

# 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 14<sup>th</sup> January 2020 at 6.30pm  
in the Village Hall, Pepper Street**

In attendance:

- \* Cllr Griffiths (Chair)
- Cllr Carter
- \* Cllr Johnstone
- Cllr Gowland
- Cllr Cooper
- \* Cllr Fradgley
- \* 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 6.30pm.

## **2. Apologies for Absence**

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

## **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**

Members of the public made representations relating to application 2019/36290 and have submitted their objections to Warrington Borough Council.

## **5. New Enforcement Cases Received**

ENF/19/07685            Woodacre Farm, Warrington Road, WA13  
Alleged problem:        Shipping container for storage

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ENF/19/07713 Land at Cedarfield Road, WA13  
 Alleged problem: Breach of condition 16 of 20 [2015/26200](#) (turning head retention)

## 6. Enforcement Cases Closed

ENF/19/07663 Higher Oak Farm, Higher Lane, WA13 ORG  
 Alleged Breach: Change of use of agricultural building to residential use  
 Reason for closure: Accords with planning approval

ENF/19/07601 Lymm Rugby Football Club, Crouchley Lane, WA13 OAT  
 Alleged Breach: Breach of condition 3 or [2016/28521](#) (working and delivery hours in CEMP)  
 Reason for closure: Breach rectified

## 7. Conservation Area input from Environment Working Group

No comments were made.

## 8. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE
<a href="#">2019/35675</a>	36 Lakeside Road, WA13 0QE	The description of the development has changed.  It now includes bat reports and amendments to the plans where the inbuilt bat and bird boxes will be located. (Appendix)
<a href="#">2018/33904</a>	Caddicks Clematis Nursery, Lymm Road, Grappenhall and Thelwall, WA4 2TG	Notice of cancellation of appeal. The appeal was withdrawn on December 16 <sup>th</sup> 2019.
<a href="#">2019/35350</a>	14 Grammar School Road, WA13 0BQ	Notice of Development Committee Meeting on December 18 <sup>th</sup> 2019

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2019/36290</a>	HGV Bunkering Site, Cliff Lane	Proposed construction of an HGV bunkering site including	Objections

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(Application <a href="#">2019/34406</a> was withdrawn)		the installation a double-skinned rectangular steel fuel storage tank with dispensers. The dispensers connected to the tank will allow lorries to load with road diesel. The loading area will be contained using aco drainage channels, which will be connected to a class 1 forecourt separator (Re-submission of 2019/34406)	Planning Committee objections were raised and will be sent as a separate document to Warrington Borough Council.  Cllr Fradgley withdrew from the discussions and voting as she has sent her comments as a Borough Councillor.
<a href="#">2019/36222</a>	Cowshed, Cherry Lane Barns, Cherry Lane, WA13 0UJ	Proposed garage with associated store and covered area	No objections
<a href="#">2019/36242</a>	18 The Crescent, WA13 0JY	Proposed two storey side extension and front bay.	No objections
<a href="#">2019/36270</a>	3 Brookfield Close, WA13 0QN	Proposed extension and alterations to existing dwelling. Including side and rear extensions, increase of roof ridge height, formation of attached single storey garage and entrance link.	Objections  Lymm Parish Council objects on the grounds of loss/invasion of privacy / overlooking from the proposed development. 6 separate windows face the neighbouring garden – bedroom 1, dressing room 1, round window in bedroom 5, side kitchen, utility and the en-suite. Assuming that the en-suite uses frosted glass, that means potentially 5 windows will be overlooking the neighbouring garden.
<a href="#">2019/36227</a>	18 Brookfield Road, WA13 0PZ	Proposed replacement of the two glass conservatories, with new windows and roofs	No objections

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		with slate tiles and installation of uPVC rainwater goods mounted on fascia and soffit board	
<a href="#">2019/35903</a>	4 Agden Park Lane, WA13 0TS	Proposed timber carport to front elevation driveway	No objections with comments – the Planning Committee recommends that the timber is painted to improve the aesthetics and allow the port to blend in with the surrounding area
<a href="#">2019/36247</a>	71 Statham Avenue, WA13 9NJ	Proposed demolition of existing dormer Bungalow (previously approved under application <a href="#">2012/21066</a> ) and erection of 4 semi-detached dwellings	<p>Objections</p> <p>Planning Committee objects on the grounds of over-development of the site. There is insufficient access at the side of the middle residences for pedestrians and storage for bins. In addition, there is insufficient visibility to access the properties.</p>

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
<a href="#">2019/36196</a>	18 Brookfield Road, WA13 0PZ	Replacement of the two glass conservatories, with new windows and roofs with slate tiles and installation of uPVC rainwater goods mounted on fascia and soffit board	No comments
<a href="#">2019/36219</a>	Foxley Lodge, 240 Higher Lane, WA13 0RJ	Tree plan 1 of 4 Oak (Red arrow- not originally numbered as sapling) - Proposed cut of storm damaged east facing lateral (already on ground)	No comments

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		<p>Tree plan 1 of 4 Oak (Red arrow) - Proposed cut north facing, lateral-interfering with oak above</p> <p>Tree plan 1 of 4 Sycamore (red arrow) - Proposed removal of dead lower laterals</p> <p>Tree plan 2 of 4- Oak 49- Proposed cut back by 1/3 lowest east facing lateral to improve shape</p> <p>Tree plan 2 of 4 Ash 27- Proposed removal of Major lateral to South facing, lowest lateral to East and lowest lateral to South West</p> <p>Tree plan 2 of 4 Ash 26- Proposed removal of 3 no dead laterals, remove lowest lateral to North</p> <p>Tree plan 3 of 4 Ash (unnamed between no 77 and No 72)- Proposed removal of 2 no. North facing laterals</p> <p>Tree plan 4 of 4 Ash 21- Proposed removal of unbalanced new growth to lower west lateral</p>	
<a href="#">2020/36318</a>	92 Higher Lane, WA13 0BY	T13 Birch, Crown lift to approximately 6m to achieve statutory highway clearance. Crown thin by 15-20% to increase wind and light permeation.	No comments
<a href="#">2019/36203</a>	72 Booths Hill Road	Existing Single Extension To Rear And Side with Porch to front.	No comments

## 11. Dates of next meetings

February 4<sup>th</sup>2020. Meetings start at 6.30pm in the Council Chamber

The meeting closed at 7.10pm