

LYMM PARISH COUNCIL

Deputy Clerk to the Council: Sarah Morgan

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Lymm Library, Davies Way, Lymm WA13 0QW



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**Minutes of the Plans Committee Meeting held on Tuesday 12th February 2019 at
6.30pm in the Council Chambers, Village Hall, Pepper Street.**

MINUTES

Councillors present:

- * Cllr J Griffiths (Chair)
- * Cllr A Fradgley
- * Cllr A Cooper
- * Cllr A Johnstone
- * Cllr A Carter

In attendance: S Morgan (Deputy Clerk) and K Duffin (Clerk).

1. Apologies for Absence

Apologies were received from Cllr Gowland.

2. Code of Conduct

Members were reminded of their responsibility to declare any personal interest or prejudicial interest that they may have had in any item of business on the agenda no later than when the item was reached.

3. Representations from the public:-

A resident spoke in objection to application 2018/34175 for 8 Highfield Road, requesting that the Council support their objection to the application due to its overbearing impact on the neighbouring property, leading to loss of light and privacy. A modification to the previous plans was noted but considered not to address to loss of light to the adjoining property in its amendments.

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Cllr Fradgley declared that she had held a conversation with the wife of the resident in attendance in relation to the proposal.

4. Update on previously submitted Planning Applications

a. 2018/33287 Field House, Higher Lane

Cllr Carter attended the WBC Development Management Committee to support the Council's objections, however the application was approved as it was considered that that proposal would not have a detrimental impact on the Green Belt.

5. Update on Planning Enforcement Cases

The Deputy Clerk gave details of the recent enforcement cases that were logged and closed. The report was noted. It was requested that the Deputy Clerk follow up on the case for Tanyard Farm due to the increasing number of cars on the site.

6. New Planning Applications

It was **RESOLVED** to submit no objections or comments on applications considered except for those detailed below: -

a. 2018/34175 8 Highfield Road

The Council objects to the proposal on following grounds: -

It is an overdevelopment that has an overbearing impact on the neighbouring property, 10 Highfield Road, causing a loss of light to the living area and loss of privacy.

b. 2018/34119 Moore Grove

The Council objects to the application due to the proximity of the proposed first floor side window to the bedroom of 17 Springfield Avenue. This window will compromise the privacy of the neighbouring property.

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- c. 2018/34018 13 Mill Lane
The Council objects to the outline application on the grounds of overdevelopment and lack of private garden/amenity space for the two detached three bedroom houses that are proposed.
- d. 2019/34263 166 Higher Lane
The Council raises no objections but requests that approval is subject to restricting the use of the two buildings to incidental rather than ancillary/residential use.
- e. 2018/34318 1 Birchbrook Road
The Council objects to the application due to the loss of privacy caused by the windows which overlook the neighbouring garden. The Council requests that the windows are removed/blocked up to protect the neighbour's residential amenity.
- f. 2019/34192 22 The Cross
The Council raises no objections to the proposed plans, but requests that a condition is included on any approval given to ensure that the waste management strategy is adequate, taking into consideration the existing litter problems on the Cross. The new business should take responsibility for litter from its premises that may spread throughout the village centre, requesting that customers return their litter if customers are eating in the vicinity. Litter bins provided should be in keeping with area and not cause an obstruction on the pavement. The Parish Council also requests that the business contributes to and participates in a village wide strategy to reduce littering in the area.

Due to issues with accessing the website for application 2018/34111 for 320 Higher Lane, a request will be submitted to Warrington Borough Council for an extension to the deadline for comments.

Cllr Griffiths declared a non-pecuniary interest in application 2019/34192 as he is known to the applicant.

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Clr Fradgley declared a pecuniary interest in application 2019/34192 as owner of a neighbouring property and did not participate in the decision for this item.

7. Any other business

The Deputy Clerk advised about time scale for responses on applications and that extensions would need to be requested on a number of applications to ensure that the deadline is met.

It was noted that correspondence has been received from Lymm High School regarding the Council's objections to the proposal for an artificial grass pitch. The applicant is considering how to address to concerns raised by the Council.

Correspondence has also been received from a resident regarding the comments of no objections from Lymm Parish Council for application 2018/33647 10 Brookfield Road. A response has now been sent to the resident.

