

# 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 30<sup>th</sup> June 2020 at 6.30pm  
by Zoom**

In attendance:

- \* Cllr Griffiths (Chair)
- \* Cllr Johnstone
- \* Cllr Gowland
- \* Cllr Cooper
- \* 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 6.40pm.

**2. Apologies for Absence**

All Councillors were present.

**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**

No representations were made.

**5. New Enforcement Cases Received**

Enforcement Reference	Address	Alleged problem
ENF/20/07902	Land at Reddish Lane, WA13 9PY	Change of use to allotments
ENF/20/07940 & ENF/20/7948	The Church Green, Higher Lane, WA13 0AP	Change of use to pub beer garden incl works affecting TPO yew /

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		Unauthorised CoU and word to the rear of the premise
ENF/20/07925	75 Booths Lane, WA13 0PF	Change of use to residential use
ENF/20/07929	4 Burford Lane, WA13 0SE	Change of use of dwelling to include business use and gates and fencing / Home dog boarding and high fence erected
ENF/20/07947 & ENF/20/07953	Land at Tanyard Farm, Rushgreen Road, WA13 9PR	Tree works / Trees and shrubs being cut down

## 6. Enforcement Cases Closed

Enforcement Reference	Address	Alleged problem	Reason for Closure
ENF/20/07876	16 Northway, WA13 9AT	Static caravan – residential	Not development with s.55

## 7. Update on Previously Submitted Planning Applications

Cllr Fradgley declared a pecuniary interest in the application due to owning a property on the same road and withdrew from voting.

PLANNING REFERENCE	ADDRESS	UPDATE
<a href="#">2019/35908</a>	98 Rushgreen Road, WA13 9QH	Notification of DMC Committee meeting – 10 June 2020 – REFUSED
<a href="#">2019/35331</a>	Land adjoining Higher Lane, WA13 0RQ	Notification of DMC Committee meeting – 10 June 2020 – APPROVED WITH CONDITIONS
<a href="#">2019/36178</a>	Yew Tree Farm, Crouchley Lane, WA13 0TH	Amended plans have been received
<a href="#">2019/35352</a>	Cherry Lane Barn, 5 Cherry Lane, WA13 0UJ	An appeal has been made to the Secretary of State against the decision of WBC to refuse planning permission
<a href="#">2019/36222</a>	Cowshed, Cherry Lane Barns, Cherry Lane, WA13 0UJ	An appeal has been made to the Secretary of State against the decision of WBC to refuse to grant planning permission

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2020/37128</a>	Lymm Hall, Rectory Lane, WA13 0AJ	Proposed construction of an oak framed carport/garage with store and log store on a concrete raft under a treated cedar shingle roof.	No objections
<a href="#">2020/36967</a>	20, Statham Avenue, Lymm, Warrington, WA13 9NH	Proposed single storey Front /Side extension	No objections
<a href="#">2020/37096</a>	19, Sandy Lane, Lymm, Warrington, WA13 9HJ	Proposed demolition of the 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 (Resubmission of <a href="#">2019/35973</a> – LPC made no objections to the original application)	No objections
<a href="#">2020/37190</a>	68, Statham Avenue, Lymm, Warrington, WA13 9NL	Proposed Rear & Side extension and extension to existing front dormer	No objections
<a href="#">2020/37062</a>	Lymm Truckwash, Cliff Lane, Lymm, Warrington	Construction of an HGV bunkering site including the installation of a fuel storage tank with dispensers and acoustic barrier. The construction of an HGV queueing area and the retention of x 2-storey office building for use by Lymm Truck Wash.	Objections on the grounds of:  Noise pollution – the nearby residents will suffer further noise due to the increase of traffic and running engines

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			<p>Air quality – the increase in traffic (including queuing) will cause an increase to the air pollution around the site</p> <p>Additional vehicular space needed will remove even more of the greenbelt (which was in a good state before recent removal of much of the greenery)</p> <p>Queuing of traffic will cause significant obstructions to the A50 including access to/from the fire station where clear access will be required for emergency vehicles</p> <p>The 24 hour a day, 365 day a year proposed facility will be unmanned – a significant hazard in itself considering the nature of the facility</p> <p>Lymm Parish Council objects strongly and recommends refusal of this application.</p>
<a href="#">2020/37180</a>	1, Bucklow Gardens, Lymm, Warrington, WA13 9RN	Proposed single storey rear and side extension	No objections

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<a href="#">2020/37176</a>	Oak Lawn, Crouchley Lane, Lymm, Warrington, WA13 0TH	Proposed demolition of existing dwelling house and the erection of a new detached dwelling house (Re-submission of approval <a href="#">2012/20028</a> )	No objections
<a href="#">2020/37149</a>	3, The Hatchings, Lymm, Warrington, WA13 0LD	Proposed demolition of existing conservatory and replacement single storey rear extension	No objections

