

# LYMM PARISH COUNCIL

Deputy Clerk to the Council: Sarah Morgan

Telephone: 07585 952445

Email: [deputyclerk@lymmparishcouncil.gov.uk](mailto:deputyclerk@lymmparishcouncil.gov.uk)

Lymm Library, Davies Way, Lymm WA13 0QW



## LYMM PARISH COUNCIL

**Minutes of the Plans Committee Meeting held on Tuesday 8<sup>th</sup> January 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:-

No representations from members of the public were made at this stage of the meeting.

#### 4. Update on previously submitted Planning Applications

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### a. 2018/33923 Poplar Park, Cliff Lane

Since the submission of the objection to the discharge of conditions, the applicant has been in touch with the Clerk and subsequently Cllr Fradgely in relation to the comments and tone of response made by Lymm Parish Council.

The applicant raised several matters in relation to the comments including: -

- No enforcement was required due to the trees not having any TPO protection. It was advised that the removed Leylandi trees had not been well maintained and had thinned and that the new planting of Portuguese Laurel (not Leylandii) would offer a thicker screen over time. Other planting around the edge of the site was to reinforce existing planting and trees, not replace them entirely.
- Fencing is included in one of the conditions.
- Highways have stated the entrance must be widened.
- Surface drainage will not flow into Bradley Brook and a trade effluent licence will be required for this.

The comments made by the applicant were considered and noted. No further comments will be submitted by Lymm Parish Council prior to the decision which is due by the end of January.

### b. 2018/32481 12 Higher Lane

It was resolved to maintain no objections in relation to the proposed development.

### c. 2018/33287 Field House, Higher Lane

The date of the WBC Development Management Committee was noted. Cllr Carter agreed to attend to represent the Council's objections to the proposed development.

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d. 2018/33846 Oughtrington Lane

The decision by Warrington Borough Council was noted.

e. 2018/33298 Lymm Hotel, Whitbarrow Road

The approval of the application by the WBC Development Management Committee was noted. Cllr Fradgely attended the Committee to represent the objections of the Council and was enquiring about an amendment to the conditions of approval which were not minuted by WBC and involved the extension of approved opening hours for the nursery.

### 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.

### 6. New Planning Applications

It was **RESOLVED** to submit comments as detailed in the attached report. All had no objections except: -

a. 2018/33957 16 Pool Lane

The Council **OBJECTS** to the proposal for the following reasons: -

- The parking is inadequate for the size of property in this location and should provide three spaces per house with additional visitor parking.
- The additional properties would be detrimental to the already limited turning space afforded to delivery and service vehicles accessing the street.
- As the site is located within Flood risk zones 2 and 3, concerns are raised regarding drainage and the potential flood risk.
- The proposal would be an overdevelopment of the site and have an overbearing impact due its height and scale, being out of keeping with the street scene.

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- Visibility splays have not been adequately demonstrated.
  - b. 2018/34006 Lymm High School

The Council OBJECTS to the proposal to the planned position of the Artificial Grass Pitch. If the pitch was moved to a position that was more sympathetic to the neighbours in terms of providing screening from the flood lights, this would overcome the concerns of the Council which has no objection in principle to the development.

## **7. Any other business**

No further matters were raised under this agenda item.

## **8. Representations from the Public**

The meeting was adjourned to allow for a resident to speak. The resident spoke in relation to social housing and whether this was being considered for Lymm by the Council, referring to the recent decision for Lymm Hotel and concerns that developments are not fulfilling the requirements for affordable housing provision.

It was advised that the social housing will be given consideration as part of the neighbourhood plan to decide what proportion of social housing is required. It was requested that Lymm is welcoming to social housing and that a percentage is included for new developments.

## **9. Date of the next meeting**

The date was noted as Tuesday 12<sup>th</sup> February 2019 at 6.30pm in the Council Chambers.

# Planning Comments 08-01-19

## Lymm Parish Council

14/01/2019

### Planning Register

Reference	2018/33840	Date Recd.	19/12/2018		Amendment
Description	AMENDED PLANS Full Planning - Proposed demolition of the existing 3 bedroom bungalow and the construction of a new 4 bedroom dormer bungalow with basement level garage.			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Full
				Plan Status	Full Planning
Location	18 Pepper Street, Lymm, WA13 0JB				
Applicant	Delahay				
Local Council Comments	( NO OBJECTIONS 11/12/2018 ) <i>08/01/19 The Council raises no objection to the amended plans</i>				
Planning Authority Decision	( )				
Reference	2018/33965	Date Recd.	05/12/2018		Amendment
Description	Variation of Condition - Proposed variation of condition 2 (Approved Plans) to allow amendment of roof design following previously approved application 2015/25495			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Variation of Conditions
				Plan Status	Variation of Conditions
Location	3 Mill Lane, WA13 9SD				
Applicant	Mr Olivier Troalen, La Boheme				
Local Council Comments	( NO OBJECTIONS 08/01/2019 )				
Planning Authority Decision	( )				
Reference	2018/33957	Date Recd.	05/12/2018		Amendment
Description	Full Planning - Proposed construction of 2No, four Bedroom properties on land to the rear of 16 Pool lane, accessed off Brookside Avenue.			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Full
				Plan Status	Full Planning
Location	16 Pool Lane, WA13 9BJ				
Applicant	Mr B & T Thorns, Living Smart Property Ltd				
Local Council Comments	( OBJECTIONS 08/01/2019 )				

The Council OBJECTS to the proposal for the following reasons: -

- The parking is inadequate for the size of property in this location and should provide three spaces per house with additional visitor parking.
- The additional properties would be detrimental to the already limited turning space afforded to delivery and service vehicles accessing the street.
- As the site is located within Flood risk zones 2 and 3, concerns are raised regarding drainage and the potential flood risk.
- The proposal would be an overdevelopment of the site and have an overbearing impact due its height and scale, being out of keeping with the street scene.

