

## NO MANS HEATH AND DISTRICT PARISH COUNCIL - PLANNING APPLICATIONS 2025

DATE RECV'D	OBS DUE	PLANNING REF. NO.	DETAILS OF APPLICATION	ADDRESS	OBSERVATIONS	DECISION
24/01/25	14/02/25	25/00066/FUL	Erection of a single storey front porch and two storey rear extension with Juliet balcony	3 Witney Lane Edge Malpas	17/02/25 – no obs	APPROVED 01/04/25
04/02/25	25/02/25	24/03846/LBC	Replacement front door	Kidnal Cottage Wet Lane Overton Malpas	No obs	APPROVED 06/03/25
10/02/25	03/03/25	25/00216/PDQ	Prior approval under Class Q for the conversion of the existing building into six smaller dwellings	Land At Grid Ref 353103 348805 Bickley Town Lane Bickley Malpas	Email 06/03/25:- No Mans Heath and District Parish Council notes the proposed reduction from 8 dwellings to 6 dwellings. No Mans Heath and District Parish Council notes the comments made by the Planning Department in respect of the previous planning application 24/02731/PDQ:- <i>“I refer to the above proposal and your recent submission of an application for prior notification of a change of use under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. Having considered the details of the proposed development, it is the view of the Council that it falls outside the scope of Permitted Development and therefore a planning application will be required. Reason: 1. The scale of operational work required to alter</i>	Unknown

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				<p><i>the use of the agricultural building to that of a dwelling would go beyond what might be sensibly or reasonably described as a conversion and the change of use would not be permitted by Class Q (c) and Q.1. (j) of the Order. The proposals do not constitute development permitted under the provisions of Class Q (c) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended). For this reason, under the provisions of Paragraph W (3) of this part, the proposals are recommended for refusal.”</i></p> <p><b>No Mans Heath and District Parish Council object to the planning application based on the following observations:-</b></p> <ul style="list-style-type: none"> <li>- Flooding concerns remain.</li> <li>- Access concerns due to the narrow road that accesses the site.</li> <li>- A Drainage Strategy needs to be submitted</li> <li>- The additional of six dwellings would generate an increase in the discharge of waste water (as detailed in policy 182 of the NPPF)</li> </ul> <p><b>No Mans Heath and District Parish Council wish to re-</b></p>	
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					<p><b>submit the observations that were previously submitted</b></p> <ol style="list-style-type: none"><li>1. The plans as drawn would constitute over-development in a small local community.</li><li>2. The road access is at the mid-point of single track road with no passing places and a nearby blind bend and is heavily used by large agricultural and heavy goods vehicles.</li><li>3. The site and road are susceptible to frequent flooding, being totally surrounded by adjacent high ground with the only exit for ground water being a 4 ft wide gap into a land drain.</li><li>4. The drainage along this lane is inadequate for the current traffic . Despite numerous attempts to get both Cholmondeley estate and Highways to rectify this situation, very little has been done . The gulleys are blocked at the top of the lane so water runs down the lane, collecting at the bottom . It then floods the bottom where the only outlet is a 3 foot wide open ditch leading to a land drain.</li><li>5. In addition to local residents the lane is used as a “ rat run” short cut connecting Bickerton Road to</li></ol>	
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					<p>the A49 by non locals and delivery drivers - many travelling at speed , together with huge farm vehicles , who take up the whole width of the lane , also travelling at speeds unsuitable for the width and dangerous bends .</p> <p>6. 6 x two and three bedroom houses will result in at least 12 additional cars on this already over used lane. There is no local bus within 1.5 miles of this location so all residents will need cars to travel to and from work and amenities.</p> <p>7. The proposals only make provision for one car per property . It is therefore unacceptable to expect future residents to park their second car / visitors cars on an already narrow lane with limited passing places.</p> <p>8. The proposed dwellings do not have gardens . As they are two and three bedroom properties I assume they will be for families . Without gardens there is no place where children can play , other than on the lane. This is highly dangerous and will certainly result in accidents .</p> <p>9. If the development was reduced to a maximum of four dwellings , each with at least</p>	
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					two parking spaces and small gardens , together with an agreement that all drainage issues would be rectified then this may be a more workable and acceptable proposition.	
24/04/25	17/05/25	24/02559/FUL	Erection of one dwelling with detached garage and associated works	Land At Coach Road Duckington Malpas	Email 27/05/25:- The Council has no observations other than to ensure that any local drainage issues are resolved.	PENDING
28/04/25	22/05/25	25/00813/FUL	Alterations to dropped kerb, and driveway entrance	The Hollies 47 Cross O Th Hill Road Malpas	No observations.	APPROVED 02/07/25
07/05/25	28/05/25	22/00224/FUL Amendment / additional information	The construction, operation, management and decommissioning of a ground mounted solar farm	Chads Farm Barhill Drive Malpas	Email 27/05/25:- <b>Observations:-</b> The Council accepted the planning application in principle providing the following factors are taken into consideration and addressed by the Planning Department:- 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	PENDING

