

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 8th 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 Cllr Cooper.

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 members of the public made representations.

5. New Enforcement Cases Received

ENF/19/07580 Keate House Residential Home
Alleged Breach: Loft extension higher than approved [2019/34473](#)

ENF/19/07596 Poplar 2000 Service Area
Alleged Breach: Portacabin building

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ENF/19/07601 Lymm Rugby Club
Alleged Breach: Breach of working hours & CEMP [2016/28521](#)

1. Enforcement Cases Closed

ENF/17/05983 68 Whitbarrow Road, WA13 9BA
Alleged Breach: Rear elevation bi-folding doors and external steps to garden
Reason for closure: Not expedient to pursue

ENF/19/07567 Opposite Noel Ogden Mowers, Warrington Lane, WA13 OSW
Alleged Breach: Means of access to a highway with removal of a hedgerow
Reason for closure: Not expedient to pursue

ENF/17/06009 La Boheme Restaurant, 3 Mill Lane, WA13 9SD
Alleged Breach: Non-compliance with conditions [2015/25495](#)
Reason for closure: Not expedient to pursue

ENF/17/06030 16 Bridgewater Street, WA13 0AB
Alleged Breach: Dining area extended to incorporate covered area to rear
Reason for closure: Accords with planning approval

ENF/19/07580 Keate House Residential Home
Alleged Breach: Loft extension higher than approved [2019/34473](#)
Reason for closure: Not expedient to pursue

ENF/19/07596 Poplar 2000 Service Area
Alleged Breach: Portacabin Building
Reason for closure: Permitted development

6. Conservation Area input from Environment Working Group

No applications were relevant to the Conservation Area.

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7. Update on Previously Submitted Planning Applications

No updates were made.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<u>2019/35675</u>	36 Lakeside Road, WA13 0QE	Proposed Single Storey Rear Extension, Single Storey side Extension (to replace Conservatory), Alteration to front Facade to form gable feature and replace flat roof dormer, add front Porch, replace rear balcony rails, form rear gable to replace flat roof dormer, part rendering and associated external works and landscaping.	No objections were raised.
<u>2019/35822</u>	Burford Lane Farm, Burford Lane, WA13 0SJ	Proposed Glass Link from Pool house to Converted Barn, Remodelling of Barn interior to form Ancillary Accommodation to Principle Dwelling-house and Alterations to East elevation of Barn to provide New Glazing	No objections were raised.
<u>2019/35839</u>	7 Limefield Avenue, WA13 0QB	Proposed single storey rear extension	No objections were raised.
<u>2019/35781</u>	14 Ashcroft Road, WA13 9HX	Proposed two story rear and side extension	No objections were raised.
<u>2019/35765</u>	25 Howard Avenue, WA13 9EH	Proposed loft conversion with rear dormer window and raising roof to gain required height	No objections were raised.
<u>2019/35847</u>	Cherry Nurseries House, Kay	Proposed demolition of existing dwelling and the erection of a new replacement dwelling including associated landscaping	No objections were raised.

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	Lane, WA13 OTN		
2019/35841	The Chapel, Old Cherry Lane, WA13 OTA	Proposed Change of use from B1 Office to Flexible B1/D2 Gym	No objections were raised.
2019/34407	Oak Villa Farm, Stage Lane, WA13	Proposed conversion of an existing barn into a single new dwelling with an associated single storey extension. A new double garage for the barn conversion. A double storey extension to an existing farmhouse to form a new dwelling.	No objections were raised.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2019/35738	The Nook, Stage Lane, WA13 9JB	Listed Building - Like for like replacement of existing windows to all elevations and minor internal alterations	No comments.
2019/35823	Burford Lane Farm, Burford lane, WA13 0SJ	Proposed Glass Link from Pool house to Converted Barn, Remodelling of Barn interior to form Ancillary Accommodation to Principle Dwelling-house and Alterations to East elevation of Barn to provide New Glazing	No comments.
2019/35798	Poplar Park, Cliff Lane, WA13 OTD	Proposed discharge of Condition 7 (External Lighting Assessment Condition) from application ref: 2017/31204	Objections were raised on the grounds that there is insufficient detail regarding the lighting, the height of the floodlights and their positioning against the original planning application.

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			The Parish Council asks the Planning Department to ensure that no nuisance to neighbouring properties is caused as a result of this application. In addition, that Warrington Borough Council observes the technical requirements in its decision making as well as the neighbour's comments specifically when setting the hours and conditions of the lighting.
2019/35802	6 Foxley Close, WA13 OBS	Proposed single storey extension to side of dwelling	No comments.
2019/35793	15 White Broom, WA13 9JA	Proposed removal of existing conservatory and construction of a single storey side extension housing extended living space and a new porch with utility space	No comments.
2019/35828	5 Elderfield Gardens, WA13 9DD	Sycamore T2 – Proposed fell and replacement with a flowering tree and a sorbus	No comments.
2019/35785	1 Maltmans Road, WA13 0QP	Proposed tree works to Beech - Reduce by 30% all over over, due to overhanging branches affecting neighbouring property. Possible fungal fruiting body visible from neighbours' rear garden.	No comments.
2019/35775	42 Eagle Brow, WA13 0LZ	1 x Silver Birch, 1 x Laurel, Crown reduce Birch to amalgamate with crown of Laurel. Prune back off	No comments.

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		patio area. Approximate reduction point shown on photograph supplied. Crown thin to increase light and wind permeation.	
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10. Letter Sent to Cllr Johnstone

A letter from a member of the public was posted to Cllr Johnstone who will attempt to find the sender in order to deal with the content.

11. Dates of next meetings

October 29th2019
November 19th2019
December 10th2019
January 14th2020

Meetings start at 6.30pm in the Council Chamber

The meeting closed at 7.07pm