

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 6th April 2021 at 6.30pm
by Zoom**

In attendance:

- * Cllr Griffiths
- * Cllr Johnstone
- * Cllr Gowland (arrived at 7.15pm)
- * 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 6.33pm.

2. Apologies for Absence

No apologies for absence were received.

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 public were in attendance.

5. Approval of Previous Meeting's Minutes

Amendments to the minutes were requested. