits to the community: Increase in the biodiversity</p> <p>Potential impact on neighbours: None identified</p> <p>Potential impact on wider community: None identified</p> <p>Other relevant information for consideration</p> <p>The site which accommodates the Malpas Allotments is low lying and is often subject to flooding. This results in two of the allotment pitches being unusable.</p> <p>The installation of these ponds should help to manage the flooding and hence ensure that the two allotment patches that are normally affected are available for use on a 12 months basis.</p> <p><i>The Council like CW&amp;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></p>	
22/05/23	23/01459/FUL	Erection of 17 dwellings and associated access and works	Land To The West of Lynchet Road Malpas	<p>Email 19/06/23:-</p> <p>The Council would make the observations as documented below:</p> <p>If the Cheshire West Council (CWaC) Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included:</p> <p>(i) That the affordable housing allocation is conditioned with an option that local Malpas Ward residents have an opportunity to obtain one of the affordable properties.</p>	13/06/23 PENDING

				<ul style="list-style-type: none"> <li>(ii) Conditioned with Section 106 contribution to Play &amp; Open Space in Malpas Parish</li> <li>(iii) Conditioned with Section 106 contribution to Allotments in Malpas Parish</li> <li>(iv) Conditioned with Section 106 contribution to a missing footpath link on Chester Road from Greenfield Mews to Leech Lane. Alternatively a contribution to provide a zebra crossing where the current nearside pavement ends at Greenfield Mews</li> <li>(v) Conditioned that the areas earmarked as bio-diversity gain wildlife corridors are maintained as such and not subjected to regular mowing operations</li> <li>(vi) Construction Management Plan – School drop of and pick up times. Conditioned that construction material deliveries are not permitted between 8:15am and 9:15am and between 3:00pm and 4:00pm on weekdays during in school term times. In addition, the delivery route to the site should be conditioned as being via A41 Trunk Road, Hampton Roundabout, Chester Road and Lynchet Road</li> </ul> <p>Background Factors: Within settlement boundary; The site is adjacent to the Malpas Conservation Area</p> <p>Potential benefits to the community: The development supports the Community’s drive to become a “greener” place through the inclusion of</p>	
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				<p>EV charging points, and photo/solar panels on all dwelling roofs.</p> <p>Potential impact on neighbours: Increased traffic on Lynchet Road</p> <p>Potential impact on wider community: Surface and Foul water drainage impact on the neighbouring estate. Further impact on the existing over stressed Malpas Infrastructure</p> <p>Relevant Neighbourhood Plan Policies: H1, H3, H4, BE1, BE2, BE5, LC4 and S4</p> <p><b>Positive Aspects of the Development:-</b></p> <p>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:</p> <p>EV charging points on all Dwellings</p> <p>Photo/solar panels on all Roofs.</p> <p>Low level lighting bollards to mitigate against site light pollution.</p> <p>Bird and Bat Boxes.</p> <p>Hedgehog corridors and gates.</p> <p>Bug Hotels</p> <p>Fruit trees and native hedging plants.</p> <p>Pre heating of the domestic water via the solar panels.</p> <p><b>Development Character:</b></p> <p>Although not referenced in the application, the council is pleased that Archway Homes are proposing to build 8 different styles of dwellings on the site; this satisfying the requirement in the Malpas and Overton Neighbourhood Plan for</p>	
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				<p>enhancing the character Malpas by the inclusion of varied vernacular architecture.</p> <p><b><u>Other relevant information for consideration</u></b></p> <p><b>Overall Assessment of Development:</b>          Malpas was assessed by CWaC as having the capability as a Key Service Centre to be sustainable between 2010 and 2030 for the addition of 200 new dwellings. Currently over 400 new dwellings have been granted permission with approximately 350 having already been completed.          Even though this development is proposed for only 17 new dwellings, it will put increased pressure on the community facility infrastructure I.e. Allotments, education, social services, health, car parking, play and open space and sports facilities. If the planning Authority are minded to approve this application the Parish Council would like re-assurance that suitable contributions to support over stretched infrastructure, and be consulted in how any contributions are allocated.</p> <p><b>Affordable Dwellings:</b>          There are 2 x 4 bedrooms affordable dwellings to be built on the site. Under the adopted Car Parking Supplementary Planning Document, these properties require car parking spaces for 3 vehicles. Although provision for three cars has been made for the two 4 bedroom affordable properties, the space around the affordable dwellings is limited and inconsiderate parking will have potential to impact on vehicle access to the whole site, given the narrower access road and the need for accessibility by Borough Council bin lorries, and Emergency Service vehicles.</p>	