Planning Authority Decision ( )					
Reference	2018/33963	Date Recd.	05/12/2018	Amendment	
Description	Listed Building Consent - Proposed replacement of windows			Ward	LYMM
				App Type	NON-AGENDA
				Dev Type	Listed Building
				Plan Status	Listed Building
Location	7 Higher Lane WA13 0AR				
Applicant	Mr/Mrs Edwards				
Local Council Comments	( NO OBJECTIONS 08/01/2019 )				
Planning Authority Decision ( )					
Reference	2018/33994	Date Recd.	05/12/2018	Amendment	
Description	Householder - Proposed front, rear and side extensions, raising of roof ridge, Balcony, additional hardstanding & electric gates.			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Householder
				Plan Status	Householder
Location	5 Maltmans Road, WA13 0QP				
Applicant	Mr/Mrs Jason and Julie Hughes				
Local Council Comments	( NO OBJECTIONS 08/01/2019 )				
Planning Authority Decision ( )					
Reference	2018/33951	Date Recd.	05/12/2018	Amendment	
Description	Householder. Proposed Front and rear Dormer extension to increase first floor accomodation			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Householder
				Plan Status	Householder
Location	76 Statham Avenue WA13 9NL				
Applicant	Mr Micheal Sidebottom				
Local Council Comments	( NO OBJECTIONS 08/01/2019 )				
Planning Authority Decision ( )					

Reference	2018/34006	Date Recd.	11/12/2018	Amendment	
Description	Full Planning - Proposed creation of new Artificial Grass Pitch (AGP), installation of new 4.5m high ball stop fencing and entrance gates to AGP perimeter, installation of new 2.0m high and 1.2m high pitch perimeter barrier and entrance gates within AGP enclosure, installation of new hard standing areas, installation of new floodlight system, installation of new maintenance equipment store located within AGP enclosure .			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Full
				Plan Status	Full Planning
Location	Lymm High School, Oughtrington Lane WA13 0RB				
Applicant	Gwyn Williams				
Local Council Comments	( OBJECTIONS 08/01/2019 )				
	<i>The Council OBJECTS to the proposal to the planned position of the Artificial Grass Pitch . If the pitch was moved to a position that was more sympathetic to the neighbours in terms of providing screening from the flood lights, this would overcome the concerns of the Council which has no objection in principle to the development.</i>				
Planning Authority Decision	( )				
Reference	2018/32481	Date Recd.	11/12/2018	Amendment	
Description	Appeal Under S78 Against Refusal of a Householder Application Proposed First floor rear extension APP/M0655/D/18/3211522			Ward	LYMM
				App Type	FULL PLANNING
				Dev Type	Householder
				Plan Status	Appeal
Location	12 Higher Lane WA13 0AP				
Applicant	Mr/Mrs Scales				
Local Council Comments	( NO OBJECTIONS 08/01/2019 )				
Planning Authority Decision	( )				
Reference	2018/34074	Date Recd.	12/12/2018	Amendment	
Description	Non-Material Amendment - Application for a non-material amendment to include frosted windows to the South-East (side) elevation of Plot B and proposed 3 rooflights to Plot A and 2 rooflights to Plot B			Ward	LYMM
				App Type	NON-AGENDA
				Dev Type	Full
				Plan Status	Non Material Amendment
Location	Land adjacent to 27 Mill Lane, Heatley, Lymm, Warrington, WA13 9SD				
Applicant	Mr Thorns				
Local Council Comments	( NO OBJECTIONS 08/01/2019 )				
Planning Authority Decision	( )				
Reference	2018/34098	Date Recd.	18/12/2018	Amendment	
Description	TPO - T1 Suppressed sycamore adjoining woodland avenue- Fell. Poor specimen. T2 suppressed sycamore adjoining front garden of 2 woodland avenue- Fell. Poor specimen. T3 Beech, Remove low sublateral branch encroaching towards the neighbouring property. T4 Ash. Reduce back laterals encroaching well croft gardens by approximately 2-3m. T5 Ash. Reduce back laterals encroaching neighbouring properties by approximately 2-3m and inspect cavity at union (7th) and report back to the tree officer.			Ward	LYMM
				App Type	NON-AGENDA
				Dev Type	TPO / Conservation Area
				Plan Status	TPO / Conservation Area

Location 119 Higher Lane WA13 0BU

Applicant Mr Steve Clarkson

Local Council Comments ( NO OBJECTIONS 08/01/2019 )

Planning Authority Decision ( )

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Reference 2018/34100 Date Recd. 20/12/2018

Description Householder. Two storey flat to rear of property with shared kitchen

Amendment

Ward LYMM

App Type FULL PLANNING

Dev Type Householder

Plan Status Householder

Location 11 Pool Lane WA13 9BN

Applicant Mr/Mrs Andrew Hastwell

Local Council Comments ( NO OBJECTIONS 08/01/2019 )

Planning Authority Decision ( )

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Date Recd. >= 05-Dec-2018 AND Date Recd. <= 08-Jan-2019