

# LYMM PARISH COUNCIL

Deputy Clerk to the Council: Sarah Morgan

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Lymm Library, Davies Way, Lymm WA13 0QW



## LYMM PARISH COUNCIL

**Minutes of the Plans Committee Meeting held on Tuesday 8<sup>th</sup> January 2019 at 6.30pm in the Council Chambers, Village Hall, Pepper Street.**

### MINUTES

#### Councillors present:

- \* Cllr J Griffiths (Chair)
- \* Cllr A Fradgley
- \* Cllr A Cooper
- \* Cllr A Johnstone
- \* Cllr A Carter

In attendance: S Morgan (Deputy Clerk) and K Duffin (Clerk).

#### 1. Apologies for Absence

Apologies were received from Cllr Gowland.

#### 2. Code of Conduct

Members were reminded of their responsibility to declare any personal interest or prejudicial interest that they may have had in any item of business on the agenda no later than when the item was reached.

#### 3. Representations from the public:-

No representations from members of the public were made at this stage of the meeting.

#### 4. Update on previously submitted Planning Applications

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### a. 2018/33923 Poplar Park, Cliff Lane

Since the submission of the objection to the discharge of conditions, the applicant has been in touch with the Clerk and subsequently Cllr Fradgely in relation to the comments and tone of response made by Lymm Parish Council.

The applicant raised several matters in relation to the comments including: -

- No enforcement was required due to the trees not having any TPO protection. It was advised that the removed Leylandi trees had not been well maintained and had thinned and that the new planting of Portuguese Laurel (not Leylandii) would offer a thicker screen over time. Other planting around the edge of the site was to reinforce existing planting and trees, not replace them entirely.
- Fencing is included in one of the conditions.
- Highways have stated the entrance must be widened.
- Surface drainage will not flow into Bradley Brook and a trade effluent licence will be required for this.

The comments made by the applicant were considered and noted. No further comments will be submitted by Lymm Parish Council prior to the decision which is due by the end of January.

### b. 2018/32481 12 Higher Lane

It was resolved to maintain no objections in relation to the proposed development.

### c. 2018/33287 Field House, Higher Lane

The date of the WBC Development Management Committee was noted. Cllr Carter agreed to attend to represent the Council's objections to the proposed development.

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d. 2018/33846 Oughtrington Lane

The decision by Warrington Borough Council was noted.

e. 2018/33298 Lymm Hotel, Whitbarrow Road

The approval of the application by the WBC Development Management Committee was noted. Cllr Fradgely attended the Committee to represent the objections of the Council and was enquiring about an amendment to the conditions of approval which were not minuted by WBC and involved the extension of approved opening hours for the nursery.

### 5. Update on Planning Enforcement Cases

The Deputy Clerk gave details of the recent enforcement cases that were logged and closed. The report was noted.

### 6. New Planning Applications

It was **RESOLVED** to submit comments as detailed in the attached report. All had no objections except: -

a. 2018/33957 16 Pool Lane

The Council **OBJECTS** to the proposal for the following reasons: -

- The parking is inadequate for the size of property in this location and should provide three spaces per house with additional visitor parking.
- The additional properties would be detrimental to the already limited turning space afforded to delivery and service vehicles accessing the street.
- As the site is located within Flood risk zones 2 and 3, concerns are raised regarding drainage and the potential flood risk.
- The proposal would be an overdevelopment of the site and have an overbearing impact due its height and scale, being out of keeping with the street scene.

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- Visibility splays have not been adequately demonstrated.
  - b. 2018/34006 Lymm High School

The Council OBJECTS to the proposal to the planned position of the Artificial Grass Pitch. If the pitch was moved to a position that was more sympathetic to the neighbours in terms of providing screening from the flood lights, this would overcome the concerns of the Council which has no objection in principle to the development.

## **7. Any other business**

No further matters were raised under this agenda item.

## **8. Representations from the Public**

The meeting was adjourned to allow for a resident to speak. The resident spoke in relation to social housing and whether this was being considered for Lymm by the Council, referring to the recent decision for Lymm Hotel and concerns that developments are not fulfilling the requirements for affordable housing provision.

It was advised that the social housing will be given consideration as part of the neighbourhood plan to decide what proportion of social housing is required. It was requested that Lymm is welcoming to social housing and that a percentage is included for new developments.

## **9. Date of the next meeting**

The date was noted as Tuesday 12<sup>th</sup> February 2019 at 6.30pm in the Council Chambers.