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				<p>It is noted that the affordable dwellings have been provided in one block rather than “pepper potted” around the site. This grouping has the potential to generate two separate social demographic groups, and the Council would like the planning authority to take this into consideration when coming to a decision on the application.</p> <p><b>Bio Diversity Net Gain:</b>          It is noted from the site roof plan that areas have been ear marked for wildlife corridors and Bio Diversity.          However, there is an overall Bio-diversity loss of 75% for the site excluding hedgerows.          The Council note there is a Bio-diversity gain of 12.9% being predicted from the management of the site hedgerows.          The provision and management of these hedges will not result in an overall net gain of 10% as is required.          This loss will be further exacerbated by the future on site management practice of mowing these green wildlife corridors.          The Council would like re-assurance that the development will provide the required overall bio-diversity net gain.</p> <p><b>Bus service:</b>          The Health Impact statement also 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 current public bus service is wholly inadequate with restricted times and frequencies, including no Sunday service</p>	
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				<p><b>Construction Method Statement:</b>                  This statement quotes <i>“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.”</i>                  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.                  The Council would like to see deliveries of material to site excluded between 8:15am and 9:15am and between 3:00pm and 4:00pm on weekdays in school term times.                  In addition, the route to the site should be conditioned as being via A41 Trunk Road, Hampton Roundabout, Chester Road and Lynchet Road</p> <p><b>Drainage:</b>                  It is noted that the development site sits higher in the landscape than the surrounding properties on Lynchet Road and Depenbech Close.                  The council would want assurance that any Surface or Sewerage water run offs will not overload the existing drainage system capacities, nor result in flooding of the properties on these two roads.</p> <p><b>Health Impact Statement:</b>                  The lack of provision of a direct footpath access onto Greenfields Lane is seen as a problem.                  The Council note that the surface water drainage report (page 12) includes a 3 metre footpath access to Greenfields Lane. The Council would support the</p>	
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				<p>provision of this footpath as a safer route into the village centre and the Alport Primary school. However, if this route is not provided, this will make the pedestrian journey to the village shops and facilities more protracted, and is likely to 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. In addition it is recognised that increased pedestrian footfall foot using the full length of Chester Road to access the village will result in more people looking to cross the busy Chester Road.</p> <p>It is for this reason that the Council is asking for the application to be conditioned with a Section 106 contribution to a complete the missing footpath link on the nearside of Chester Road between Greenfield Mews to Leech Lane.</p> <p><b>Housing Density:</b> 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. In addition the volume of extra dwellings will put additional strain on an already stressed local infrastructure.</p> <p><b>Landscaping:</b> It is noted that there is a Landscape Specification Document attached to the application, but there is no detailed landscape plan. This is seen as a critical element in preserving the amenity of the neighbouring Depenbech Close residents.</p> <p><b>Neighbour Amenity:</b></p>	
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				<p>The Council would seek re-assurance that due to the existing land levels that the new build houses on the site do not adversely impact on the light or private amenity of the properties immediately adjacent to the site.</p> <p><b>Play and Open Space Contribution:</b> As many of the green open spaces in Malpas are not managed by CWaC, but by other local organisations, the Council would welcome the opportunity for a local discussion with Green Infrastructure Officer on how the section 106 monies are allocated to maximise the benefit for the local community.</p> <p><b>Public Consultation:</b> It is noted that Archway Homes have consulted with individual residents on a one to one basis. However, their plans were not shared in advance of submission with the Council nor the wider community who will be adversely affected by this development and its impact on local infrastructure. There is also no mention in the application of taking into consideration, the Malpas and Overton Neighbourhood Plan.</p> <p><b>Site Boundary Hedges:</b> It is requested that hedges on the boundary with both Depenbech Close and Lynchet Road are not disturbed, pruned, or cut back without the respective owners' permission.</p> <p><i>The Council like CW&amp;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</i></p>	
