

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 11th August 2020 at 6.30pm
by Zoom**

In attendance:

- * Cllr Griffiths
- * Cllr Johnstone
- Cllr Gowland
- * Cllr Cooper
- * Cllr Hawley

- * 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 6.35pm.

2. Apologies for Absence

Apologies for absence were received from Cllr Gowland.

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

Representations were made by 6 individuals for applications 2020/37355 and 2020/37229.

5. Update on Planning Legislation

Committee discussed the new regulations for planning, with some concerns voiced. Consultation document to be shared and further updates to be made at future meetings.

6. New Enforcement Cases Received

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ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM
ENF/20/08029	163 Bucklow Gardens, WA13 9RN	Hardstanding area
ENF/20/08035	16 Greenwood Road, WA13 0LA	2m excavation in rear garden
ENF/20/08047	1 Birchbrook Road, WA13 9RR	Change of use – gym
ENF/20/08056	18 Agden Park Lane, WA13 0TS	Use of garage as Air B&B flat

7. Enforcement Cases Closed

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM	REASON FOR CLOSURE
ENF/20/08029	163 Bucklow Gardens, WA13 9RN	Hardstanding area	Permitted Development
ENF/20/08022 & ENF/20/08013	7 The Cross, WA13 0HR	Benches on the street	Breach rectified
ENF/20/07986	21 Crouchley Lane, WA13 0AS	Fence	Not expedient to pursue
ENF/20/08035	16 Greenwood Road, WA13 0LA	2m excavation in rear garden	Not expedient to pursue

8. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE
2019/35908	98 Rushgreen Road, WA13 9QH	An appeal has been made to the Secretary of State
2020/36840	12 Higher Lane, WA13 0AP	It was RESOLVED that this is a nationally listed building in Lymm's conservation area which has already been extended once. The proposed development will detract still further from the original face that this building presented to the world. This application represents overdevelopment of what was a simple cottage. In addition, the plan that purports to indicate the shadowing effect on the neighbour makes no reference

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		to the orientation of the building with respect to the sun. Planning Committee recommends review by the Conservation Officer.
2020/37481	8 Ashfield Close, WA13 9HW	Revision of application 2019/35526
2020/37461	Land adjacent to 88 Higher Lane, WA13 0BY	Resubmission of application 2019/36091

9. Update from Conservation Area Working Group

Details are detailed across the minutes.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2020/37406	28 Woodland Avenue, WA13 0BJ	Proposed demolition of existing garage and rear extension and replacement with new single storey rear extension and garage. First floor extension to front elevation, reroof of existing front dormer, new windows and render to external walls.	No objections
2020/37289	16 Greenwood Road, WA13 0LA	Proposed single storey front extension, single storey rear extension with dormer loft conversion	No objections
2019/36023	66 Mill Lane, WA13 9SQ	Removal of existing conservatory and part single / part two storey rear extension	No objections
2020/37354	Massey Brook Farm, Massey Brook Lane, WA13 0PH	Proposed conversion of the redundant agricultural buildings in 12 residential units and demolition of modern steel framed agricultural buildings to provide associated landscaping and parking.	No objections with comments Council commented that despite being in the greenbelt area, this application is a

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			sympathetic conversion of an existing infrastructure.
2020/37465	31 Orchard Road, WA13 9HH	Proposed Single Storey Rear Extension	No objections
2020/37474	8 Booths Hill Road, WA13 0DL	Single story rear and side extension, porch extension and loft conversion	No objections
2020/37330	Badgers Drift, Oughtrington Lane, WA13 0QY	Erection of a single-storey rear extension to accommodate an indoor swimming pool with relaxation area, steam room and associated changing facilities including all internal plant and equipment	No objections
2020/37229	63 Star Lane, WA13 9NE	Demolition of one existing double garage, lean to greenhouse and erection of one 5/6 bedroom detached house.	<p>Objections on the grounds of over development of the site. With the addition of an additional property to the plot, the Council rejects that there is sufficient parking space for both properties, especially considering there is a bus stop on one side of the property. A 5 bedroomed property should have a minimum of three parking spaces available.</p> <p>In addition, the planned property is a 3 storey dwelling which is out of keeping with the area, where there is a majority of 2 storey properties. This will cause a loss of</p>

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			privacy to the property on the corner of Albany Road. In addition, there would be considerable damage to trees and greenery in order to construct the property.
2020/37349	49 Crouchley Lane, WA13 0AT	Proposed demolition of existing garage with new garage, chimney and entrance porch	No objections
2020/37355	The Church Green, Higher Lane, WA13 0AP	Proposed change of use of storage area to use for takeaway food and beverage sales and for use a delicatessen	No objections however the Parish Council would like to see three conditions put in place. <ol style="list-style-type: none"> 1. Additional / sufficient litter bins around the area for the disposal of cups and wrappers 2. Detailed opening hours for the hatch eg 11am-7pm to ensure minimal early and late disruption to the neighbours 3. A canopy/fencing to reduce the noise and the visibility between the venue and the neighbouring residence
2020/37300	40 Star Lane, WA13 9LN	Proposed single storey rear extension	No objections
2020/37277	18 Rushes Meadow, WA13 9RJ	Proposed first floor bedroom extension and balcony	No objections

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2020/37381	111 Albany Road, WA13 9LP	Proposed erection of a single storey side extension, including the demolition of existing conservatory and alterations to the existing roof. Alterations to existing front roof dormer and new roof dormer to the rear.	No objections
2020/37464	213 Higher Lane, WA13 ORN	Proposed Erection of a single storey glass roof to the West elevation of the property	No objections

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2020/37417	Beech House, Statham, Avenue & 46 Barsbank Lane, WA13 9NF	T1 and T3 Lime - Proposed crown lift to approximately 6 metres, reduce back side laterals branches encroaching 46 and 48 Barsbank Lane by 1-2 metres, crown thin by 15-20%. T4 Oak - Reduce back side lateral branches encroaching 46 Barsbank Lane by 2-3 metres	No comments
2020/37400	8 Tower Lane, WA13 0BD	T1 Lime - Crown lift to branch break removing all epicormics shoots, crown thin by approximately 25%, T2 Beech - Crown lift to approximately 9 metres, crown thin by approximately 20%, T3 Sycamore, Crown lift to approximately 9 metres, crown thin by approximately 20%	No comments
2020/37361	2 Brook Road, WA13 9AH	Single storey rear extension measuring 3.20 metres beyond the rear wall, a maximum height of 3	No comments

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		metres and 3 metres height at the eaves	
2020/37412	Higher Oak Farm, Higher Lane, WA13 ORG	Proposed use or development for a general-purpose agricultural building	No comments
2020/37388	Lymm High School	Proposed discharge of condition 10 (Community Use Agreement) on previously approved application 2018/34006 - Proposed creation of new Artificial Grass Pitch (AGP)	No comments
2020/37387	Cotebrook House, Oughtrington Lane, WA13 0QY	Proposed discharge of conditions 5(Contaminated Land) from variation of conditions application 2018/33705 (original application 2017/30375)	No comments

12. Dates of next meeting

September 1st 2020 at 6.30pm by Zoom.

The meeting closed at 7.40pm