

NO MANS HEATH AND DISTRICT PARISH COUNCIL - PLANNING APPLICATIONS 2021

DATE RECV'D	OBS DUE	PLANNING REF. NO.	DETAILS OF APPLICATION	ADDRESS	OBSERVATIONS	DECISION
03/02/21	24/2/21	21/00184/FUL	Demolition of existing front extension, erection of single storey front extension.	19 Dean Park Nomans Heath Malpas SY14 8DX	Email 15/2/21 No observations	16/06/21 APPROVED
17/02/21	10/03/21	21/00351/FUL	Single storey rear extension	13 Cross O Th Hill Road Nomans Heath	Email 10/03/21 No observations	11/03/21 APPROVED
22/02/21	15/03/21	21/00389/FUL	Single storey extensions and conversion of former agricultural building into one dwelling	Larkton House Coach Road Duckington Malpas	Email 10/03/21 Observations:- 1. There is a mention in the Heritage Impact statement that the Farm & outbuildings are in Malpas Parish – the PC believe this to be an error and it should be considered to be in the NMH&D Parish 2, There is no provision for parking or storage of waste containers on site in this application. 3. The foul sewage plans needs resolution for consideration within the planning application.	19/05/21 APPROVED
22/02/21	15/03/21	21/00390/LBC	Single storey extensions and conversion of former agricultural building into one dwelling	Larkton House Coach Road Duckington Malpas	Email 10/03/21 Observations:- 1. There is a mention in the Heritage Impact statement that the Farm & outbuildings are in Malpas Parish - I believe this to be an error and it should be considered to be in the NMH&D Parish 2, There is no provision for parking or storage of waste	19/05/21 APPROVED

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					containers on site in this application. 3. The foul sewage plans needs resolution for consideration within the planning application.	
05/05/21	26/05/21	21/01478/FUL	Installation of 8 new raw material storage silos, relocate and upgrade the molasses storage tanks and erection of a steel framed building extension on the south west side of the existing mill Oakes Millers Ltd, Station Mills, Hampton, Cheshire SY14 8JQ. The proposed 8 new raw material vertical storage silos/bins are 12m tall and are connected by overhead conveyors and walkways to allow safe maintenance access. The new silos are the same height as the current raw material bin storage building and will be connected with conveyors and elevators to move products automatically into the mill. These new silos/bins will be situated where we currently have our 2 molasses tanks, so as part of this project we will move these to a new tank	Station Mills Hampton Heath Industrial Estate Edge Malpas SY14 8JQ	Email 10/05/21 No observations	PENDING

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			farm which will be located in a new bunded tank area next to existing liquid storage tanks to the North West of the main mill building. The building extension will provide additional manufacturing floor area to remodel the existing mill and upgrade processes to improve mill energy efficiency and flexibility allowing a degree of decarbonisation on the site. The new building extension will match the existing building heights of 14m in tallest section and 10m for the remainder and it will extend 6m from existing wall of the building.			
07/06/21	28/06/21	21/01897/FUL	Single storey side and rear extension	The Gables Chester Road Nomans Heath	Email 29/06/21 No observations	PENDING
15/06/21	06/07/21	21/02134/FUL	Single storey side/ rear extension and front porch	Bruera 20 Back Lane Nomans Heath Malpas	Email 29/06/21 No observations	PENDING
07/07/21	28/07/21	21/01577/FUL	Change of use from a paddock to a family garden	Land To Rear of Hampton View Witney Lane Edge Malpas	Email 12/07/21 No observations	PENDING
20/07/21	10/08/21	21/02951/FUL	Demolition of existing conservatory, erection of	42 Cholmondley Rise Bickley Malpas	Email 22/07/21 No observations	APPROVED2 26/08/21

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			single storey rear extension			
21/07/21	11/08/21	21/02679/FUL	Demolition of existing garage and erection of replacement garage with studio above	2 Larkton Hall Cottages Long Lane Larkton Malpas	Email 12/07/21 No observations	PENDING
30/07/21	20/08/21	21/02774/FUL	Construction of an oak-framed double garage with slate roof covering, landscaping alterations to garden including change of use of land from Agricultural to residential garden land and addition of roof lights to outbuilding	Gate House Farm Mates Lane Edge Malpas	Email 20/08/21:- 1. There is incorrect information in the Planning Design and Access statement. The paddock does have gated access for tractors and is not difficult to maintain for agricultural purposes. 2. The outbuilding is not presently used as a workshop as implied. 3. The farmhouse outbuilding in the original planning agreement (REF: June 2011/ 11/00776/ FUL) given to the former owner of the farmhouse and barns, states: the farmhouse outbuilding should be retained as it is, as an outbuilding to act as a SCREEN to ensure there is privacy to ensure the residential and garden amenity to the neighbours in the barns. 4. The outbuilding conversion has the look of a potential residential unit with a	PENDING

