

LYMM PARISH COUNCIL

Clerk to the Council: Kerry Duffin
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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 27th August 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 6.30pm.

2. Apologies for Absence

Apologies were received and accepted from Cllr 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.

Cllr Griffiths declared a non-pecuniary interest in items 2019/35381 and 2019/35478 and did not take part in discussions. Cllr Fradgley declared a non-pecuniary interest in item 2019/35550 and did not take part in discussions.

4. Public Participation

Councillor Gowland took over as Chairman at this point.

The applicants of planning application 2019/35381 were in attendance. The applicant made a presentation adding context to their application. Council commented on other Pool Lane applications, the greenbelt policy of Lymm Parish Council and floodplains.

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Application 2019/35478 was also discussed at this point.

Councillor Griffiths resumed as Chairman.

A second representation was made from a member of the public regarding a pre-planning application for a development on Mill Lane. There was a discussion regarding access and light and the applicants will make a further representation at another Committee Meeting when the plans are available.

5. New Enforcement Cases Received

ENF/19/07536 Tanyard Farm Development
Alleged Breach: Damage to Badger Setts Condition 8

Lymm Parish Council takes environmental issues very seriously and the alleged breaches have shocked the Parish Council and the local community. Lymm Parish Council stresses that all developments should be conducted legally and now urges Warrington Borough Council to act on all of the allegations. It was **RESOLVED** that Lymm Parish Council requests Warrington Borough Council to provide regular updates to Lymm Parish Council regarding the breaches and any subsequent action, and questions whether work should continue on site until these allegations have been addressed and dealt with accordingly. The Parish Council also requests that Warrington Borough Council involves The Environment Agency in dealing with the relevant breaches.

ENF/19/07549 Statham Community Primary School
Alleged Breach: Formation of hardstanding within school grounds

It was **RESOLVED** that Lymm Parish Council supports the school in its key role in the community and delivering great education however, at this stage urges compliance with Warrington Borough Council.

6. Conservation Area input from Environment Working Group

A report was received in advance of the meeting and the items were discussed when each planning application was reached on the agenda.

7. Update on Previously Submitted Planning Applications

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2019/35054	16 Pool Lane, WA13 9BJ	DMC meeting result – the application was rejected
2019/34739	Land North of Barleycastle Lane, Appleton Thorn, Warrington	Letter received from Ministry of Housing, Communities and Local Government
2019/34406	HGV Bunkering Site, Cliff Lane, WA13 OTD	<p>Additional information has been received – Items 14 and 20 – Air Quality and Odour Assessment; Initial Ecological Survey; Lighting Scheme; Noise Assessment</p> <p>It was RESOLVED that Lymm Parish Council objects to the development, matching residents concerns and also those of the emergency services at Safety Central. There has been a significant change from the initial application and development.</p> <p>Lymm Parish Council urges those who objected to the original application to resubmit objections once more to this new application.</p>
2019/35439	Land to the rear of 117 Higher Lane, WA13 OBU	<p>The description of the planning application has been changed to include replacement of felled trees with Silver Birch Trees.</p> <p>Clarification is sought from Simon Twigg about the nature of replacement trees and whether like-for-like replacement is more appropriate in this instance.</p>

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

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PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2019/35478	15 Manor Road, WA13 0AY	Proposed conversion of existing garage to bedroom and bathroom, build new extension with roof terrace to connect existing house and garage. New windows to rear ground floor, new front door.	No objections were raised to this application. Cllr Griffiths declared an interest.
2019/35526	8 Ashfield Close, WA13 9HW	Proposed first floor extension, internal remodelling. Front porch.	No objections were raised to this application.
2019/35550	27 Oughtrington Crescent, WA13 9JD	Proposed alterations to existing single storey rear extension and conservatory, erection of front porch and first floor single storey rear extension.	No objections were raised to this application. Cllr Fradgley declared an interest.
2019/35595	2 Crossfield Avenue, WA13 0JL	Proposed single storey front extension with storm porch, removal of chimney stack and replacement window in rear elevation.	No objections were raised to this application.
2019/35611	25 Wellcroft Gardens, WA13 0LU	Proposed single storey rear extension.	No objections were raised to this application.
2019/35625	93 Booths Hill Road, WA13 0EG	Proposed single storey front and side extension and new roof to existing extension.	No objections were raised to this application.
2019/35637	7 Scholars Green Lane, WA13 0QA	Proposed single storey rear extension and internal remodelling.	No objections were raised to this application.
2019/35652	72 Cherry Lane, WA13 0PD	Proposed double storey side extension and single storey rear extension.	No objections were raised to this application.
2019/35462	Alder House, Booths Lane, WA13 0GH	Change of use of Alder House from its existing use as Offices (Class B1a) to use as a School (Class D1)	No objections were raised to this application.