8. Date of the next meeting

The date was noted as Tuesday 12th March 2019 at 6.30pm in the Council Chambers.

Lymm Parish Council Plans Report February 2019

Lymm Parish Council

13/02/2019

Planning Register

Reference	2018/33905	Date Recd.	06/02/2019		Amendment	Yes
Description	AMENDED PLANS Full Planning - Proposed new dwelling and detached plant room in lieu of an existing building where a change of use to a dwelling with detached garage and garden store has been approved - planning consent ref. 2017/29997				Ward	LYMM
					App Type	FULL PLANNING
					Dev Type	Full
					Plan Status	Full Planning
Location	Cherry Nurseries Barn, Kay Lane, Lymm, WA13 0TN					
Applicant	Mr Whittaker					
Local Council Comments	(NO OBJECTIONS 12/02/2019) <i>The Council raises no objections to the amended proposal.</i>					
Planning Authority Decision	()					
Reference	2018/34062	Date Recd.	17/01/2019		Amendment	
Description	Householder. Proposed Small first floor balcony				Ward	LYMM
					App Type	FULL PLANNING
					Dev Type	Householder
					Plan Status	Householder
Location	2 Canal View WA13 9ND					
Applicant	Mr Mark Stanway					
Local Council Comments	(NO OBJECTIONS 12/02/2019)					
Planning Authority Decision	()					
Reference	2018/34116	Date Recd.	11/01/2019		Amendment	
Description	Full Planning - Proposed Change of use from a Bank to Opticians shop (ground floor level) including new shop frontage. Creation of a separate unit at first floor level for a Change of use to a crafting workshop				Ward	LYMM
					App Type	FULL PLANNING
					Dev Type	Change of Use
					Plan Status	Full Planning
Location	16a The Cross WA13 0HU					
Applicant	Mrs Deborah Adcott					
Local Council Comments	(NO OBJECTIONS 12/02/2019)					
Planning Authority Decision	()					

Reference	2018/34119	Date Recd.	11/01/2019	Amendment	
Description	Householder - Proposed Part single storey and part two storey extension to side and rear			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Householder
				Plan Status	Householder
Location	3 Moore Grove WA13 9RT				
Applicant	Paul Skidmore				
Local Council Comments	(OBJECTIONS 12/02/2019)				
	<i>The Council objects to the application due to the proximity of the proposed first floor side window to the bedroom of 17 Springfield Avenue. This window will compromise the privacy of the neighbouring property.</i>				
Planning Authority Decision	()				
Reference	2018/34158	Date Recd.	11/01/2019	Amendment	
Description	Householder - Proposed double storey rear and side extension to create ground floor kitchen/ family room and master bedroom plus entrance porch to front.			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Householder
				Plan Status	Householder
Location	25 Old Smithy Lane WA13 0NP				
Applicant	Mr Sandy, Lee				
Local Council Comments	(NO OBJECTIONS 12/02/2019)				
Planning Authority Decision	()				
Reference	2018/34169	Date Recd.	11/01/2019	Amendment	
Description	Householder - Retrospective construction of oak framed structure and shed / log store			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Householder
				Plan Status	Householder
Location	15a Massey Brook Lane WA13 0PW				
Applicant	C/O Agent				
Local Council Comments	(NO OBJECTIONS 12/02/2019)				
Planning Authority Decision	()				
Reference	2018/34175	Date Recd.	11/01/2019	Amendment	
Description	Householder - Proposed single storey extension to rear.			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Householder
				Plan Status	Householder
Location	8 Highfield Road WA13 0EF				
Applicant	Darren Dean				

Local Council Comments (OBJECTIONS 12/02/2019)

The Council objects to the proposal on following grounds:-

It is an overdevelopment that has an overbearing impact on the neighbouring property, 10 Highfield Road, causing a loss of light to the living area and loss of privacy.

