

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 February 2nd 2020 at 6.30pm
by Zoom**

In attendance:

- * Cllr Griffiths
- * Cllr Johnstone
- * Cllr Gowland
- Cllr Cooper
- * Cllr Martland
- 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 6.35pm.

2. Apologies for Absence

Apologies for absence were received from Cllr Hawley.

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 were in attendance.

5. New Enforcement Cases Received

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM
ENF/21/08351	Higher Oak Farm, Higher Lane, WA13 ORG	Change of use

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ENF/21/08355	Higher Oak Farm, Higher Lane, WA13 ORG	Building for the sale of farm produce
ENF/21/08374	64 Statham Avenue, WA13 9NL	Two storey side extension under construction

6. Enforcement Cases Closed

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM	REASON FOR CLOSURE
ENF/20/08149	Poplar Park, Cliff Lane, WA13 OSP	Alleged unauthorised excavation work on site	No breach found
ENF/20/08179	56 Albany Road, WA13 9LW	2019/34539 Balcony constructed where Juliet was approved and property rendered	Breach rectified
ENF/20/08374	64 Statham Avenue, WA13 9NL	Two storey side extension under construction	Accords with planning approval
ENF/21/08355	Higher Oak Farm, Higher Lane, WA13 ORG	Building for the sale of farm produce	Duplicate complaint

7. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2020/37531	Station House, Mill Lane, WA13 9SG	<p>Appeal under Section 78 against refusal of a householder application</p> <p>LPC had no comments or objections.</p> <p>WBC - The proposed extensions represent inappropriate development in the Green Belt as they amount to a disproportionate addition to the original buildings and furthermore have a greater impact on openness. There are no very special circumstances to outweigh the harm that would be caused by the proposal. As such the proposed development is not in accordance with the</p>	No further comments

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		National Planning Policy Framework, or Policies CC1 and CS5 of the Local Plan Core Strategy.	
2020/38002	47 Mill Lane, WA13 9SG	Minor amendments to house types have been received	No further comments
2020/37910	Rushgreen Works, Carlton Road, WA13 9RG	<p>Notification of DMC Meeting – 20 January 2021</p> <p>**Update. Planning Case Officer -</p> <p>members have approved subject to a further consultation as per the officer recommendation with amended wording for the highway improvements condition No.11 as follows:</p> <p>“Except for site clearance and remediation no development shall commence until a scheme for the design and construction of highway improvement works, including timetable for implementation, has been submitted to and approved in writing by the Council. For avoidance of doubt, the works shall include:</p> <ul style="list-style-type: none"> i. measures to enhance safety and visibility at the junction of Millers Lane and Birch Brook Road; ii. Replacement/upgrade of street lighting necessary as part of the detailed design. iii. Drainage works necessary to facilitate the highway works. <p>The approved scheme shall include capacity assessments as well as road safety audit and subsequently be implemented prior to first occupation of the development hereby approved.</p> <p>Reason: To ensure that the sufficient measures are taken such that the highway network can</p>	No further comments

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		<p>accommodate the development and that the traffic generated does not exacerbate unsatisfactory highway or transportation conditions.”</p> <p>https://www.warrington.gov.uk/development-management-committee-minutes-agendas-and-reports</p> <p>The YouTube video of the DMC meeting will be available soon and I can let you know when so that your Parish Cllrs can hear the discussion.</p> <p>The site notice required is now in situ and expires on 12st February 2021.</p>	
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8. Update from Conservation Area Working Group

No update was made.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2021/38544	12 Pool Lane, WA13 9BJ	Proposed single storey rear extension to extend beyond the rear wall by 6m, height of 4m and height of the eaves to be 3m	No objections however the Parish Council would like the necessary flood risk assessments to be carried out
2021/38575	40 Adey Road, WA13 9QX	Proposed two storey rear extension and second storey side extension above existing garage	No objections
2021/38564	29 Statham Avenue, WA13 9NJ	Proposed extension to dormer hipped roof and extend to create a gable end, roof alteration to match rear dormers and single storey rear extension	No objections
2021/38541	66 Reddish Lane, WA13 9RY	Proposed external opening alterations and first floor over-sailing rear extension (Re-	No objections however the Parish Council would like

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		submission of withdrawn application (2020/37756)	the necessary flood risk assessments to be carried out
2020/38218	88 Higher Lane, WA13 0BY	Proposed replacement of front hedgerow with masonry dwarf wall and pillars with glass infill. Replacement of front gate for new front gate	No objections
2021/38509	4 Cherry Lane Barns, WA13 0UJ	Proposed detached Garage	No objections
2021/38500	1 Brooklyn Drive, WA13 9DN	Proposed Hip to gable extension, single storey extensions to side and rear to replace garage.	No objections
2021/38488	29 Whitbarrow Road, WA13 9AW	Proposed part demolition of side of house and replacement two storey side extension with works to roof space and new glazed link entrance to front to connect with converted outbuilding and new carport	Objections on the grounds of over-development of the site
2020/38373	East Wing, Lymm Hall, Rectory Lane, WA13 0AJ	Proposed change of use of three Flats to a single Dwelling	No objections
2021/38439	11 Woodland Drive, WA13 0BL	Proposed single storey rear extension	No objections
2020/38408	54 Albany Road, WA13 9LW	Proposed part single storey part two storey front side and rear extension	No objections
2020/38388	82 Burford Lane, WA13 0SJ	Proposed demolition of the existing stable building, and the erection of 3 no. dwellings, associated infrastructure including access, car parking and landscaping	No objections
2020/38395	142 Rushgreen Road, WA13 9QW	Proposed rear single storey flat roof extension	No objections

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

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PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2021/38561	Badgers Drift, Oughtrington Lane, WA13 0QY	Proposed discharge of condition 4 (Materials) on previously approved application 2020/37330 (House Extension)	No comments
2021/38528	91 Higher Lane, WA13 0BZ	Proposed Garage conversion for purposes of Utility and Study area	No comments
2021/38472	11 Baycliffe, WA13 0QF	T1 - horse chestnut fell	The Parish Council would like to make sure that, if approved, the felling of the tree will have no further negative impact on the collapsed wall on Higher Lane / Lymm Dam or stability issues around the vicinity.
2020/38374	East Wing, Lymm Hall, Rectory Lane, WA13 0AJ	Works to facilitate proposed change of use of three flats to a single dwelling (2020/38373). Works include internal and external alterations with partial demolition of internal walls	No comments
2020/38416	Lymm Hall, Rectory Lane, WA13 0AJ	Proposed discharge of Condition 14 (Roofing Materials) and Condition 15 (Facing Materials) on previously approved application 2017/30306 (New Dwellings)	No comments

11. Dates of next meeting

Tuesday 23rd February 2021 at 6.30pm by Zoom.