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					<p>bathroom, kitchen, home office and workshop.</p> <p>5. Does the reworked outbuilding require a change of use for commercial purposes?</p> <p>6. The whole area of farmhouse, barn conversions and surrounding land has been subject to serious flooding and property damage over the last 12 months. Handling of the issues of surface water, surface water drainage and foul water was badly done for the barn conversions so any further additions to this existing problematic area should be seriously considered before approval.</p> <p>7. The applicant has been granted permission in 2019 for a garden room single storey extension to the farmhouse. This is yet to be built. The Council would question what it's impact would be on the current application.</p> <p>8. Surface Water Drainage:- The Council note the gravel approach to the garage is stipulated on the drawing, but the new impermeable area of the garage itself would need careful consideration of its</p>	
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					<p>drainage solution in this very prone area for flooding.</p> <p>9. The Council commented as to whether has the garage roof has drainage been designed to accommodate negating surface water exceedance upstream of the pond (e.g. a green roof or rainwater harvesting facility?)</p>	
26/07/21	16/08/21	21/02775/LBC	<p>Construction of an oak-framed double garage with slate roof covering, landscaping alterations to garden including change of use of land from Agricultural to residential garden land and addition of roof lights to outbuilding</p>	<p>Gate House Farm Mates Lane Edge Malpas</p>	<p>Email 20/08/21:-</p> <ol style="list-style-type: none"> 1. There is incorrect information in the Planning Design and Access statement. The paddock does have gated access for tractors and is not difficult to maintain for agricultural purposes. 2. The outbuilding is not presently used as a workshop as implied. 3. The farmhouse outbuilding in the original planning agreement (REF: June 2011/11/00776/ FUL) given to the former owner of the farmhouse and barns, states: the farmhouse outbuilding should be retained as it is, as an outbuilding to act as a SCREEN to ensure there is privacy to ensure the residential and garden 	PENDING

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					<p>amenity to the neighbours in the barns.</p> <p>4. The outbuilding conversion has the look of a potential residential unit with a bathroom, kitchen, home office and workshop.</p> <p>5. Does the reworked outbuilding require a change of use for commercial purposes?</p> <p>6. The whole area of farmhouse, barn conversions and surrounding land has been subject to serious flooding and property damage over the last 12 months. Handling of the issues of surface water, surface water drainage and foul water was badly done for the barn conversions so any further additions to this existing problematic area should be seriously considered before approval.</p> <p>7. The applicant has been granted permission in 2019 for a garden room single storey extension to the farmhouse. This is yet to be built. The Council would question what it's impact would be on the current application.</p> <p>8. Surface Water Drainage:- The Council note the gravel</p>	
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					<p>approach to the garage is stipulated on the drawing, but the new impermeable area of the garage itself would need careful consideration of its drainage solution in this very prone area for flooding.</p> <p>9. The Council commented as to whether has the garage roof has drainage been designed to accommodate negating surface water exceedance upstream of the pond (e.g. a green roof or rainwater harvesting facility?)</p>	
28/07/21	18/08/21	21/01478/FUL	Installation of 8 new raw material storage silos, relocate and upgrade the molasses storage tanks and erection of a steel framed building extension on the south west side of the existing mill	Station Mills Hampton Heath Industrial Estate Edge Malpas	<p>Email 18.08.21</p> <p>The Parish Council note only the statement of improved environmental element with the new silos in bunds, however the associated details haven't been provided and the Council can't find its relationship to pollution control measures with regards to the existing drainage system, both in quality and quantity, (i.e. is the interceptor in place and capable of coping?)</p>	PENDING
02/08/21	23/08/21	21/01789/FUL	Alteration to driveway (restrospective)	2 Long Lane Larkton Malpas	<p>EMAIL 18.08.21:-</p> <ul style="list-style-type: none"> • Access:- Safety concerns as the current gateway arrangement has permitted the gates to open outwards during heavy winds and cause 	PENDING

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					<p>vehicles to stop and drive onto oncoming traffic.</p> <ul style="list-style-type: none"> • Highways:- The Parish Council understands that CWaC Highways Department have not been consulted about the new entrance nor the works on Highways land (verge) onto a classified road. The Parish Council are unable to see the Highways' design element being addressed as part of DMRB's CD123 with regards to gateway set back distance and minimum visibility splays for a 40mph road, which the Parish Council understand on this stretch of road can't be achieved due to the bend. • Flooding:- The increase in impermeable area has not been considered even though during normal rainfall events this construction has caused flooding of the neighbouring two properties, no.s 4 & 6 Long Lane, Larkton. 	
31/08/21	21/09/21	21/03316/FUL	Construction of a double oak framed garage / workshop	2 Gate House Barns Mates Lane Edge Malpas		