

LYMM PARISH COUNCIL

Clerk to the Council: Kerry Duffin
Telephone: 07741 877870
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Address: The Village Hall, Pepper Street,
Lymm WA13 0JB



Minutes of the PLANNING COMMITTEE meeting of

LYMM PARISH COUNCIL

on Tuesday 14th May 2019 at 6pm
held in the Council Chambers, 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

The meeting opened at 6.07pm.

1. Apologies for Absence

Apologies were received and accepted from Cllr Gowland.

2. 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 non-pecuniary interests in applications 2019/34829 and 2019/34779.

3. Public Participation

No representations were made.

4. Conservation Area input from Environment Working Group

A recommendation was received for 1 current application regarding appropriate signage for the conservation area. 2019/34811

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In future, reports from the Conservation Area group are to be sent by email to the Clerk for forwarding to the Committee. More complex applications can be discussed at the relevant meeting.

4. New Planning Applications

PLANNING REFERENCE	ADDRESS	PROPOSAL	PLANNING COMMITTEE RESPONSES
2019/34743	6 Hardy Road, Lymm WA13 ONX	Householder – Proposed rear / side extension, raised decking areas and access ramp	RESOLVED: No objections were held to the planning application.
2019/34711	139 Rushgreen Road, Lymm WA13 9QN	Householder – Proposed loft conversion. Changing main roof hips to gables. Front and rear dormers and raising ridge 200mm. Side and rear extensions.	RESOLVED: No objections were held to the planning application.
2019/34718	Playing Field, Sandy Lane, Lymm	Proposed demolition of existing pitch side changing rooms and the erection of new changing rooms (use class D2)	RESOLVED: No objections with observations: The planning committee would like the Planning Department to note comments regarding the potential dangers of parking in the areas as well as noting the potential risk of the flat roof, and asks the developer to ensure that vandal proof paint is used and that toilets are signposted.
2019/34777	Tanyard Farm, Rushgreen Road, Lymm WA13 9PR	Discharge of Conditions – Proposed discharge of: Condition 3 (Levels) Condition 4 (Access) Condition 5 (Site Investigation, Remediation Strategy, Verification Strategy)	RESOLVED: The planning committee raised several concerns regarding the discharge of conditions. Clarification was sought from the developers regarding conditions when the work has not been completed yet.



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		<p>Condition 6 (Landscape and Management Plan) Condition 7 (Bridgewater Canal Method Statement) Condition 8 (Badger Method Statement) Condition 9 (Amphibian Statement) Condition 10 (Invasive Species Management Plan) Condition 11 (Materials) On previously approved application 2017/31816</p>	<p>Clarification has been requested for the satisfactory completion of all conditions.</p>
2019/34797	<p>Land at Tanyard Farm, Rushgreen Road, Lymm WA13 9PR</p>	<p>Discharge of Conditions - Application to Discharge of: Condition 3 (External Levels, Topographical Survey & Road Centreline Survey) Condition 4 (Swept Path Analysis & Road Construction Details) Condition 5 (Site Investigation, Remediation Strategy & Build Phase Remediation Strategy) Condition 6 (Landscape and Environmental Management Plan) Condition 7 (Construction and Environmental Management Plan) Condition 8 (Ecological Reasonable Avoidance Method Statement) Condition 9 (Amphibian Reasonable Avoidance Measures Method Statement) Condition 10 (Invasive Species Management Plan)</p>	<p>RESOLVED: The planning committee raised several concerns regarding the discharge of conditions.</p> <p>Clarification was sought from the developers regarding Condition 7 and the times for activity on Saturdays. Please can this be clarified as on page 24, it states 8-12pm and on page 45 8-1pm.</p> <p>Clarification has been requested for the satisfactory completion of all conditions.</p>



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		Condition 11 (Materials and Product Information) following appeal decision associate to 2017/31816	
2019/34810	28 Woodland Avenue, Lymm WA13 0BJ	Householder – Proposed storage building / garden room in the garden of existing residential dwelling.	RESOLVED: No objections were held to the planning application.
2019/34839	Land South East of Lymm Hall, Rectory Lane, Lymm WA13 0AJ	Discharge of Conditions Proposed discharge of condition 4 (Archaeological) on previously approved application 2018/32039 Original application 2015/26596	RESOLVED: No objections were held to the planning application.
2019/34823	2 Ashfield Close Lymm WA13 9HW	Householder – Proposed demolition of existing side conservatory and erection of new single storey side extension	RESOLVED: No objections were held to the planning application.
2019/34829	15 Manor Road, Lymm WA13 0AY	Householder – Proposed conversion of existing garage to bedroom and bathroom. Build new single storey side entrance. New window opening to rear elevation of existing house.	RESOLVED: No objections were held to the planning application. Cllr Griffiths declared a non-pecuniary interest.
2019/34811	31 The Cross, Lymm WA13 0HR	Full Planning – Proposed change of use from A3 to A3+ Sui Generis (Day Spa)	RESOLVED: No objections were held to the planning application however the Committee would like to raise a note about signage and the exterior of the building. There was no indication in the application that signage or the external building will change. Any changes to the exterior will require the appropriate application and permissions as



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			it is located in the conservation area.
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5. New Planning Applications were considered – for information only

PLANNING REFERENCE	ADDRESS	PROPOSAL	TYPE
2019/34792	37 Hopefield Road, Lymm WA13 9HU	42 Day Householder Approval – Proposed single storey rear extension for domestic use to extend beyond the rear wall of the dwelling by 4 metres, maximum height 3.5 metres and height at the eaves of 2.2 metres	RESOLVED: No objections were raised
2019/34779	27 Mill Lane, Lymm WA13 9SD	Section 192 (Lawful Development Certificate) Proposed replacement ancillary outbuilding / garage to house steam traction engine	RESOLVED: No objections were raised

6. Application 2018/34175 8 Highfield Road, WA13 0EF

Members of the Planning Committee reconsider the previously submitted objection in accordance with Lymm Parish Council Standing Order Item 7 and in a named vote, Cllrs Cooper, Carter, Griffiths and Johnstone recalled their objections. An objection was still held by Cllr Fradgley.

RESOLVED: The original objection to the application was therefore withdrawn.

7. Date of next meeting

4th June 2019 at 6.30pm

Apologies sent in advance by Cllr Fradgley.

The meeting closed at 7pm