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
<a href="#">2020/37158</a>	14A, THE CROSS, LYMM, WARRINGTON, WA13 0HP  (Restaurant/Hot food takeaway)	Proposed variation of condition 5 (Opening hours) to 11:00 - 00:00 hours on Mondays to Thursdays and 11:00 - 00:30 Fridays and Saturdays and 11:00 - 00:00 Sundays, Bank Holidays or Public Holidays on previously approved application <a href="#">2019/35968</a> (Condition - The use hereby permitted shall not be open to customers except between the hours of 1700 and 00:00 Midnight on Mondays to Fridays and 1700 and 00:30 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.)	Lymm Parish Council objects to the variation of conditions. The Parish Council requested opening times at the first application stage, stating the opening hours were a factor in planning approval.  In line with another local take away business which has recently been granted planning with conditions, Renee's Plaice, 2019/34192, that the same conditions be applied:  "The ground floor (A5) use hereby permitted shall not be open to

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		<p>customers except between the hours of 11am to 8pm Monday to Thursday, 11am to 8.30pm on Fridays and Saturdays and no opening on Sundays or Bank Holidays except for special events which shall be limited to a maximum of six special events per annum and for which 11am to 8pm opening hours shall apply. Reason: In the interests of amenity and to comply with Policy QE6 of the Warrington Core Strategy, Warrington SPD: Environmental Protection and Warrington SPD: Design and Construction.”</p> <p>Prior to the ground floor A5 use first being open to the public, a strategy for managing customer waste shall be submitted to and approved in writing by the Local Planning Authority. The agreed strategy shall thereafter be implemented. Reason: In the interests of the general amenities of the area having regard to Policies QE6 and QE8 of</p>
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			the Warrington Core Strategy
<a href="#">2020/37075</a>	20, Millbank, Lymm, Warrington, WA13 9DG	T1 Maple - Proposed crown lift to approximately 6 metres, crown thin by 15-20% T2 Supressed Birch - Proposed Fell T3 Birch - Proposed crown lift to approximately 6 metres, crown thin by 15-20% T4 Norway Maple- Proposed crown lift to approximately 6 metres, crown thin by 15-20% T5 Supressed Norway Maple - Proposed Fell	No comments
<a href="#">2020/37074</a>	The Nook, Stage Lane, Lymm, Warrington, WA13 9JB	x3 Scots Pine - Proposed crown thin by 20%	No comments
<a href="#">2020/37078</a>	7, Hollytree Gardens, Lymm, Warrington, WA13 9AD	T3 - Fell Oak	The Parish Council raises concerns about a potentially healthy oak tree in a Conservation Area being removed.
<a href="#">2020/37102</a>	2, Woodland Avenue, Lymm, Warrington, WA13 0BJ	x1 Lime - Proposed crown lift to approximately 6 metres, crown thin by approximately 20% and target prune branches superseding crown to aid shaping	No comments
<a href="#">2020/37081</a>	South Lodge, Reddish Lane, Lymm, Warrington, WA13 9PY	Proposed adjustment of roof pitch and re-positioning or re-sizing of some selected windows on previously approved application <a href="#">2016/28124</a>	No comments
<a href="#">2020/37100</a>	8, Ashfield Close, Lymm, Warrington, WA13 9HW	Proposed amendment to build the first -floor dormer off the existing ground floor walls within the existing footprint of the permission	No comments

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		to previously approved application <a href="#">2019/35526</a> (House Extension)	
<a href="#">2020/37111</a>	10, Brookfield Road, Lymm, Warrington, WA13 0QJ	Proposed amendment to 2no windows on previously approved <a href="#">2018/33647</a>	No comments
<a href="#">2020/37130</a>	Meadow Lodge, Reddish Lane, Lymm, Warrington, WA13 9RY	Proposed single storey porch extension, single storey side extension, two storey rear extension and detached double garage	No comments
<a href="#">2020/37129</a>	Lymm High School, Oughtrington Lane, Lymm, Warrington, WA13 0RB	Application to consider 4 and 7 (floodlighting details including hours) following <a href="#">2018/34006</a> (Artificial Grass Pitch (AGP) & associated works including, floodlight system)	No comments
<a href="#">2020/37140</a>	18, Grammar School Road, Lymm, Warrington, WA13 0BQ	Proposed discharge of Condition 3 (Materials) Condition 4 (Surface water drainage), Condition 9 (Electric vehicle charging point), Condition 11 (Construction Method Statement), Condition 13 (Fences), Condition 14 (Landscaping Scheme), Condition 15 (Characterisation, Remediation and Verification), Condition 16 (Remediation and Verification, Contamination and Long term monitoring and maintenance) and Condition 18 (Site Levels) on previously approved application <a href="#">2019/35915</a> (New Dwellings)	No comments
<a href="#">2020/37184</a>	14A, The Cross, Lymm, Warrington, WA13 0HP	Proposed discharge of Condition 3 (Extraction) and Condition 4 (Flue) on <a href="#">2019/35968</a>	No comments



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## 10. Dates of next meeting

July 21<sup>st</sup> 2020 at 6.30pm in the Council Chamber

The meeting closed at 7.15pm