

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 19th November 2019 at 6.30pm
in the Village Hall, Pepper Street**

In attendance:

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

* 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 6.37pm.

2. Apologies for Absence

Apologies were received and accepted from Cllr Fradgley.

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.

Cllr Griffith raised that, regarding application 2019/35876, he knows the applicants as they are neighbours and does not deem this as a pecuniary or prejudicial interest.

4. Public Participation

Members of the public made representations relating to application 2019/35971 and the plans that have been submitted to Warrington Borough Council presenting images of the area and the completed property. The Planning Committee brought attention to the comments from Highways.

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5. New Enforcement Cases Received

ENF/19/07647 Keate House Residential Home
 Alleged problem: Larger window being inserted in loft conversion than approved [2019/34473](#)

6. Enforcement Cases Closed

ENF/19/07453 22 Adey Road, Lymm WA13 9QX
 Alleged Breach: Enclosing of land along the TPT
 Reason for closure: Breach rectified

ENF/19/07561 22 Springbank Gardens, Lymm WA13 9GR
 Alleged Breach: Change of use of dwelling to include vehicle repairs and sales
 Reason for closure: No breach found

7. Conservation Area input from Environment Working Group

Comments are included in the Council responses.

The Council thanked Chris Wakefield for his continued commitment to providing updates to the Parish Council.

8. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE
2019/35054	16, Pool Lane, Lymm, Warrington, WA13 9BJ	Application under appeal
2019/35350	14, Grammar School Road, Lymm, Warrington, WA13 0BQ	It was RESOLVED that the Planning Committee objects to amended plans for the application on the grounds of: 1) over development of the site particularly regarding the scale and size of the garage and 2) the driveway poses road safety issues.
2019/35331	Land adjoining Higher Lane, Higher Lane, Lymm, WA13 0RQ	Notification of Development Management Committee – meeting already taken place

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2019/35856	Land Adjacent Filling Station, Poplar 2000 Service Area, Cliff Lane, Lymm, Warrington, WA13 0SP	Proposed Storage & Maintenance Workshop	The Committee was disappointed that a decision had been made about this application despite the planning documents being unavailable for the Committee to view and an extension to the deadline being requested by the Clerk.
2019/35877	35, Sandy Lane, Lymm, Warrington, WA13 9HP	Proposed dormer loft conversion and rooflights	No objections were made.
2019/35876	14, Manor Road, Lymm, Warrington, WA13 0AY	Proposed Two Storey Side Extension	No objections were made.
2019/36084	2- 4 Pepper Street (Unit 1 & 2), Lymm, Warrington, WA13 0JB	Proposed removal of existing timber window and door including forming new opening in existing dwarf wall, reinstate existing opening and replace existing timber window and doors with painted timber bifold doors.	The Parish Council requests that the Planning Department considers that this application is based in the Conservation Area and as such, consideration is given to the aesthetics of the application and attention to detail e.g. rounded ends where the wall terminates, proper use of the cap stones and vertical joints to be staggered.

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2019/35912	24, Pool Lane, Lymm, Warrington, WA13 9BJ	Proposed single storey rear extension	No objections were made.
2019/36028	Vacant Garage site, Site adjacent to Allotments, John Road, Lymm, WA13 0EQ	Application to consider Landscaping following Outline Application 2019/35406 (construction of 3 terraced houses)	No objections were made.
2019/35867	11, Warrington Road, Lymm, Warrington, WA13 9BE	Proposed Single Storey extension and extension to Garage to form Utility Room	No objections were made.
2019/35973	19, Sandy Lane, Lymm, Warrington, WA13 9HJ	Proposed demolition of existing double garage and build a single storey granny flat in the same location the foundations are made up of driven steel piles supporting ground beams which in turn support the ground slab. Rendered Block Walls to match existing main building, slated duo pitched roof to match existing main building	No objections were made.
2019/35971	Land Adjacent To 67 Mill Lane, Lymm, Warrington, WA13 9SG	Proposed construction of a single 4 bedroom detached dwelling with double garage. The proposals are for a 2 storey building with two full floors and room in the roof space.	No objections were made.
2019/36036	5, Woodland Drive, Lymm, Warrington, WA13 0BL	Proposed ground floor and first floor extension to side elevation, ground floor extension to rear elevation.	No objections were made.

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2019/35975	16, Oughtrington Lane, Lymm, Warrington, WA13 ORD	Proposed Internal remodelling, adjustments to existing external openings, new fenestration, improvements to elevational appearance of existing residential dwelling and widening of driveway	No objections were made.
2019/35976	25, Star Lane, Lymm, Warrington, WA13 9LE	Proposed two storey side extension including integral garage, single storey rear extension	No objections were made.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2019/36004	Lymm Rugby Football Club, Crouchley Lane, Lymm, Warrington, WA13 0AT	Application for approval of details reserved by Condition 1 (The development hereby approved shall be commenced before the expiration of three years from the date of this permission) - The work on the AGP pitch is now complete, as such we believe that the work has commended and therefore request that Condition 1 to be charge following Planning Approval 2016/28521 (clubhouse / multi-sports facility, including a caretakers flat, laying out of 4 x tennis courts and 3G playing pitch for Lymm Rugby Football Club, conversion of the existing clubhouse into 4 residential dwellings and construction of 10 new dwellings	No comments were made.

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		together with associated landscaping, infrastructure and engineering works).	
2019/36027	114, Booths Hill Road, Lymm, Warrington, WA13 0EQ	Proposed variation of condition 2 (Approved plans and Documents) to include rear extension	No comments were made.
2019/36079	Keate House Residential Home, Brookfield Road, Lymm, Warrington, WA13 0QL	Application to vary plans to provide brick enclosure to the fire escape (Building regulations requirements) following application 2019/34473	The Parish Council requests that the Planning Department considers that this application is based in the Conservation Area and as such, consideration is given to the aesthetics of the application and attention to detail, especially that the brick blends well with the existing structure.
2019/36042	McDonald's Restaurant, Poplar 2000 Service Area, Cliff Lane, Warrington, Lymm, WA13 0SP	Proposed Installation of x4 digital freestanding signs and 1 Digital Booth Screen	No comments were made.
2019/36050	15a, Massey Brook Lane, Lymm, Warrington, WA13 0PW	Proposed increase in the balcony to the south elevation and the enclosure of the balcony under croft at ground level with glazing on previously approved application 2019/35066 (Proposed Householder Extension)	No comments were made.
2019/36051	Keate House Residential Home, Brookfield Road, Lymm, Warrington, WA13 0QL	Reduction in width of one Ground Floor Gable end windows, and an increase in height and reduction in width of a First floor window to the same Gable end	The Committee has serious concerns about this planning application and how the developers appear to be making a

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			mockery of the planning process. With additional Enforcement cases being made including: <ol style="list-style-type: none"> 1) ENF/19/07580 - Loft extension higher than approved 2) ENF/19/07647 - Larger window being inserted in loft conversion than approved
2019/35972	10, Orchard Ave, Lymm, Warrington, WA13 0JX	Proposed single storey side extension.	No comments were made.
2019/36076	9b, Whitbarrow Road, Lymm, Warrington, WA13 9AG	Proposed: T28 Lime - Crown lift to approximately 5M/Crown break. Crown thin by 15-20% to increase wind/light permeation. Remove co-dominant tender from base. Clear street lighting column. remove basal growth. T29 Hornbeam - Crown lift to approximately 5M removing basal growth. Crown thin by 15-20% to increase wind/light permeation. Reduce large lateral branch encroaching drive to suitable union	No comments were made.

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11. Dates of next meetings

December 10th2019

January 14th2020

Meetings start at 6.30pm in the Council Chamber

The meeting closed at 7.27pm