

LYMM PARISH COUNCIL

Clerk to the Council: Kerry Duffin
Telephone: 07741 877870
Email: clerk@lymmparishcouncil.gov.uk
Address: The Village Hall, Pepper Street
Lymm WA13 0JB



**Minutes of the PLANNING COMMITTEE meeting of
LYMM PARISH COUNCIL
Held on Tuesday 3rd November 2020 at 6.30pm
by Zoom**

In attendance:

- * Cllr Griffiths
- * Cllr Johnstone
- Cllr Gowland
- * Cllr Cooper
- * Cllr Martland
- * 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. 1 Member of Public was present for the meeting.

2. Apologies for Absence

No apologies for absence were received.

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

One individual attended the meeting regarding application 2020/37910. The crossing and the narrowing of the road was discussed in regard to the application.

5. New Enforcement Cases Received

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM
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ENF/20/08179 & 08186	56 Albany Road, WA13 9LW	Balcony constructed where Juliett was approved and property rendered
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6. Enforcement Cases Closed

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM	REASON FOR CLOSURE
ENF/20/08194	2 Brook House Court, WA13 0GR	Removal of tree in conservation area	Other
ENF/20/07893	Caddicks Clematis Nursery	Change of use to traveller site and dog breeding	No breach found
ENF/20/08088	Higher Oak Farm	Works commenced	Permitted development
ENF/20/08140	Lymm Truckwash	Breach of condition – hours of operation	No breach found

7. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2020/37271	Lymm Rugby Football Club	Notification of DMC Meeting – 21 st October 2020 The Borough Council has decided to grant permission for a limited period subject to various conditions	No comments

8. Update from Conservation Area Working Group

No comments were made this time.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
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2020/37872	2 Thirlmere Drive, WA13 9PE	Proposed garage conversion. Including the modification of the front building façade, the addition of a bay window and a new window formed in the gable façade.	Planning documents were not available. Please extend the deadline to November 27 th 2020 and make the documents available on the portal
2020/37557	56 Eagle Brow, WA13 0LZ	Proposed separation of existing dwelling to form 2 no. individual dwellings with replacement boundary fences and gated access.	No objections
2020/37910	Rushgreen Works, Carlton Road, WA13 9RG	Proposed demolition of existing factory buildings and the erection of up to 9 residential dwellings (Use Class C3) with details of access. All other matters are reserved.	Objections to the additional build out for the trans pennine trail crossing across Rushgreen Road. Rushgreen Road is already heavy with traffic during morning and evening rush hours. Adding a built out crossing facility across Rushgreen Road will cause traffic to stop and lead to a build up of traffic during busy periods and therefore increased air pollution. Council therefore recommends an alternative crossing facility that will not slow down and restrict the flow of traffic when there are no pedestrians or cyclists. A zebra or pelican crossing would therefore be a preferred option by the Parish Council.

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2020/37907	75 Scholars Green Lane, WA13 0PS	Proposed demolition of existing conservatory and replace with new single storey rear extension including internal alterations	No objections
2020/37921	78 Chaise Meadow. WA13 9UP	Proposed rear ground floor infill extension and alterations to rear doors and windows. Internal remodelling of garage. Second floor rear roof dormer window. Internal remodelling of second floor bedroom.	No objections
2020/37970	Lymm Tennis and Croquet Club	Proposed floodlights	No objections Council would like to clarify that the session times will not change from the current closing times. The facility is in the close vicinity to residential properties and the Council is keen that no further inconvenience or disruption is caused to the neighbours.
2020/37941	High Ridge, Lakeside Road, Lymm, Warrington, WA13 0QE	Proposed two storey side and front extension to existing detached dwelling.	No objections
2020/38001 (not on WBC at time of agenda completion)	72 Rushgreen Road, WA13 9PR	Proposed single storey rear extension to extend beyond the rear wall by 6m, maximum height 3.50m and height at the eaves 3m	Planning documents were not available. Please extend the deadline to November 27 th 2020 and make the documents available on the portal
2020/38002	47, Mill Lane, Lymm,	Proposed construction of 2no dwellings following demolition of	No objections

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	Warrington, WA13 9SG	existing industrial building (Resubmission of 2019/35424 to accommodate design increase in roof pitch and max ridge height to facilitate a 4th bedroom in the loft with rooflights to allow natural light into the newly created loft room)	
2020/37998	19 Birchbrook Road, WA13 9SA	Proposed Two storey side extension in 2/3rds footprint of existing garage, loft conversion with raised ridge and eaves height, replacement of existing roof coverings and glazing throughout and replacement of existing render	Planning documents were not available. Please extend the deadline to November 27 th 2020 and make the documents available on the portal
2020/38021	106 Albany Road, WA13 9LP	Single storey rear extension measuring 4.00 metres beyond the rear wall, a maximum height of 3.50 metres and 2.70 metres height at the eaves.	No objections
2020/37999	70 Higher Lane, WA13 0BG	Proposed demolition of existing conservatory and balcony and construction of sunroom and balcony.	No objections
2020/38020	27 Burford Lane, WA13 0SH	Proposed change of use from kennel reception & facilities to a small animal veterinary surgery with minor external alterations & new entrance porch	No objections Parish Council would like to current timings to be added as a Planning Condition, which are 8-6 Monday to Friday and 10-12 on Saturdays

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
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2020/37904	67 Mill Lane, WA13 9SG	Proposed addition of Air Source Heat Pump externally in the rear garden of the proposed dwelling on previously approved application 2019/35971 (Detached Dwelling)	No comments
2020/37916	20 Rectory Lane, WA13 0AQ	Trees in a Conservation Area T2 Sycamore-Proposed Fell T3 Sycamore - Proposed Fell T4 Sycamore - Proposed Fell T5 Sycamore - Proposed Fell T8 Sycamore-Proposed Fell T9 Holly-Proposed Fell T11 Oak-Proposed 25% branch reduction, T12 Oak-Proposed 25% branch reduction, T13 Oak-Proposed 25% branch reduction, T14 Oak - Proposed 25% branch reduction	No comments
2020/37905	Lymm Hall, Rectory Lane, WA13	Proposed upgrade/adjust partitions to ensure the party wall forms a suitable fire barrier and runs directly in line with the roof line	No comments
2020/37942	32 Eagle Brow, WA13 OLY	Fell to ground.	No comments
2020/37992	13 Mill Lane, WA13	Proposed conversion of two dwellings (flat 1 and flat 2) into one dwelling	No comments

11. Dates of next meeting

November 24th and December 2020 at 6.30pm and January 12th 2021 by Zoom.

The meeting closed at 7.30pm