

NO MANS HEATH AND DISTRICT PARISH COUNCIL - PLANNING APPLICATIONS 2022

DATE RECV'D	OBS DUE	PLANNING REF. NO.	DETAILS OF APPLICATION	ADDRESS	OBSERVATIONS	DECISION
12/01/22	08/02/22	Planning Inspector ref: APP/A0665/D/21/3288628 Appeal reference: 22/00004/REF	Construction of a garage and estate building range to include estate ancillary stores and office Application reference: 20/03924/FUL	Garden Cottage, Old Coach Road, Nomans Heath	No further observations made.	Appeal upheld decision
24/01/22	14/02/22	21/04932/FUL	Revised drive layout	Garden Cottage, Old Coach Road, Nomans Heath	Email 03/02/22 – No observations made.	WITHDRAWN
07/02/22	28/02/22	22/00119/FUL	Construction of 4 bay garage and the retention of Garden Cottage as an ancillary outbuilding	Garden Cottage, Old Coach Road, Nomans Heath	Email 16/02/22 – No observations made.	PENDING
10/02/22	03/03/22	22/00153/FUL	Erection of front bay window extension	5 The Hamptons Chester Road Nomans Heath	Email 16/02/22 – No observations made.	30/03/22 APPROVED
03/03/22	24/03/22	22/00224/FUL	Construction, operation and subsequent decommissioning of a renewable energy scheme comprising ground mounted photovoltaic (PV) arrays and battery storage with ancillary infrastructure	Land At Whitchurch Road Bickley Malpas	Email 07/04/22 – 22/00224/FUL - Construction, operation and subsequent decommissioning of a renewable energy scheme comprising ground mounted photovoltaic (PV) arrays and battery storage with ancillary infrastructure at Land At Whitchurch Road, Bickley, Malpas Observations:- The Council accepted the planning application in principle providing the following factors are taken into consideration and addressed by the Planning Department:-	PENDING

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					<p>1/ <u>Flood Risk Assessment:-</u> The Council understands that the planning application was using old data for the Flood Risk Assessment (FRA) which has already been rejected by the Lead Local Flood Authority as a fail and therefore the current size of the development is inaccurate since it needs to be curtailed. This was raised with the Applicant at a recent meeting with the Parish Council and they agreed that revisions to the application were in process and that the scale of the site would inevitably be curtailed. The Parish Council received an inconclusive response from the Applicant when it was called out for declaring the site to be of low vulnerability, yet it lies within 3 no. sites of high vulnerability: <i>"You mentioned in your FRA point 4.2 that the NPPF requires a sequential test, i.e. "Flood risk potential is minimised by applying a 'sequential approach' to locating 'vulnerable' land use, but there isn't one, and there in no reference to your site overlapping three Nitrate Vulnerable Zones (NVZ), i.e. River Weaver/Dane to Frodsham, Eutrophic Water EL140 - Bar Mere Eutrophic lake NVZ and Marbury's NVZ. There</i></p>	
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				<p><i>are rules for land management to prevent water pollution."</i></p> <p>2/ <u>Cheshire Wildlife Trust:-</u> The Parish Council noted that there was no evidence in the planning application towards Canadian geese and other large wading birds. These birds need a large field prior to Bar Mere to assess the mere for predators prior to making their final settlement on the mere, this approaching safe pathway will be the development site. The Parish Council understands that the Applicant is in dialogue with the Cheshire Wildlife Trust (CWT) to address this concern and that they are also going to make provision to create habitats for large fowl which will offset some of their ecology problems, requesting the names of local charities from the Parish Council (e.g. Broxton Barn Owl Trust.)</p> <p>3/ <u>Environmental Agency / Drainage / Flooding:-</u> The Parish Council referred the Applicant to their BRE references throughout their planning application, e.g. BRE - Planning guidance for the development of large scale ground mounted solar PV systems. Sustainable Urban Drainage Systems (SUDs) is not considered here because the</p>	
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				<p>applicant deems the impermeable areas imposed by their structures as "insignificant". BRE states access tracks should be permeable, but this will be compacted, i.e. substantially impermeable.</p> <p>The planning application states that "permeable paving is not appropriate for the proposed development" However, this means you can't use SUDS (especially in a floodplain). BRE also states that swales and infiltration are to be used to "control" flows, therefore can this be proved by calculations and SUDS implemented fully, especially on a Flood Plain?</p> <p>The Parish Council understands from the Applicant that dialogue is ongoing and revisions are to be made.</p> <p>4/ <u>Decommissioning of the Site:-</u> Concerns were raised regarding the robustness of the decommissioning agreement in place for the site at the end of the solar panels lifespan in 40 years time.</p> <p>The Parish Council wish to request that this is addressed as a condition of the planning consent should the application be approved.</p> <p>5/ <u>Design of Panels:-</u></p>	
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					<p>Concerns were raised regarding the design assessment of the solar panels as to whether consideration has been factored in for extreme weather conditions over the lifespan.</p> <p>The Parish Council wish to request that this is addressed as a condition of the planning consent should the application be approved.</p> <p>6/ <u>Community Engagement:-</u> The Parish Council noted that there were delays with responses from the applicants.</p>	
06/04/22	29/04/22	22/00881/FUL	Erection of open porch and replacement of existing window opening with new front entrance door	Bay Tree 3 Edge Grange Barns Grange Lane Edge Malpas	No observations	PENDING
24/05/22	15/06/22	22/01373/S73	Single storey extensions and conversion of former agricultural building into one dwelling - Variation of Condition 3 of 21/00389/FUL (to remove the occupancy link between the new dwelling and the existing farm)	Larkton House Coach Road Duckington Malpas	No observations	APPROVED 17/06/22
22/06/22	13/07/22	22/01852/FUL	Installation of an air sourced heat pump to replace an oil fired boiler.	Kidnal Cottage Wet Lane Overton Malpas		