

LYMM PARISH COUNCIL

Clerk to the Council: Kerry Duffin
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Address: The Village Hall, Pepper Street,
Lymm WA13 0JB



**Minutes of the PLANNING COMMITTEE meeting of
LYMM PARISH COUNCIL
Held on Tuesday 6th August 2019 at 6.30pm
in the Village Hall, Pepper Street**

In attendance:

- * Cllr Griffiths (Chair)
- * Cllr Carter
- * Cllr Johnstone
- Cllr Gowland
- Cllr Cooper
- Cllr Fradgley

* Denotes attendance

Also in attendance: Kerry Duffin, Clerk to the Council

1. Welcome and Introductions

The Chairman welcomed all to the meeting and the meeting opened at 6.30pm.

2. Apologies for Absence

Apologies were received and accepted from Cllrs Gowland, Cooper and Fradgley.

3. Code of Conduct

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

4. Public Participation

The planning applicant attended in relation to 2019/35350. The application was discussed regarding the last application that was approved for a single, large building. This new application is for two separate buildings – the main house and a separate garage and outhouse area. Council queried the footprint of the previously approved and current applications as well as the street scene and clarified that if the applicant wants to develop the garage building into a residential building in the future, that a new planning application will be required.

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5. Conservation Area input from Environment Working Group

A report was received in advance of the meeting and the items were discussed when each planning application was reached on the agenda.

6. Update on Previously Submitted Planning Applications

- 2019/34739 Stobart Application Update – DMC meeting resulted in approval being awarded for the development
- 2019/34718 Sandy Lane Playing Fields – Planning Application decision was approved with some conditions

7. Consider New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESPONSE
2019/34982	Ravenbank Primary School	Proposed 2.4m high mesh fencing to be fitted to the front of school	Objections Raised Council supports residents concerns that the height of the railings is very high, with 2.4 metre fence being in excess of what is practically needed. In addition, the fence is not in keeping with the street scene.
2019/35331	Land adjoining Higher Lane, WA13 0RQ	Proposed agricultural livestock building (on the footprint of the building approved by reference 2018/33433)	Objections Raised Council objects on the grounds that there is a change of current use to become used for livestock and therefore the boundary from the agricultural building to the neighbouring perimeter is too small. There will be an impact of noise and smell on the nearest residents.



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2019/35350	14 Grammar School Road, WA13 0BQ	Proposed demolition of existing dwelling house and the construction of new dwelling house with associated garage outbuilding and landscaping	No objections
2019/35352	Cherry Lane Barn, 5 Cherry Lane, WA13 0UJ	Proposed dwelling, detached garage, landscaping details and access	No objections
2019/35381	Pool Farm, Pool Lane, WA13 9BW	Outline planning permission for the erection of nine 2-storey residential dwellings including access with all other matters reserved for subsequent applications	Deferred to next meeting Cllr Griffiths declared a non-pecuniary interest and the meeting was no longer quorate. An extension to the deadline for objections is to be requested and the item added to the next Planning Committee agenda for August 27th.
2019/35398	2-4 Pepper Street, WA13 0JB	Proposed removal of existing timber window and door including adjacent dwarf wall and replace with aluminium bifold doors and window with reinstatement of stone dwarf wall	Comments Raised: This planning application is for the centre of the village and part of the Conservation Area. The Parish Council would like the Planning Department to note this when considering the application particularly in respect of the materials used and the finishing details/ the aesthetics of the development, making sure they are in keeping with the Conservation Area.



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2019/35405	30 Lymmington Avenue, WA13 9NQ	Proposed single storey rear extension	No objections
2019/35407	19 Limefield Avenue, WA13 0QB	Proposed single storey rear extension	No objections
2019/35424	47 Mill Lane, WA13 9SG	Proposed construction of 2 detached dwelling houses following demolition of industrial building	No objections
2019/35449	38 Booths Lane, WA13 0PF	Change of use and renovation of the existing outbuilding barn to form a new residential dwelling, demolition of the existing outbuildings and reuse of approved extensions under application 2018/32424 to form two single storey rear extensions with associated landscaping works	No objections
2019/35451	1 Maltmans Road, WA13 0QP	Proposed demolition of existing single storey flat roof outrigger and construct new 2 storey side extension, 2 storey rear extension and enclose existing open porch with a new pitched roof over to front elevation. Increase in floor area and amendment to previously approved application 2019/34587 , approved on 10/6/19.	No objections

8. Consider Other New Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESPONSE
2019/35439	119 Higher Lane, WA13 0BU	T1 Ash and T2 Ash – Proposed Fell	No comments
2019/35406	Site Adjacent to Allotments on John Road	Application for Outline Planning Permission with some matters reserved – Proposed construction of 3 terraced houses including access,	No comments

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		appearance, layout and scale with landscaping reserved	
2019/35409	Lymm Hotel, Whitbarrow Road, WA13 9AQ	Proposed discharge of conditions: 5 - Finished land levels 6 – Facing materials 7 – Tree Protection 19 – Landscaping scheme On application 2018/33298	No comments
2019/35452	2 Dingle Bank Close, WA13 0QR	T5 – Beech – proposed fell T6 – Sycamore – Proposed fell	The Parish Council would like to ensure that the removed trees are replaced with appropriate species and the replacement is subject to enforcement.
2019/35453	Land south of Booths Lane, WA13 0PF	Proposed installation of native species domestic planning, resurfacing of existing access track and construction of gates and walls less than 1m height adjacent to the public highway	No comments
2019/35455	76 Longbutt Lane, WA13 0QX	Proposed increased width to rear dormer from application 2017/31761	No comments
2019/35460	42 Rectory Lane, WA13 0AL	Proposed discharge of condition 3 – samples of roofing and facing materials.	No comments

9. Date of next meeting

27th August 2019 at 6.30pm

The meeting closed at 7.45pm