

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 24th 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. 2 Members 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 addressed the Committee on behalf of neighbours and residents regarding application 2020/38160 and was representing many other residents objecting to the scale of the development rather than any development per se.

5. New Enforcement Cases Received

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM
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ENF/20/08259	6-10 Burford Lane, WA13 0SE	Change of use of land to domestic garden
ENF/20/08248	LYMM HOTEL SITE	Change of use to open storage

6. Enforcement Cases Closed

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM	REASON FOR CLOSURE
ENF/20/07975	Lymm Rugby Club	Change of use to caravan storage	Retrospective planning permission approved

7. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS

8. Update from Conservation Area Working Group

One application – 2020/38160 was discussed regarding sustainability in terms of public transport and cyclepaths.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<u>2020/37872</u>	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.	No objections
<u>2020/38116</u>	Higher Oak Farm, Higher Lane, WA13 ORG	Outline permission for proposed farm manager’s dwelling (permanent) including details of access. All other matters reserved for subsequent applications.	Objections were made regarding this application. This development is a new development on green belt and the Parish Council strongly

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			<p>objects to this and any new development on green belt.</p> <p>The size and scale of the proposed development needs to be considered. Considering the scale of the farm and the number of chickens versus the ratio of staff needed (1 full time member of staff to be housed on site) the size of the property needs to reflect this. A development that is too large and unfit for the purpose (housing a farm worker and family) will become a permanent feature on the landscape and therefore have a detrimental impact on the openness of the green belt.</p> <p>This development – the dwelling and associated curtilage - will also be irreversible as a permanent structure. It is therefore deemed imperative that any plans receive full inspection and approval prior to works commencing.</p> <p>Parish Council strenuously requests that an agricultural occupancy condition is attached to the property IF it is approved to ensure that non-agricultural future development of the green belt will not take place.</p>
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			Lymm Parish Council recommends this application is sent to DMC.
<u>2020/38104</u>	14 Springbank Gardens, WA13 9GR	Rear, single storey extension.	No objections
<u>2020/38087</u>	12 Burford Lane, WA13 0SE	Proposed single storey rear extension to extend beyond the rear wall by 4.44 metres, maximum height of 3.70 metres and height of the eaves 2.57 metres	No objections
<u>2020/38075</u>	8 Ashcroft Road, WA13 9HX	Single storey rear extension measuring 5.00 metres beyond the rear wall, a maximum height of 3.90 metres and 2.49 metres height at the eaves.	No objections
<u>2020/37998</u>	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	No objections
<u>2020/38113</u>	The Church Green, Higher Lane, WA13 0AP	Retention of pergola over established outside dining area	No objections
<u>2020/38107</u>	7 Maltmans Road, WA13 0QP	Proposed first floor side extension, raised ridge height, proposed first floor rear roof extension and part garage conversion	No objections
<u>2020/38035</u>	Land adjacent to 64 Crouchley Lane, Lymm	Proposed conversion of part of a domestic stable block to a dwelling and associated curtilage	No objections however the Planning Committee recognises that although this development is in the green belt, the footprint of the development is

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			not increasing and is therefore deemed as reasonable development.
<u>2020/38149</u>	72, Rushgreen Road, Lymm WA13 9PR	Rear and Side Single Storey Extension with glazed roof to extend 6M from the Rear Elevation. Replacing existing rear window with patio doors.	No objections
<u>2020/38123</u>	12 Burford Lane, WA13 0SE	Proposed single storey rear/side extension	No objections
<u>2020/38124</u>	Ravenscourt, Pepper Street, WA13	Proposed alterations to roof structure and associated roof repairs	No objections
<u>2020/38160</u>	The Manor Road Tennis Club, Manor Road, Lymm WA13 0AU	Proposed erection of 5no. dwelling houses	<p>Objections on the grounds of:</p> <p>Overdevelopment of the site. There is a lack of sufficient parking spaces for the sizes of properties which will push visitors to parking on the roads.</p> <p>The style of the properties is not in keeping with the two storey semi-detached properties in the area.</p> <p>Increased traffic on Crouchley Lane will cause highways issues.</p> <p>Inaccuracies exist in the application – the Local Authority is Warrington, Not Cheshire East.</p> <p>Lymm Parish Council recommends this application is sent to DMC.</p>

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<u>2020/38138</u>	10 Richmond Drive, WA13 9HE	Proposed dormer roof extension to rear and 3 velux windows to front elevation	No objections
<u>2020/37927</u>	70, Higher Lane, Lymm WA13 0BG	Proposed Dropped Kerb	No objections
<u>2020/38092</u>	36 Highfield Road, WA13 0EF	Proposed single storey side rear extension and new roof over existing	No objections
<u>2020/37725</u>	59 Highfield Road, WA13 0DT	Single storey extension to rear to replace existing conservatory	No objections
<u>2020/38022</u>	11 Baycliffe, WA13 0QF	Proposed two storey rear extension with loft conversion and internal alterations	No objections

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
<u>2020/38135</u>	72 Higher Lane, WA13 0BG	Proposed Felling of 6 trees and replacement with new trees.	No comments
<u>2020/38040</u>	21 Millbank, WA13 9DG	T1 Birch - Proposed 4m lift and 15% thin T2 Willow - Proposed Fell T3 Birch - Proposed 6m lift and crown thin by 15% T4 Birch - Proposed Fell T5 Birch - Proposed 6m lift and crown thin by 15%	No comments
<u>2020/38058</u>	Lymm Hall, Rectory Lane, WA13	Proposed discharge of Condition 3 (Construction Environmental Management Plan), Condition 4 (Characterisation and Remediation and Verification), Condition 7 (Surface Water Drainage Scheme)	No comments

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		and Condition 10 (Levels) on previously approved application <u>2017/30306</u> (Dwellings)	
<u>2020/38141</u>	Christmas House, The Avenue, WA23 OSU	Proposed outbuilding	No comments

11. Dates of next meeting

15th December 2020 at 6.30pm and then on January 12th 2021 by Zoom.