

# 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 23<sup>rd</sup> 2021 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 6.30pm.

## **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**

Several members of the public and consultants were in attendance regarding Pool Lane farm and developing affordable housing on greenbelt. A discussion took place regarding the Local Plan and options for the landowners.

6.48pm The Clerk left the meeting at this point and the applicant for 2021/38701 addressed the committee. Cllr Gowland took over as the host of the meeting.

The Clerk rejoined the meeting at 6.50pm

# LYMM PARISH COUNCIL

**Clerk to the Council:** Kerry Duffin  
**Telephone:** 07741 877870  
**Email:** [clerk@lymmparishcouncil.gov.uk](mailto:clerk@lymmparishcouncil.gov.uk)  
**Address:** The Village Hall, Pepper Street  
 Lymm WA13 0JB



## 5. New Enforcement Cases Received

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM
ENF/21/08382	45 Mill Lane, WA13 9SG	Fencing
ENF/21/08390	Cherry Nurseries House, Kay Lane, WA13 0TN	Demolition notice
ENF/21/08393	64 Statham Avenue, WA13 9NL	Unauthorised construction work to side of property
ENF/21/08404	Poplar Park, Cliff Lane, WA13 0TD	Fuel bunker adjacent to truckwash <a href="#">2020/37062</a>

## 6. Enforcement Cases Closed

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM	REASON FOR CLOSURE
ENF/18/06845	Land to the side / rear of Station House, Mill Lane, WA13 9SG	Unauthorised change of use of land to scrap yard / waste storage	Breach rectified
ENF/21/08390	Cherry Nurseries House, Kay Lane, WA13 0TN	Demolition notice	Other
ENF/21/08393	64 Statham Avenue, WA13 9NL	Unauthorised construction work to side of property	No breach found
ENF/21/08382	45 Mill Lane, WA13 9SG	Fencing	Permitted development

## 7. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
<a href="#">2020/37958</a>	4 Woodland Avenue, WA13 0BJH	<b>Amended plans have been received to the parking layout.</b>  Proposed extension and remodel of existing bungalow to create two storey dormer bungalow.	No comments

# 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



<a href="#">2019/34799</a>	Land to the west of J20 of the M6 and J9 of the M56 and to the south of Grappenhall Lane / Cliff Lane (Six:56)	<p><b>Changes to the illustrative masterplan and parameters plan document plan document including realignment.</b></p> <p><b>An addendum to the Environmental Statement.</b></p> <p><b>The submission of other documents including a biodiversity net gain assessment and a whole life-cycle carbon assessment.</b></p> <p>Outline Planning (Major) - Outline application (all matters reserved except for access) comprising the construction of up to 287,909m<sup>2</sup> (gross internal) of employment floorspace (Use Class B8 and ancillary B1(a) offices), demolition of existing agricultural outbuildings and associated servicing and infrastructure including car parking and vehicle and pedestrian circulation, alteration of existing access road into site including works to the M6 J20 dumbbell roundabouts and realignment of the existing A50 junction, noise mitigation, earthworks to create development platforms and bunds, landscaping including buffers, creation of drainage features, electrical substation, pumping station, and ecological works, accompanied by an Environmental Statement.</p>	Lymm Parish will submit objections before the deadline and endorse objections that South Warrington Parishes Group submits.
<a href="#">2021/38663</a>	12 Cedarfield Road, WA13 9HN	Proposed Front and rear Dormers, side extension and front Porch (Amendment to approved application <a href="#">2020/37297</a> )	No further comments

## 8. Update from Conservation Area Working Group

An update was emailed regarding application 2021/38600 and the signage close to the main road.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
--------------------	---------	----------	----------------------------

# 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



<a href="#">2021/38550</a>	20 Pepper Street, WA13 0JB	Erection of single storey side extension and first floor rear extension. Re-submission of 2017 planning application <a href="#">2017/30167</a>	No objections
<a href="#">2021/38560</a>	58 Longbutt Lane, WA13 0QX	Proposed side and rear extension, loft conversion including roof dormers and roof windows and associated internal alterations	No objections and no other objections are evident on the portal at the time of the meeting.
<a href="#">2021/38661</a>	32 Booths Lane, WA13 0PF	Proposed Single storey side and rear extension	No objections
<a href="#">2021/38719</a>	26 Bollin Drive, WA13 9QA	Proposed demolition of existing conservatory and detached garage and erection of single storey rear/side extension	No objections and no other objections are evident on the portal at the time of the meeting.
<a href="#">2021/38728</a>	11 Warrington Road, WA13 9BE	Proposed raising of garage roof and garage conversion	No objections
<a href="#">2021/38733</a>	11a Burford Lane, WA13 0SG	Proposed Reinstatement of Existing Chimney Stack to Side Elevation	No documents could be viewed on the portal. Committee requests an extension to the deadline to March 17 <sup>th</sup>
<a href="#">2021/38736</a>	Land off Sutch Lane, WA13	Retrospective consent for temporary change of use of land for siting of a storage container	No documents could be viewed on the portal. Committee requests an extension to the deadline to March 17 <sup>th</sup>
<a href="#">2021/38701</a>	9 Birchfield Road, WA13 9HL	Ground Floor Rear Extension and Rear Dormer.	No objections