Planning Authority Decision ()

Reference	2019/34192	Date Recd.	24/01/2019	Amendment	
Description	Full Planning - Proposed Change of use to lower ground floor, from charity shop (A1) to hot food take- away (A5) (Fish and chip shop) and rear ground floor/ first floor to a 2 bedroom apartment including erection of a new front dormer, a new platform access at the rear to the apartment, and the demolition of an existing 2-storey flat roof rear extension and its replacement with a new 2-storey pitched roof extension with living accommodation in the roof space			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Change of Use
				Plan Status	Full Planning
Location	22 The Cross WA13 0HU				
Applicant	Mr Michael Meadowcroft				

Local Council Comments (NO OBJECTIONS WITH NOTES
12/02/2019)

The Council raises no objections to the proposed plans, but requests that a condition is included on any approval given to ensure that the waste management strategy is adequate, taking into consideration the existing litter problems on the Cross. The new business should take responsibility for litter from its premises that may spread throughout the village centre, requesting that customers return their litter if customers are eating in the vicinity. Litter bins provided should be in keeping with area and not cause an obstruction on the pavement. The Parish Council also requests that the business contributes to and participates in a village wide strategy to reduce littering in the area.

Planning Authority Decision ()

Reference	2019/34315	Date Recd.	29/01/2019	Amendment	
Description	Full Planning - Proposed construction of new vehicular access off Mayfield view - The new access is designed to create a secondary viable access for the emergency services, controlled by a field gate.			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Full
				Plan Status	Full Planning
Location	May Queen Field, The Peppers WA13 0JA				
Applicant	Mr John Drake				

Local Council Comments (NO OBJECTIONS 12/02/2019)

Planning Authority Decision ()

Reference	2018/34163	Date Recd.	09/01/2019	Amendment	
Description	Discharge of conditions - Application to discharge conditions - 8 (hard standing), 10 (sustainable drainage), 11 (Contaminated Land Condition - Completion), 13 (Tree protection), 15 (Tree Felling and Nesting Birds), 17 (Ecology Survey), 18 (Contaminated Land Condition ; Characterisation & Remediation Strategy), 20 (Local Employment Scheme), 21 (Construction Environmental Management Plan), 25 (external lighting) and 31 (surface water) following preciously approved application 2016/28521			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Discharge of Condition
				Plan Status	Discharge of Condition
Location	Lymm Rugby Club, Crouchley Lane WA13 0AT				
Applicant	Mr David Simpson				

Local Council Comments (NO OBJECTIONS 12/02/2019)

Planning Authority Decision		()			
Reference	2018/34170	Date Recd.	11/01/2019	Amendment	
Description	Section 191 (Existing Lawful Development Certificate) - Existing horse shelter			Ward	LYMM
				App Type	NON-AGENDA
				Dev Type	Lawful Development Cert
				Plan Status	Lawful Development Cert
Location	15a Massey Brook Lane WA13 0PW				
Applicant	Mr/Mrs Naylor				
Local Council Comments	(NO OBJECTIONS 12/02/2019)				
Planning Authority Decision		()			
Reference	2018/34171	Date Recd.	11/01/2019	Amendment	
Description	Lawful Development Certificate - Existing independnt dwelling			Ward	LYMM
				App Type	NON-AGENDA
				Dev Type	Lawful Development Cert
				Plan Status	Lawful Development Cert
Location	15a Massey Brook Lane WA13 0PW				
Applicant	Mr/Mrs Naylor				
Local Council Comments	(NO OBJECTIONS 12/02/2019)				
Planning Authority Decision		()			
Reference	2019/34209	Date Recd.	18/01/2019	Amendment	
Description	Lawful Development Certificate 191 - Application to confirm usage of existing access for the garden of Holly House as residential			Ward	LYMM
				App Type	NON-AGENDA
				Dev Type	Lawful Development Cert
				Plan Status	Lawful Development Cert
Location	41 Rushgreen Road WA13 9PN				
Applicant	Mr Stuart Baird				
Local Council Comments	(NO OBJECTIONS 12/02/2019)				
Planning Authority Decision		()			
Reference	2019/34210	Date Recd.	18/01/2019	Amendment	
Description	Lawful development certificate (LDC) Proposed Single storey kitchen and dining room extension to rear elevation			Ward	LYMM
				App Type	NON-AGENDA
				Dev Type	Lawful Development Cert
				Plan Status	Lawful Development Cert
Location	8 Heatley Close WA13 9EG				
Applicant	John Harvey				

Local Council Comments (NO OBJECTIONS 12/02/2019)

Planning Authority Decision ()

