

# LYMM PARISH COUNCIL

**Clerk to the Council:** Kerry Duffin  
**Telephone:** 07741 877870  
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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 4<sup>th</sup> June 2019 at 6.30pm  
in the Council Chambers, Village Hall, Pepper Street

In attendance:

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

\* Denotes attendance

Also in attendance: Cllr Geoff Hawley, Chairman  
Kerry Duffin, Clerk to the Council

### 1. Welcome and Introductions

The Chairman welcomed all to the meeting and the meeting opened at 6.33pm.

### 2. Apologies for Absence

Apologies were received and accepted from Cllrs Fradgley, Cooper and 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

2019/34799 Six:56

Concerns regarding the shift of the roundabout from 2 to 3 lanes, pollution in the vicinity and the local job creation is deemed a weak case.

2019/35047 Farm shop on Cherry Lane

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Concerns raised over the entrances and the safety of traffic due to a blind bend. There are also nesting birds in the hedgerows that need to be considered. The footprint of the project is 164m<sup>2</sup>, just under the threshold for a formal application.

## 5. Conservation Area input from Environment Working Group

None of the new planning applications are situated in the Conservation Area

## 6. Update on Previously Submitted Planning Applications

2018/32631 Higher Oak farm – appeal was heard on the morning of June 4<sup>th</sup> 2019. No outcome had been announced at the time of the meeting.

## 7. New Planning Applications

PLANNING REFERENCE	ADDRESS	PROPOSAL	PLANNING COMMITTEE RESPONSES
<a href="#">2019/34922</a>	42 Highfield Road WA13 0EF	Householder. Proposed demolition of existing rear extension and construction of side and partial rear extension.	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/34866</a>	32 Bridge Meadow WA13 9GH	Householder. Proposed single storey ground floor rear extension.	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/34941</a>	Land at Tanyard Farm, Rushgreen Road, WA13 9PR	Proposed deed of variation to section 106 agreement associated with planning permission <a href="#">2017/31816</a> to insert a mortgagee in possession clause	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/34860</a>	1 School Drive, WA13 9UR	Householder. Proposed single storey side extension / proposed porch to front elevation.	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/34867</a>	23 Whitbarrow Road, WA13 9AJ	Householder. Two storey rear extension.	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/34868</a>	21 Whitbarrow Road, WA13 9AJ	Householder. Proposed first floor rear (including Juliet balcony) and side extension.	<b>RESOLVED:</b> No objections were held to this application.



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<a href="#">2019/34894</a>	Willow Tree Park, Booths Lane WA13 0GH	Full Planning. Proposed extension providing 1 new classroom, 1 new calm room, 1 new AWC, 1 new accessible shower/WC and 1 store room for the existing school. The proposed works is in keeping with the existing form and materials, causing minimal impact to the surrounding context.	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/34907</a>	12 Grammar School Road, WA13 0BQ	Householder. Proposed installation of boundary wall and decorative hedge.	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/34879</a>	27 Mill Lane, WA13 9SD	Discharge of Condition. Proposed discharge of :  Condition 9 – Surface Water Drainage Condition 11 – Electric Vehicle Charging Points Condition 16 – Characterisation, Remediation and Verification Condition 17 – Remediation and Verification, Contamination, Monitoring and Maintenance  on previously approved application <a href="#">2018/33159</a>	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/34880</a>	94 Chaise Meadow, WA13 9UP	Section 191 certificate. Existing rear extension.	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/34900</a>	1 Arley Grove, WA13 0BT	Listed Building. Proposed replacement of 4 windows to the front of the property.	<b>RESOLVED:</b> No objections were held to this application.



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<a href="#">2019/34881</a>	92 Whitbarrow Road, WA13 9BD	Full Planning. Proposed construction of two new build (3 bedroom) properties including demolition of outbuilding, carport and single storey extension.	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/34799</a>	Land to the west of Junction 20 of the M6 Motorway and Junction 9 of the M56 Motorway, South of Grappenhall Lane/Cliff Lane Grappenhall, known as <b>Six:56 Warrington</b>	Outline Planning – Major:  Outline application (all matters reserved except for access) comprising the construction of up to 287,909m <sup>2</sup> (gross internal) of employment floorspace (Use Class B8 and B1(a) offices) including change of use of Bradley Hall Farmhouse to B1 (a) office use (335m <sup>2</sup> ) and associated servicing and infrastructure including car parking and vehicle and pedestrian circulation, alteration of existing access road into site including works to the M6 J20 dumbbell roundabouts and realignment of the existing A50 junction, noise mitigation, earthworks to create development platforms and bunds, landscaping including buffers, creation of drainage features, electrical substation, pumping station, and ecological works, accompanied by an Environmental Statement.	<b>RESOLVED:</b>  An objection will be submitted on the grounds of development on greenbelt and premature submission in due course following information from the South Warrington Parish Councils Partnership Group consultant.



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<a href="#">2019/34943</a>	2 Bridge Close, WA13 9JE	Non-material amendment. Proposed changes to existing bay window.	<b>RESOLVED:</b> No objections were held to this application.
<a href="#">2019/35047</a>	Land and buildings west of Cherry Lane, WA13 OSY	Class R. Prior Approval. Notification for Prior Approval for a proposed change of use from Agricultural to a farm Shop / Café (flexible use falling within use classes A1 (Shops) and A3 (Café/Restaurant)	<b>RESOLVED:</b> Objections are held in relation to the entrances and exits to the land, as the area is on a blind bend and is a frequent accident spot. Parish Council would like Highways to assess the issues surrounding this application and make recommendations for safe points for access routes.

8. Discussion took place regarding the Section 106 funding and its allocation across the village.

Council also raised the deadline of June 17<sup>th</sup> for responses regarding Warrington Borough Council's Local Plan.

9. **Date of next meeting**  
25<sup>th</sup> June 2019 at 6.30pm

Apologies sent in advance by Cllr Carter.

The meeting closed at 7.50pm