

LYMM PARISH COUNCIL

Deputy Clerk to the Council: Sarah Morgan

Telephone: 07585 952445

Email: deputyclerk@lymmparishcouncil.gov.uk

Lymm Library, Davies Way, Lymm WA13 0QW



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**Minutes of the Plans Committee Meeting held on Tuesday 12th February 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: -

A resident spoke in objection to application 2018/34175 for 8 Highfield Road, requesting that the Council support their objection to the application due to its overbearing impact on the neighbouring property, leading to loss of light and privacy. A modification to the previous plans was noted but considered not to address to loss of light to the adjoining property in its amendments.

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Cllr Fradgley declared that she had held a conversation with the wife of the resident in attendance in relation to the proposal.

4. Update on previously submitted Planning Applications

a. 2018/33287 Field House, Higher Lane

Cllr Carter attended the WBC Development Management Committee to support the Council's objections, however the application was approved as it was considered that that proposal would not have a detrimental impact on the Green Belt.

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. It was requested that the Deputy Clerk follow up on the case for Tanyard Farm due to the increasing number of cars on the site.

6. New Planning Applications

It was **RESOLVED** to submit no objections or comments on applications considered except for those detailed below: -

a. 2018/34175 8 Highfield Road

The Council objects to the proposal on following grounds: -

It is an overdevelopment that has an overbearing impact on the neighbouring property, 10 Highfield Road, causing a loss of light to the living area and loss of privacy.

b. 2018/34119 Moore Grove

The Council objects to the application due to the proximity of the proposed first floor side window to the bedroom of 17 Springfield Avenue. This window will compromise the privacy of the neighbouring property.

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- c. 2018/34018 13 Mill Lane
The Council objects to the outline application on the grounds of overdevelopment and lack of private garden/amenity space for the two detached three-bedroom houses that are proposed.
- d. 2019/34263 166 Higher Lane
The Council raises no objections but requests that approval is subject to restricting the use of the two buildings to incidental rather than ancillary/residential use.
- e. 2018/34318 1 Birchbrook Road
The Council objects to the application due to the loss of privacy caused by the windows which overlook the neighbouring garden. The Council requests that the windows are removed/blocked up to protect the neighbour's residential amenity.
- f. 2019/34192 22 The Cross
The Council raises no objections to the proposed plans, but requests that a condition is included on any approval given to ensure that the waste management strategy is adequate, taking into consideration the existing litter problems on the Cross. The new business should take responsibility for litter from its premises that may spread throughout the village centre, requesting that customers return their litter if customers are eating in the vicinity. Litter bins provided should be in keeping with area and not cause an obstruction on the pavement. The Parish Council also requests that the business contributes to and participates in a village wide strategy to reduce littering in the area.

Due to issues with accessing the website for application 2018/34111 for 320 Higher Lane, a request will be submitted to Warrington Borough Council for an extension to the deadline for comments.

Cllr Griffiths declared a non-pecuniary interest in application 2019/34192 as he is known to the applicant.

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Cllr Fradgley declared a pecuniary interest in application 2019/34192 as owner of a neighbouring property and did not participate in the decision for this item.

7. Any other business

The Deputy Clerk advised about time scale for responses on applications and that extensions would need to be requested on a number of applications to ensure that the deadline is met.

It was noted that correspondence has been received from Lymm High School regarding the Council's objections to the proposal for an artificial grass pitch. The applicant is considering how to address to concerns raised by the Council.

Correspondence has also been received from a resident regarding the comments of no objections from Lymm Parish Council for application 2018/33647 10 Brookfield Road. A response has now been sent to the resident.

8. Date of the next meeting

The date was noted as Tuesday 12th March 2019 at 6.30pm in the Council Chambers.