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				<i>fossil fuels and have facilities for the charging electric vehicles.</i>	
22/05/23	23/01586/TPO	Oak (T1) - Reduce the height of the dying stem to approx. 10m. Reduce height and spread of crown by approx 2-3m to nearest suitable branch untions. Remove sucker branches from the lower stem of the tree. Remove dead branches from over Old Hall Street and Old Cedars	The Cedars Old Hall Street Malpas	<p>Email 13/06/23:- The Council objects to this application after careful consideration of the observation given below:- Background Factors: Within settlement boundary; Conservation area; Tree Preservation Order Relevant Neighbourhood Plan Policies: LC4 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 Oak tree is afforded legal protection by Tree Preservation Order and as such the council would want to see the absolute minimum essential work taking place on it. Paragraph 4.13 of the application Tree Assessment Report from MPTrees states: The application suggests that the tree is at a potential risk of failure. However Paragraph 4.13 of the application Tree Assessment Report from MPTrees states: David Lonsdale in his book Principles of Tree Hazard and Management 1 notes in relation to Ganoderma australe, “It may take a great many years before the decayed zone becomes dangerously large in relation to the extent of sound wood, if ever, since the tree can produce compensatory</p>	APPROVED 16/08/23

				<p>growth of extra wood on response to the increased flexure caused by the decay.”          He adds that “Some trees remain standing for many years while acting as hosts for these fungi, as shown by the considerable age of the perennial fruit bodies that they bear.”          The Oak tree has already had the crown reduced to the north and east, during the recent development of the Cedars, although it would appear that this has not been carried out to industry standards.          Paragraph 4.31 of the report also states “The Cedars was constructed in 2020 and it is likely that the root and possibly stem damage that led to infection by the Ganoderma fungus. This statement does not give the Parish Council confidence in “tree specialists”          Our trees in the rural community of Malpas have been under pressure during in the last two – three years with many of its mature trees being removed and large amounts of pruning taking place without good safety reasoning. For that reason we would like the Tree Officer to pay a site visit.          In addition the two for one replacement policies in the Local Plan Part 2 and the Malpas and Overton Neighbourhood Plan has not been adhered to, hence we are seeing a significant decline in our green infrastructure. These constant removals and heavy pruning is contrary to the drive to make the borough a “greener environment”, and the council would urge to Cheshire West Tree Team to be more</p>	
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				<p>sensitive and aware of the longer term consequences in its approach to approving TPO and CAT applications.</p> <p><i>The Council like CW&amp;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></p>	
24/05/23	23/01549/FUL	External alterations to alter and extend roof, addition of a chimney, alterations to windows and doors, erection of front porch, and internal alterations	The Lower Rectory Church Street Malpas	<p>Email 30/05/23:-</p> <p>The Council would make the observations as documented below:</p> <p>Background Factors: Within settlement boundary; Conservation area; Listed Building;</p> <p>Relevant Neighbourhood Plan Policies: BE3, BE4, SF2, LC3</p> <p>Potential benefits to the community: None Identified</p> <p>Potential impact on neighbours: None identified</p> <p>Potential impact on wider community: Alterations to the street facing North West elevation in the public realm</p> <p>Other relevant information for consideration:</p> <ul style="list-style-type: none"> <li>- As this is a Grade 2 listed building, the Parish Council would want to see that the Conservation Officer is satisfied that the materials and proposed work are in keeping with the character of the building and its surroundings. That they do not negatively impact on the setting of the Lower Rectory,</li> </ul>	APPROVED 24/08/23

				<p>other listed buildings or character buildings as defined by the Neighbourhood Plan.</p> <p><i>Malpas Parish Council like CW&amp;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></p>	
09/06/23	<p>23/00042/ENF</p> <p>PLANNING INSPECTORATE REFERENCE: APP/A0665/C/23/3319955</p> <p>Enforcement Appeal 21/00223/EMCOU</p>	<p>NATURE OF APPEAL: The change of land from agricultural to residential, the siting of three caravans for residential occupation in connection to the residential use of the land</p>	<p>Land Off Overton Heath Lane Malpas</p>		15/06/23
