

LYMM PARISH COUNCIL

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



**Minutes of the PLANNING COMMITTEE meeting of
LYMM PARISH COUNCIL
Held on Tuesday March 16th 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 were in attendance regarding 119 Higher Lane, application 2021/38769 with objections including overdevelopment of site, loss of residential amenity and the designs not being in keeping with surrounding properties.

5. 2019/35381 Pool Lane (Cllr Cooper)

Councillor Cooper presented a document to the Committee and asked it to reconsider its recent decision regarding the Pool Lane Farm application. In particular, Cllr Cooper stressed the importance of supporting a local business

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that had farmed in Lymm for several generations, had supported the village events such as May Queen and Lymm Festival for many years and that now needed the income from developing a small piece of land to ensure the future viability of the farm. The possibility of the farm becoming uneconomical to run without further investment and the possibility of the land being sold to a developer was also considered. The Committee expressed support for the Broadsmiths but was unwilling to depart from its core principle that there should be no development in the green belt. It was suggested that this piece of land would be eminently suitable for development for when the next Local Plan is finalised.

The applicants are advised to ask their developers to start discussions with the Planning Committee to consider alternatives to their application that would make another planning application more suitable.

6. 2019/34799 SIX:56 Parish Council Objection

Council considered the suggested response to the recent amendments to the application. **RESOLVED:** Cllr Martland to forward the final response to the Clerk for submission.

7. New Enforcement Cases Received

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM
21/08414	114 Booths Hill Court, Booths Hill Road, WA13 0EQ	Fence not being replaced and fence constructed instead of wall
21/08415	Lymm High School	Noise and light issue from 3g pitch
21/08426	32 Wychwood Avenue, WA13 0NE	Unauthorised outbuilding to rear of property
21/08427	Woodacre Farm House, 78 Warrington Road, WA13 9BT	Change of use to storage units to gym
21/08438	Caddicks Clematis Nursery	Raised land levels
21/08445	Ravenbank, Pepper Street, WA13 0JT	Fence not in accordance with approved plans
21/08464	2 Woodbine Road, WA13 9HT	Extensions and change of use to residential
21/08482	71 Statham Avenue, WA13 9NJ	Encroachment on TPT for planning application 2020/37476

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8. Enforcement Cases Closed

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM	REASON FOR CLOSURE
21/98415	Lymm High School	Noise and light issue from 3g pitch	Issue referred to a different department
20/08314	9 Baycliffe, WA13 0QF	Unauthorised outbuilding in rear garden of property	Permitted development
21/08426	32 Wychwood Avenue, WA13 0NE	Unauthorised outbuilding to rear of property	Permitted development

9. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2020/38408	54 Albany Road, WA13 9LW	<p>Amended plans have been received to the planning application.</p> <p>Amends include rendering of existing house.</p>	Council queried the number of parking spaces which will be available.

10. Update from Conservation Area Working Group

No updates were received regarding agenda items.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2021/38733	11a Burford Lane, WA13 0SG	Proposed Reinstatement of Existing Chimney Stack to Side Elevation (Represented to Committee due to lack of supporting documents at the last meeting)	No objections.
2021/38736	Land off Sutch Lane, WA13	Retrospective consent for temporary change of	Objections on the grounds of development on the greenbelt. The

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		use of land for siting of a storage container (Represented to Committee due to lack of supporting documents at the last meeting)	Council also queried the phrase 'temporary' – how temporary is 'temporary'? A deadline would need to be presented in order for a timeline to be approved.
2021/38796	82 Cherry Lane, WA13 0PD	Proposed single storey rear extension	No objections.
2021/38769	119 Higher Lane, WA13 0BU	Proposed construction of two new dwellings	Committee refers this application to DMC. Grounds for objection: Overdevelopment of the site – in some areas of the current plans, the boundary of the house is only 2 metres from the boundary of the plot. Loss of residential amenity to neighbouring properties. TPO – loss of trees and woodland areas.
2021/38857	2 Crouchley Hall Mews, Crouchley Lane, WA13 0BX	Proposed Single storey rear extension	No objections.
2021/38835	17 School Drive, WA13 9UR	Proposed 1st floor extension above side garage and front single storey extension	No objections however the Committee queried the number of parking spaces which will be available with the planned removal of the garage and the property becoming a 4 bed property.
2021/38832	18 Whitbarrow Road, WA13 9AF	Proposed two storey side extension.	No objections. Planning Committee actively supports this application which does not impose on the greenbelt and is

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			<p>planned purely on the curtilage of the property. A similar development has recently been approved at 21 Whitbarrow Road.</p> <p>If planning officers do NOT approve this application, then LPC would like this application to be referred to DMC.</p>
2021/38813	37 Canal Bank, WA13 9NR	Proposed single storey side Extension.	No objections.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2021/38597	67 Mardale Crescent, WA13 9PJ	Proposed single storey rear extension.	There is limited data with which to make a decision. The drawing is a sketch with no details of size or scale.
2021/38693	18 Grammar School Road, WA13 0BQ	Proposed variation of Condition 2 (Approved Plans) on previously approved application 2019/35915 (Dwellings)	No comments.
2021/38713	105 Bucklow Gardens, WA13 9RN	Demolition of existing conservatory and proposed single storey rear extension	No comments.
2021/38884	1a Warrington Road, WA13 9BE	Proposed demolition of existing conservatory and construction of single storey rear extension and rear dormer extension.	No comments.
2021/38823	4 Old Smithy Lane, WA13 ONP	Proposed Duo pitched roof over single storey rear to be amended to a single pitch lean to roof. From application 2020/38230 (Proposed first floor side extension, single storey rear extension and porch).	No comments.

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2021/38811	2 The Peppers, WA13 0JA	Proposed Oak [T1]: reduction of the southeastern crown by approx 2m. Remove major deadwood 3cm diameter and greater. Sycamore [T2] Reduce height by approx 3m.	No comments.
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13. Dates of next meeting

Tuesday 6th April 2021 at 6.30pm by Zoom.