

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 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 OHR | 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 | <p>No objections however the Parish Council would like to see three conditions put in place.</p> <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