

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 29th October 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 Cllrs Carter and Johnstone.

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 applications 2019/35876 and 2019/35908 on account of knowing the applicants. The Clerk deemed the connections to be suitably distant to not present unreasonableness.

4. Public Participation

Members of the public made representations objecting to application 2019/35908, 98 Rushgreen Road. Comments have been submitted directly to Warrington Borough Council.

5. New Enforcement Cases Received

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None to note.

6. Enforcement Cases Closed

ENF/17/06452 12 Oughtrington Lane, WA13 0RD
Alleged Breach: Paving to front, decking to rear, boundary fencing to side
Reason for closure: No breach found

7. Conservation Area input from Environment Working Group

Comments are included in the Council responses.

8. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE
2018/33904	Caddicks Clematis Nursery, Lymm Road, Grappenhall and Thelwall	Parish Council to write a letter supporting Warrington Borough Council's refusal of the application.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2019/35850	4, Maltmans Road, Lymm, Warrington, WA13 0QP	Proposed re-model of existing single storey rear extension and rear patio area and proposed second floor extension to rear including balcony.	NO-OBJECTIONS WITH COMMENTS This application is in the Conservation Area. Maltman's Road is important architecturally and the design at the rear needs a bit more scrutiny, ensuring that the balcony really complements the

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			original design of the property.
2019/35856	Land Adjacent Filling Station, Poplar 2000 Service Area, Cliff Lane, Lymm, Warrington, WA13 0SP	Proposed Storage & Maintenance Workshop	The planning documents were not available to see. Council requests an extension to the day following the next planning committee – 20 th November 2019.
2019/35877	35, Sandy Lane, Lymm, Warrington, WA13 9HP	Proposed dormer loft conversion and rooflights	The planning documents were not available to see. Council requests an extension to the day following the next planning committee – 20 th November 2019.
2019/35876	14, Manor Road, Lymm, Warrington, WA13 0AY	Proposed Two Storey Side Extension	The planning documents were not available to see. Council requests an extension to the day following the next planning committee – 20 th November 2019.
2019/35742	Greenscene Nursery, Burford Lane, Lymm, Warrington, WA13 0SE	Erection of two dwellings	No Objections
2019/35895	7, Birchbrook Road, Lymm, Warrington, WA13 9RZ	Proposed demolition of all existing structures the construction of five detached dwellings, with associated gardens and parking areas.	No Objections
2019/35575	38, Hardy Road, Lymm, Warrington, WA13 0NY	Proposed erection of part single part two storey front and rear extensions	No Objections

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		including amendments to existing house internal layout and elevations and creation of larger rear patio area with balustrading.	
2019/35933	41, Rushgreen Road, Lymm, Warrington, WA13 9PN	Proposed conversion of existing outbuilding into living accommodation and construction of new Garage block	No Objections
2019/35932	Land adjoining Higher Lane, Higher Lane, Lymm, WA13 0RQ	Proposed Highway entrance improvements to connect with the access track approved under reference 2019/34367	No Objections
2019/35915	18, Grammar School Road, Lymm, Warrington, WA13 0BQ	Proposed demolition of detached dwelling and the erection of 2No. detached dwellings.	Objections Council objects on the grounds of over-development of the site
2019/35908	98, Rushgreen Road, Lymm, Warrington, WA13 9QH	Creation of a residential dwelling with all matters reserved apart from Access, Layout and Scale	Objections Council objects on four grounds: Distance of the new house from the border of 2 Rush Gardens will create a boxing in effect once the houses in Tanyard Farm have been completed Highways – the bus stop at the entrance on Rushgreen Road is an issue for access

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			<p>Drainage ditch that runs down the boundary is a concern – its role in drainage and links to the canal needs clarifying</p> <p>The development constitutes garden grabbing.</p> <p>If the planning department approves the application, Lymm Parish Council requests that the application is taken to DMC.</p>
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10. Consider Other New Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2019/35980	Former Lymm Hotel site, 15 Whitbarrow Road, Lymm, WA13 9AQ	Proposed minor alterations, change of doors to windows, design of doors altered and insertion of glass beneath canopy over entrance on previously approved application 2018/33298 (Proposed care home)	Council requests that Enforcement checks that the changes are in keeping with the original application. The quality of the materials used and the design in particular.
2019/35890	Former Lymm Hotel site, 15 Whitbarrow Road, Lymm,	Proposed alterations to fascias, windows and doors on proposed children's nursery building	No comments

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	Warrington, WA13 9AQ	(approved previously under 2018/33298).	
		A decision has been made on this application.	
2019/35887	Lymm Hotel, Whitbarrow Road, Lymm, Warrington, WA13 9AQ	Proposed discharge of conditions: 6 (Materials) 20 (Geo-Environmental Appraisal); and 23 (acoustic fence) attached to planning permission 2018/33298	No comments
2019/35920	Land at, Tanyard Farm, Rushgreen Road, Lymm, Warrington, WA13 9PR	Proposed replacement of various boundary walls to timber board & batten privacy fences.	No comments
2019/35974	6, Brook Road, Lymm, Warrington, WA13 9AH	Proposed adjustment to the design of proposed rear roof dormer from previously approved application 2018/33056	No comments
2019/35928	12A, New Road, Lymm, Warrington, WA13 9DY	Front garden. x2 Lime - Proposed Crown lift to approximately 6m to clear highway. Remove basal shoots, cut back from telephone wires by 1-2M. Crown clean. x1 Red oak - Proposed Fell. Suppressed crown of low value. Remove to promote future development or balancing crowns of dominant lime trees. x1 Flowering Cherry in decline by front door - Proposed fell. 1x Prunus on rear boundary formative prune to shape.	The Committee requests that the felling of a Red Oak is acceptable.
2019/35958	24, Heyes Drive, Lymm,	Proposed single storey extension and new rooflight	No comments

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11. Dates of next meetings

November 19th2019

December 10th2019

January 14th2020

Meetings start at 6.30pm in the Council Chamber

The meeting closed at 7.30pm