09/06/23	<p>23/00043/ENF</p> <p>PLANNING INSPECTORATE REFERENCE: APP/A0665/C/23/3319955</p> <p>Enforcement Appeal 21/00223/EMCOU</p>	<p>NATURE OF APPEAL: The change of land from agricultural to residential, the siting of three caravans for residential occupation in connection to the residential use of the land</p>	<p>Land Off Overton Heath Lane Malpas</p>	<p>Email 12/07/23</p> <p>The Council objects to this appeal after careful consideration of the observation given below, and would ask the Planning Inspectorate to dismiss the appeal.</p> <p>If the Planning Inspectorate is minded to allow this appeal the application the Parish Council would request that the following conditions be included:</p> <ul style="list-style-type: none"> <li>- That the site in question is cleared of scrap vehicles, tidied up and all non-agricultural items removed.</li> <li>- That the caravans/dwellings are conditioned for rural workers at this site in perpetuity</li> </ul> <p>Background Factors: Open countryside</p>	13/07/23

				<p>Relevant Malpas and Overton Neighbourhood Plan Policies: H2</p> <p>Relevant Local Plan Part 1 Policies: Strat 9</p> <p>Relevant Local Plan Part 2 Policies: DM19</p> <p>Material considerations against development:</p> <p>Potential impact on neighbours: Unsightly outlook in the public domain</p> <p>Visual, noise and air pollution. Ground contamination.</p> <p>Potential impact on wider community: Unsightly outlook in the public domain.</p> <p>Visual, noise and air pollution. Ground contamination.</p> <p>Urbanising of the open countryside</p> <p>Other relevant information for consideration:</p> <p>The Parish Council understands that there were some family relationship issues that have potentially led to the current situation. However, the Parish Council would strongly object to upholding this appeal on the observations recorded below.</p> <p>The clutter and menagerie on this site represents a complete “blot on the landscape” of what was once a peaceful rural agricultural setting. (See overall aerial view of the site)</p> <p>One of the fields in the appellant’s ownership has been observed to be covered in ragwort. (Field Area 1 on accompanying map.)</p> <p>The entrance being used to access the site is off the Bishop Bennetts Bridleway which is designated as a Triple SSSI site, and a local wildlife site.</p>	
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				<p>The site is visible from the Public Right of Ways, Bishop Bennett’s Way and Footpath Malpas FP8. (See accompanying photographs in Appendix A.) The Parish Council would like to know how many people are currently living on the site and in what accommodation?</p> <p>If there is a proven need for residents to be located near to the site, then there is an existing registered caravan park located just ½ mile away at Alport Farm, Overton Heath Lane, Overton Common, Malpas, Cheshire, SY14 7DG.</p> <p>Overton Heath Lane that could provide adequate accommodation for any essential rural workers.</p> <p>Local Plan part 1: This location of the appeal site is covered by Strat 9 of the Local Plan Part 1 which states:</p> <p><i>Strat 9 - Green Belt and Countryside</i>  <i>The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements.</i>  <i>Within the countryside the following types of development will be permitted;</i>  <i>Development that has an operational need for a countryside location such as for agricultural or forestry operations.</i>  <i>Replacement buildings.</i>  <i>Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area.</i>  <i>The reuse of existing rural buildings, particularly for economic purposes, where buildings are of</i></p>	
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				<p><i>permanent construction and can be reused without major reconstruction.</i></p> <p><i>The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting. Development must be of an appropriate scale and design to not harm the character of the countryside.</i></p> <p><i>The general extent of the North Cheshire Green Belt will be maintained. Policy 'STRAT 3 Chester' sets out the proposed release of Green Belt to meet the development needs of Chester.</i></p> <p><i>In settlements and areas of the countryside that are within the Green Belt, additional restrictions will apply to development in line with the National Planning Policy Framework.”</i></p> <p>In this respect the said development does not meet any of the conditions of Strat 9.</p> <p>Policy DM 19 (Proposals for residential development) of the West Cheshire Local Plan Part 2 states</p> <ul style="list-style-type: none"> <li>• That there is good access to public transport;</li> <li>• it is located within reasonable walking distance of local services and facilities along a safe route;</li> <li>• there would be no greater impact on the character of the countryside;</li> <li>• it would result in an enhancement of the site and the rural setting; and</li> <li>• the design and layout of the development fully reflects the rural character of the area</li> </ul>	