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					<p>agreed that revisions to the application were in process and that the scale of the site would inevitably be curtailed.</p> <p>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 are rules for land management to prevent water pollution."</i></p> <p>2/ <u>Cheshire Wildlife Trust:-</u></p> <p>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.</p>	
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					<p>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></p> <p>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.</p> <p>Sustainable Urban Drainage Systems (SUDs) is not considered here because the 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</p>	
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					<p>infiltration are to be used to "control" flows, therefore can this be proved by calculations and SUDS implemented fully, especially on a Flood Plain? 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. 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> 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. 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></p>	
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					The Parish Council noted that there were delays with responses from the applicants.	
23/05/25	14/06/25	24/02991/FUL	Erection of new building to cover an animal gathering area of a steel framed building infilling between 3 existing buildings	Kidnal House Wet Lane Overton Malpas	<p>Email 03/06/25:- The Council notes that this application is contradictory in its application: The applicant declares not to increase flood risk elsewhere, but simultaneously increase the amount of surface water draining to the local "watercourse" as their means of surface water disposal. The applicant hasn't applied the four pillars of SuDS in this application, which is mandatory especially under NPPF policy no. 182 for all planning applications since 12dec24.</p> <p>In addition, the basic drainage strategy as outlined in the SuDS manual is to use the SuDS hierarchy for disposing of surface water, which this applicant hasn't considered at all, i.e. firstly to prove that infiltration, either above or below ground, isn't valid here, which is impossible since everyone can use above ground bio-retention, e.g. planters, or rainwater harvesting, e.g. water butts.</p> <p>NMHD PC request that this application should be refused on the above basis alone because it</p>	APPROVED 22-09-25

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					uses pre-2007 drainage techniques of disposing their surface water off site to become someone else's problem later on.	
02/07/25	16/07/25	25/02001/PIP	Demolition of an existing public house and the erection of up to 9 dwellings	Wheatsheaf Inn Chester Road Nomans Heath Malpas SY14 8DY	See report	APPROVED 21/11/25
08/07/25	29/07/25	25/01777/LBC	Alterations to the front and side elevation comprising 2 no. wall mounted boxes, 1 no. soil vent pipe, 1 no. obscured film attached to side elevation window and 1 no. outside light	2 Gate House Barns Mates Lane Edge Malpas	Email 29/07/25:- No Mans Heath and District PC does not offer support for a private development.  The Council notes that this planning application does not appear to represent the work already completed and suggest that the CWaC's Planning Department / Committee looks deeply into what has already been completed without their prior approval.	APPROVED 18/08/25
11/07/25	01/08/25	25/01759/LBW	Removal of internal stud wall	Brasseys Contract Cottage Brasseys Contract Road Edge Malpas	No observations made.	APPROVED 24/09/25
14/08/25	05/09/25	22/00224/FUL	The construction, operation, management and decommissioning of a ground mounted solar farm.	Chads Farm Barhill Drive Malpas	No observations made.	PENDING
14/08/25	05/09/25	25/01883/FUL	Two storey extension to replace existing single storey outbuilding, and replacement detached garage	The Fields Hetherson Green Lane Bickley	No observations made.	APPROVED 19/12/25

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24/08/25	17/09/25	25/02398/FUL	Agricultural cattle building and attenuation pond for surface water (retrospective)	Hollowood Farmhouse Mates Lane Edge Malpas	No observations made.	PENDING
12/09/25	03/10/25	25/02563/FUL	Single storey extension to dwelling	6 Edge Grange Barns Grange Lane Edge Malpas	No observations made.	APPROVED 13/10/25
23/09/25	14/10/25	25/02941/P14	Installing 136 530w panels with a 60kW inverter and 36.18kWh of battery storage on an existing barn roof	Cross Lanes Farm Grotsworth Lane Bickley Malpas	No observations made.	APPROVED 23/10/25
15/10/25	05/11/25	25/02951/FUL	Conversion of existing building into a dwelling	Dairy House Brasseys Contract Road Edge Malpas	No observations made.	PENDING