

# Threapwood Parish Council

January 2022

	Received	Number	Location	Description	PC Observation	Result
1.	02/05/19	<a href="#">19/00838/FUL</a>	Daphne Cottage	Extension	None	Approved
2.	29/07/19	<a href="#">19/02809/FUL</a>	Yew Tree Cottage, Greaves Lane East	Single Storey Side Extension	None	Approved
3.	13/11/19	<a href="#">19/04020/FUL</a>	The White Cottage, Wrexham Road	Single Storey Link extension and conversion of outbuilding	None	Approved
4.	27/04/20	<a href="#">20/01209/FUL</a>	Land at Glenrosa, Back Lane.	Open fronted agricultural shed and associated hard standing	None	Approved
5.	17/03/21	<a href="#">21/00834/LDC</a>	3 Kerrisons View Threapwood Malpas SY14 7EG	Single storey rear extension	None	Withdrawn
6.	12/04/21	<a href="#">21/01599/AAC</a>	Middlewood Farm Sarn Road Threapwood Malpas	Erection of building for workshop and storage of agricultural vehicles and equipment	None	Granted
7.	22/05/21	<a href="#">21/02115/HHE</a>	Brindle Cottage 3 Kerrisons View Threapwood Malpas SY14 7EG	Single storey rear extension	None	Decided
8.	15/06/21	<a href="#">21/01699/FUL</a>	Greaves Villa Greaves Lane Threapwood Malpas Cheshire SY14 7AR	Demolition of existing garage and erection of oak frame two bay garage with log and bin store.	None	Approval
9.	03/08/21	<a href="#">21/02726/FUL</a>	Land and Building At Sarn Bank Farm, Sarn Road, Threapwood, Malpas, Cheshire SY14 7AP	Conversion of traditional agricultural building into 2 dwellings and formation of new vehicular access.	Observation	
10.	04/08/21	<a href="#">21/02812/FUL</a>	Smithy Filling Station, Wrexham Road, Threapwood, Malpas SY14 7A	Single storey extension and change of use of existing garage into village shop and post office, new driveway and parking for customers, staff and business vans	Observation	
11.	10/11/21	<a href="#">21/04193/FUL</a>	Eastwood House Greaves Lane Threapwood SY14 7AS	Replacement of existing barns with double garage and playroom above	Observation	

# Threapwood Parish Council

Planning Application **21/04193/FUL** – Replacement of existing barns with double garage and playroom above – Eastwood House, Greaves Lane, Threapwood, Malpas, Cheshire, SY14 7AS.

Response to consultation by Threapwood Parish Council

Threapwood Parish Council has no objection to the proposed development subject to two proposed requirements should the Local Authority be minded to grant approval.

- 1) The height of the new development should remain the same as the existing structure or not be significantly higher.
- 2) Any permitted development rights should be removed to ensure that should there be any proposal for change of use in the future then such proposals should be subject to full consideration through a planning application.

Planning response - **21/02812/FUL** - Smithy Post Office, Wrexham Road, Threapwood

Single storey extension and change of use of existing garage into village shop and post office.

New driveway and parking for customers, staff and business vans.

Since the Covid19 lockdowns started in March 2020, the amount of business being transacted by this local shop has increased significantly, and the business is currently delivering goods to eight small rural outlying villages.

The mail order side of the business with parcels being sent from and delivered to the Post Office has also grown substantially with more residents now shopping online. We understand the business is struggling to find extra storage space to hold the mail and parcels until residents are able to collect them or the businesses can deliver them.

As climate change mitigation measures begin to take affect and travel become more expensive, residents will need to rely more on their local shop.

The next nearest Post Office and shop is approximately 4 miles away.

Rural communities need these local convenience stores.

The convenience shop is very small and currently has limited stock. This proposal would allow more space for an increase in the volume and variety of chilled and dry goods to be held.

Parking at the shop is extremely limited at present, and many people park outside the shop front on the road, which is a notorious fast section through the village.

This parking also restricts the visibility of any vehicle emerging from the garage business that operates behind the shop

The provision of off road parking and turning is particularly welcome to move away from the existing roadside parking where there have been accidents on this dangerous stretch of road in the past.

This proposal would improve both road safety and visibility by providing off road parking for the shop's customers.

We note that the proposal also includes an entrance with Wheelchair access, something that does not exist at the present shop entrance.

Threapwood Parish Council strongly supports this application to ensure the community of Threapwood and the surrounding area can continue to benefit from the services of a local shop and post office.

Richard Salmon (Clerk) - Delegated decision – 20/08/2021

# Threapwood Parish Council

Planning response **21/02726/FUL** - Land and building at Sarn Bank Road, Threapwood.

Conversion of traditional agricultural building into 2 dwellings and formation of new vehicle access.

Threapwood Parish Council supports this application on the basis that it utilises an existing agricultural building and will improve its overall appearance in this prominent location. The following should be considered.

1. The development should be limited to the footprint of the existing building in this prominent position and will thereby provide two smaller and therefore more affordable properties in Threapwood.
2. The existing building will need to have good foundations and damp proof coursing and substantial wall construction in line with modern inhabited building regulations.
3. The building with its open ends may have been a roost for bats, swallows or barn owls. The design and access statement (page 14) refers to an ecological appraisal having been completed; however, this document is not on the planning portal. It would need to be seen to agree with the statement in paragraph 6.10. In addition if the planning authority is minded to approve the development then there should be a condition added that covers the provision of bird and bat boxes.
4. There is no reference in the proposal to waste bin and cycle storage. These need to be provided.
5. As this is a new development there should be provision for electric car charging points to be installed in line with the need to address climate change and the future proposal for all electric vehicles.
6. It is noted that there is a first floor window in the north elevation which overlooks the neighbouring property and its conservatory. The standing rules should be applied to protect the privacy of the property.

Richard Salmon (Clerk) - Delegated decision – 20/08/2021

Richard Salmon

04/08/2021