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				<ul style="list-style-type: none"> <li>• and does not 'urbanise' the countryside.</li> </ul> <p>It is considered that 3 caravans plus the other non-agricultural items located in open countryside on this site have a huge urbanising effect on this rural setting.</p> <p>Policy H2 of the Malpas and Overton Neighbourhood Plan states that <i>“Development of individual homes in rural area will be considered acceptable if they provide replacement dwellings”</i></p> <p>This development clearly does not provide replacement dwelling.</p> <p>Policy H2 then goes on to say that <i>“They will be considered appropriate if they meet specific needs and deliver high standards of design and sustainability in accordance with the following criteria: -</i></p> <ul style="list-style-type: none"> <li>- <i>Required for rural workers in their place of work in this case it must apply in perpetuity</i></li> <li>- <i>New dwellings will be considered appropriate if they deliver homes off an exceptional, innovative design.</i></li> </ul> <p><i>Design must be truly outstanding or innovative, demonstrating the highest standards in architecture and helping to raise the design standards in the rural area.</i></p> <p><i>The design must also be sensitive to the defining characteristics of the local area “</i></p> <p>Again, the location of three caravans on this site does not comply with the policy.</p> <p>The Parish Council have strong concerns about the provision of 3 caravans in this location.</p> <p>They would question as to what essential services are available i.e.:</p>	
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				<p>Electricity Supply: (Electricity produced by generators will result in constant noise pollution from portable generators.)                  Fresh Water Supply: Where is this fed from?                  Foul Water and Sewerage Management: Without a proper SUDS system it is likely that pollution will impact on the Triple SSSI designated site and other adjacent farmland.  <i>The Council like CW&amp;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>                  (See file for appendices)</p>	
19/06/23	23/01599/LBC	Replacement front first floor window	The Tithebarn Church Street Malpas	<p>Email 12/07/23                  The Council would make the observations as documented below:                  Background Factors: Within settlement boundary;                  Conservation area; Listed Building                  Relevant Neighbourhood Plan Policies: BE3, SF2                  Other relevant information for consideration: <i>The Council like CW&amp;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></p>	PENDING
12/06/23	23/01774/CAT	Yew (T8, T9) - Crown lift to 2.5m over footpath	St Oswalds Church Church Street Malpas	<p>Email 12/07/23                  The Council objects to this application after careful consideration of the observation given below.</p>	DECIDED 17/07/23

				<p>Background Factors: Within settlement boundary; Conservation area; Listed Building</p> <p>Relevant Neighbourhood Plan Policies: LC1 and LC4</p> <p>Potential benefits to the community: None identified</p> <p>Potential impact on neighbours: The removal of any part of a healthy living tree will result in a reduction of carbon capture capability and is likely to cause an increase in pollution in the local area.</p> <p>Potential impact on wider community: The removal of any part of a healthy living tree will result in a reduction of carbon capture in the area leading to an increase of polluted air in the vicinity.</p> <p>Other relevant information for consideration</p> <p>Malpas Parish Council do not support the removal, cutting back of any healthy living tree unless it poses a danger to life.</p> <p>The Council objects to this application on the basis that the individual yew trees do not pose a risk to life, and are making a vital contribution to area’s carbon reduction.</p> <p>Yew Trees (<i>Taxus baccata</i>) are a slow growing, long-lived native evergreen tree.</p> <p>The Yew is a medium-sized, evergreen tree commonly found in churchyards.</p> <p><i>This association with Christian religion (and possibly even older beliefs) and its ability to reach extreme old age have ensured that Yew is now surrounded by many myths. In fact, the dead were sometimes buried beneath Yew trees to 'protect' them.</i></p>	
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				<p>It is therefore highly likely that these Yew trees are at least as old as St Oswald’s church itself. (14<sup>th</sup> Century)</p> <p>These ancient Yew trees in St Oswald’s Churchyard provide a home for many wildlife species.</p> <p>Any cutting operation will result in the trees taking years to recover.</p> <p><i>The Council like CW&amp;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></p>	