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2019/35525	10 The Cross, WA13 0HP	Proposed change of use from A3 (Restaurant and bar) to A4 (Gin Bar)	No objections were raised to this application.
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9. Consider Other New Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2019/35381	Pool Farm, Pool Lane, WA13 9BW	Outline Planning Permission for the erection of nine 2 storey residential dwellings including access with all other matters reserved for subsequent applications	<p>Lymm Parish Council recognises the deep community connection that the applicants hold however, this application is referred to DMC for the following reasons:</p> <ol style="list-style-type: none"> 1. The land is at risk of flooding and is a technical matter for the planning team to respond to 2. The release of greenbelt land is contra to Lymm Parish Council policy 3. Release of this land may be a better fit for the greenbelt land than other sites in the Local Plan. DMC is asked to consider this.

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2019/35518	5 Maltmans Road, WA13 0QP	<p>Proposed amendments of:</p> <ul style="list-style-type: none"> - The removal of 2 windows to the lounge - Vertical timber cladding to be removed and replaced with either light coloured render or red facing brick - Vertical slate wall cladding to be removed and replaced with red facing brick - A new larger glazed screen to the first floor balcony - A new circular opaque window to bedroom 5 <p>Associated to 2018/33994</p>	This application has already been approved.
2019/35632	24 Heyes Drive, WA13 0PB	Proposed single storey, flat roof, rear extension with lantern roof lights to extend beyond the rear wall by 3.5 metres, maximum height 3.5 metres and height at eaves of 2.8 metres	No comments
2019/35411	South Lodge, Reddish lane, WA13 9PY	Work commencement of replacement dwelling previously approved – 2016/28124	No Comments
2019/35517	12 Woodland Avenue, WA13 0BJ	Proposed removal of existing hips and extension to form new gables	No Comments
2019/35623	8 Richmond Drive, WA13 9HE	Proposed rear extension within permitted development and the use will remain as C3 (principal or secondary dwelling house)	No Comments
2019/35587	114 Booths Hill Road, WA13 0EQ	<p>Proposed discharge of conditions:</p> <ul style="list-style-type: none"> - 3 (Samples of Roofing and facing Materials) - 4 (Pre-commencement of Characterisation and Remediation) - 6 (General Sustainability Measures) 	No Comments



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2019/35552	Land adjacent to Ravenbank House, Pepper Street, WA13 0JT	Application for approval of details reserved by: <ul style="list-style-type: none"> - Condition 3 (Samples of roofing and facing materials) - Condition 4 (Boundary treatment) - Condition 5 (Satisfactory refuse and recycling storage) - Condition 10 (Road Management & Maintenance) - Condition 11 (Closure of site access to Sutch Lane) - Condition 12 (Off-site highway works) - Condition 13 (Site access construction) - Condition 18 (Method Statement) - Condition 19 (Electric Vehicle Charging) Following Planning Approval for 2019/34400	No Comments
2019/35661	9c Whitbarrow Road, WA13 9AG	T27 Lime – Crown lift to approximately 6m. Crown thin by 15-20% to increase wind and light permeation.	No Comments
2019/35564	27 Higher Lane, WA13 0BA	Lime - Situated in front garden. Proposed 25% crown thin, crown lift to 6m and remove basal growth.	No Comments
2019/35602	10 Whitbarrow Road, WA13 9AF	T1 Beech - Fell due to excessive damage to boundary wall. Replace with beech 10/12cm girth within canopy spread	No Comments

10. Date of next meeting

September 17th 2019 at 6.30pm

The meeting closed at 7.25pm



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