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
--------------------	---------	----------	---------------------------

# LYMM PARISH COUNCIL

**Clerk to the Council:** Kerry Duffin  
**Telephone:** 07741 877870  
**Email:** [clerk@lymmparishcouncil.gov.uk](mailto:clerk@lymmparishcouncil.gov.uk)  
**Address:** The Village Hall, Pepper Street  
 Lymm WA13 0JB



<a href="#">2021/38693</a>	18 Grammar School Road, WA13 0BQ	Proposed variation of Condition 2 (Approved Plans) on previously approved application 2019/35915 (Dwellings)	No documents could be viewed on the portal.
<a href="#">2021/38576</a>	Cherry lane Barn, Cherry Lane, WA13 0UJ	Proposed Discharge of conditions 3 (Materials), 4 (Construction Method statement), 5 (External lighting) and 7 (Land contamination) on application <a href="#">2019/35352</a> (Full Planning - Proposed dwelling, detached garage, landscaping details and access)	No comments
<a href="#">2021/38600</a>	Co-Op Food Store, Unit 1 Heatley Mere, WA13 9UP	Proposed signage	No comments about the advertising the application relates to (on the property's walls)
<a href="#">2021/38597</a>	67 Mardale Crescent, WA13 9PJ	Proposed single storey rear extension	Insufficient information exists to be able to assess the application. Council requests further information and measurements
<a href="#">2021/38606</a>	124 Cherry Lane, WA13 0ST	Discharge of Condition 7 (Landscaping), Condition 8 (Japanese Knotweed) and Condition 15 (Gated Access) on previously approved application <a href="#">2018/32580</a>	No comments
<a href="#">2021/38624</a>	318 Higher Lane, WA13 0TP	Proposed single storey side extension and front porch.	No comments
<a href="#">2021/38628</a>	71 Whitbarrow Road, WA13 9AY	Proposed discharge of condition 5 (Pre-commencement-Characterisation & Remediation Strategy)	No comments
<a href="#">2021/38611</a>	Rivington Cottage, Higher Lane, WA13 0AR	Proposed Installation of a Podpoint electric charging point on the side wall of the house adjacent to the driveway.	No comments

# LYMM PARISH COUNCIL

**Clerk to the Council:** Kerry Duffin  
**Telephone:** 07741 877870  
**Email:** [clerk@lymmparishcouncil.gov.uk](mailto:clerk@lymmparishcouncil.gov.uk)  
**Address:** The Village Hall, Pepper Street  
Lymm WA13 0JB



<a href="#">2021/38694</a>	Ravenbank House, Pepper Street, WA13 0JT	Proposed side extension to form new garage.	No comments
<a href="#">2021/38695</a>	Land adjacent to 64 Crouchley Lane, WA13	Proposed Discharge of conditions 6 (RAMS statement), 7 (Ecological Enhancements) On application <a href="#">2020/38035</a> (Full planning - Conversion of dormer domestic stable block to a dwelling)	No comments
<a href="#">2021/38700</a>	2 Pepper Street, WA13 0JB	Application to discharge conditions 3 (Samples of roofing and facing materials) associated to <a href="#">2020/36743</a> and <a href="#">2019/36084</a>	No comments
<a href="#">2021/38637</a>	2 Thirlmere Drive, WA13 9PE	Proposed Change brick finish of the garage to rendered finish on application <a href="#">2020/37872</a> (Householder - Proposed Garage conversion including bay window)	No comments
<a href="#">2021/38636</a>	71 Whitbarrow Road, WA13 9AY	Proposed additional wall within the approved site to form demarcation of the plot into two residential units on application <a href="#">2017/31518</a> (Full Planning - Proposed new dwelling)	No comments

## 11. Updates from Clerk

Nikki Gallagher raised that the new portal will be live in the near future and that there is now a full team of permanent planning officers.

Clerk to circulate information for Councillors re: upcoming elections.

LYCA will be used by WBC for lateral flow tests.

## 12. Dates of next meeting

Tuesday 16<sup>th</sup> March 2021 at 6.30pm by Zoom.