02/08/23	23/02397/CAT	<p>1 x Pine (next to main entrance) - remove hanging branches over main driveway                  1 x Holly Oak (opposite main entrance) - reduce to clear building by 2.5/3 m                  2 x Sycamore and 2 x Holly (behind chapel building) - reduce/remove limbs to give a clearance of at least 2.5 / 3 m                  2 x Dead Holly stems</p>	<p>Cemetery Lodge                  Chester Road                  Malpas</p>	<p>Email 15/08/23:-                  If CWaC is minded to approve the application the Council would request that the following conditions be included:                  1/ To the provision of two new trees being planted for every tree that is felled in line with Local Plan policy DM45 and Neighbourhood Plan policy LC4. The trees should not be saplings but sufficiently mature, with rabbit guards, to ensure that they are given the best chance of growing to maturity.                  2/ Bat Boxes be provided on site                  Background Factors: Within settlement boundary;                  Conservation area                  Relevant Malpas and Overton Neighbourhood Plan Policies: LC4, BE4                  Relevant Local Plan Part 2 Policies: DM45                  Positive aspects of development: None identified.                  Potential impact on neighbours: The removal of any part of a healthy living tree will result in a</p>	<p>23/08/23                  PENDING</p>

				<p>reduction of carbon capture capability and is likely to cause an increase in pollution in the local area                  Potential impact on wider community: The removal of any part of a healthy living tree will result in a reduction of carbon capture and is likely to cause an increase in pollution in the local area and could have an adverse effect on the air quality.</p> <p>Other relevant information:-</p> <ul style="list-style-type: none"> <li>- The Chapel of Rest at the Cemetery is a listed character building under the Malpas and Overton Neighbourhood Plan (See Appendix D, page 77.), and any work done must not have a detrimental effect to the setting of the building.</li> <li>- The Council does not support the removal or cutting back of any healthy living tree unless it poses a danger to life.</li> <li>- The Council note that this application does not include a tree report. The Council is aware that many bats roost in the trees around the Cemetery, and would ask that any approval includes a condition to provide Bat boxes on the site to mitigate against the loss of any habitat.</li> <li>- <i>The 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.</i></li> </ul>	
07/08/23	23/02493/CAT	Removal of 4x self seeded Sycamores (T1-T4) in a wall on top of a bank overlooking very busy street	Bank Cottage Old Hall Street Malpas	<p>Email 15/08/23:-                  If CWaC is minded to approve the application the Council would request that the following conditions be included:</p>	29/08/23 PENDING

				<p>1/ That the approval be conditioned that two new trees are planted for every tree that is felled in line with Local Plan policy DM45 and Neighbourhood Plan policy LC4. The trees should not be saplings but sufficiently mature, with rabbit guards, to ensure that they are given the best chance of growing to maturity.</p> <p>Background Factors: Within settlement boundary; Conservation area</p> <p>Relevant Malpas and Overton Neighbourhood Plan Policies: LC4, BE4</p> <p>Relevant Local Plan Part 2 Policies: DM45</p> <p>Potential benefits to the community: None identified.</p> <p>Potential impact on neighbours: The removal of any part of a healthy living tree will result in a reduction of carbon capture capability and is likely to cause an increase in pollution in the local area</p> <p>Potential impact on wider community: The removal of any part of a healthy living tree will result in a reduction of carbon capture and is likely to cause an increase in pollution in the local area and could have an adverse effect on the air quality.</p> <p>Other relevant information</p> <p>The Council does not support the removal or cutting back of any healthy living tree unless it poses a danger to life.</p> <p>The Council note that this application does not include a tree report.</p> <p><i>The Council like CWaC, has declared a climate emergency and would expect all proposals for new developments, extensions or alterations to</i></p>	
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				<i>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>	
07/08/23	Amendments / additional information in respect of 23/01459/FUL -	Erection of 17 dwellings and associated access and works	Land To The West of Lynchet Road Malpas	<p>Email 24/08/23:-                      The Council would make the observations as documented below:                      The Council objects to this application after careful consideration of the observation given below.                      If CWaC Planning Authority is minded to approve the application the Council would request that the following conditions be included: The conditioning of a “Bond” that would provide compensation for clean-up of any future flooding experienced by neighbouring properties due to a failure of the drainage system installed on the development site.  <b>Background Factors:</b> Within settlement boundary; The site is adjacent to the Malpas Conservation Area.                      Relevant Neighbourhood Plan Policies: H1, H3, H4, BE1, BE2, BE5, LC4 and S4                      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.                      Potential impact on neighbours: Increased risk of flooding of the immediate neighbours.                      Potential impact on wider community: The inability of the existing surface and foul water drainage infrastructure to effectively manage the increased rainfall and the impact of climate change.</p>	29/08/23