Reference	2019/34238	Date Recd.	24/01/2019	Amendment	
Description	Discharge of conditions - Proposed discharge of condition 14 (Tree Protection) on previously approved application 2016/28521			Ward	LYMM
				App Type	NON-AGENDA
				Dev Type	Discharge of Condition
				Plan Status	Full Planning
Location	Lymm Rugby Cub, Crouchley Lane WA13 0AT				
Applicant	Mr David Simpson				

Local Council Comments (NO OBJECTIONS 12/02/2019)

Planning Authority Decision ()

Reference	2019/34264	Date Recd.	29/01/2019	Amendment	
Description	Works to Trees Covered by TPO - T1 - Sycamore Fell, create more space for adjacent specimens to develop further, due to current overcrowding along boundary line.			Ward	LYMM
				App Type	NON-AGENDA
				Dev Type	TPO / Conservation Area
				Plan Status	TPO / Conservation Area
Location	3 Churchwood View WA13 0PU				
Applicant	Linda				

Local Council Comments (NO OBJECTIONS 12/02/2019)

Planning Authority Decision ()

Reference	2019/34263	Date Recd.	24/01/2019	Amendment	
Description	Lawful Development Certificate (LDC). Erection of two building structures for a use incidental to the dwellinghouse at 166 Higher Lane, Lymm			Ward	LYMM
				App Type	NON-AGENDA
				Dev Type	Lawful Development Cert
				Plan Status	Lawful Development Cert
Location	166 Higher Lane WA13 0RG				
Applicant	Mr Trevor Holland				

Local Council Comments (NO OBJECTIONS WITH NOTES

12/02/2019)

The Council raises no objections but requests that approval is subject to restricting the use of the two buildings to incidental rather than ancillary/residential use.

Planning Authority Decision ()

Reference	2019/34305	Date Recd.	06/02/2019	Amendment	
Description	Householder. Proposed single / two storey rear extension.			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Householder
				Plan Status	Householder

Location 34 Church Road WA13 0QQ

Applicant Mr Lee Hughes

Local Council Comments (NO OBJECTIONS 12/02/2019)

Planning Authority Decision ()

Reference 2019/34317 Date Recd. 05/02/2019

Description Discharge of conditions - Proposed discharge of condition 16 (Japanese Knotweed) on previously approved application 2016/28521

Amendment

Ward LYMM

App Type FULL PLANNING

Dev Type Discharge of Condition

Plan Status Discharge of Condition

Location Lymm Rugby Club, Crouchley Lane WA13 0AT

Applicant Mr David Simpson

Local Council Comments (NO OBJECTIONS 12/02/2019)

Planning Authority Decision ()

Reference 2019/34267 Date Recd. 23/01/2019

Description TPO Conservation area - Norway maple; to be pruned by crown thinning and crown lifting resulting in the cutting back of the overhang to 23a eagle brow

Amendment

Ward LYMM

App Type NON-AGENDA

Dev Type TPO / Conservation Area

Plan Status TPO / Conservation Area

Location 25 Church Road WA13 0QG

Applicant Mr Simon Kilby

Local Council Comments (NO OBJECTIONS 12/02/2019)

Planning Authority Decision ()

Reference 2018/34018 Date Recd. 06/02/2019

Description Outline Planning - Proposed 2 detached dwellings including Access,Layout,Scale with all other matters reserved for subsequent applications

Amendment

Ward LYMM

App Type OUTLINE PLANNING

Dev Type Full

Plan Status Full Planning

Location 13 Mill Lane WA13 9SD

Applicant Ferrari Davenport

Local Council Comments (OBJECTIONS 12/02/2019)

The Council objects to the outline application on the grounds of overdevelopment and lack of private garden/amenity space for the two detached three bedroom houses that are proposed.

Planning Authority Decision ()

Reference 2019/34318 Date Recd. 06/02/2019
Description Full Planning - Retrospective application to retain 3No. windows to the lower ground floor rear elevation

Amendment
Ward LYMM
App Type FULL PLANNING
Dev Type Full
Plan Status Full Planning

Location 1 Birchbrook Road WA13 9RR

Applicant Paul Foden

Local Council Comments (OBJECTIONS 12/02/2019)

The Council objects to the application due to the loss of privacy caused by the windows which overlook the neighbouring garden.

The Council requests that the windows are removed/blocked up to protect the neighbour's residential amenity.

Planning Authority Decision ()

Recommend Date >= 12-Feb-2019 AND Recommend Date <= 12-Feb-2019