				<p><b>Positive Aspects of the Development.</b>                  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:</p> <ul style="list-style-type: none"> <li>- EV charging points on all Dwellings</li> <li>- Photo/solar panels on all Roofs.</li> <li>- Low level lighting bollards to mitigate against site light pollution.</li> <li>- Bird and Bat Boxes.</li> <li>- Hedgehog corridors and gates.</li> <li>- Bug Hotels</li> <li>- Fruit trees and native hedging plants.</li> <li>- Pre heating of the domestic water via the solar panels.</li> </ul> <p><b>Development Character:</b>                  Although not referenced in the application, the council is pleased that Archway Homes are proposing to build 8 different styles 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.</p> <p>Malpas was assessed by CWaC as having the capability as a Key Service Centre to be sustainable between 2010 and 2030 for the addition of 200 new dwellings. Currently over 400 new dwellings have been granted permission with approximately 350 having already been completed.</p> <p>Even though this development is proposed for only 17 new dwellings, it will put increased pressure on the community facility infrastructure i.e.</p>	
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				<p>Allotments, education, social services, health, car parking, play and open space and sports facilities.</p> <p><b>The Development Site:</b>          Malpas sits on the end of the Sandstone ridge where the topography changes in the landscape are acute.</p> <p>At the lower end of the village is an area which is populated by a number of natural springs, and flooding of this area has been an issue over centuries. The evidence is based in the places names I.e. Springfield Road and Avenue, Well Street and Well Meadow.</p> <p>It is noted that the development site sits higher in the landscape, located half way up one of the three “valleys” in the village which all meet at the bottom of Well Street and Springfield Road.</p> <p>A drainage solution needs to be found that has sufficient capacity to not only cope with these 17 additional properties, but will also take account of expected increased rainfalls associated with Climate Change</p> <p><b>Drainage</b>          The Parish Council is also aware that the drainage system for the recent neighbouring development of Lynchet Road estate has yet to be signed off by Welsh Water.</p> <p>Over the last 6 weeks we have had very heavy rainfall events resulting in flooding, and the residents of Lynchet Road have voiced their concerns regarding the capability of the existing drainage system.</p> <p>Whilst considerable additional work has been carried out on the adjoining Lynchet Road</p>	
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				<p>development to mitigate flooding, that system remains unproven.</p> <p>The drainage for both sites will combine, greatly increasing the risk of flooding.</p> <p>We therefore recommend that the planning Authority revisits the Flood Risk assessment for the Lynchet Road development, which again is likely only to based only on historic data, and not taking into account current data and climate change.</p> <p>Despite recent improvements in the drainage infrastructure at Well Meadow, the area continues to flood during heavy rainfalls.</p> <p>The Parish Council would want assurance that any Surface or Sewerage water run offs will not overload the existing drainage system capacities, nor result in increased flooding risk to any of the village’s existing properties.</p> <p>The Council is also aware that previous drainage systems designed by Betts Hydro have only taken account of historic data, and not the effects we are starting to see with climate change.</p> <p>The outcome is that these installed systems have resulted in frequent flooding.</p> <p>Example of a development in Rossett provided.</p> <p><b>The Parish Council would therefore request that the Planning Authority review the flood risk assessment carried out on the development site by Betts Hydro.</b></p> <p><b>They would like the assessment to be revisited using not only historic data, but also taking into consideration recent data for the area and climate change.</b></p>	
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				<i>The Council like CW&amp;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>	
14/08/23	23/02498/FUL	Conversion of existing garage into home office space with new external doors	The Old Dairy The Hough Higher Wych Road Wigland Malpas		05/09/23
01/09/23	23/02592/FUL	Change of use from a shop to a residential dwelling with internal alterations	The Old Shop High Street Malpas		22/09/23
01/09/23	23/02593/LBC	Change of use from a shop to a residential dwelling with internal alterations	The Old Shop High Street Malpas		22/09/23
04/09/23	23/02761/CAT	Removal of Cupressus Leylandii hedge	Greystones High Street Malpas		25/09/23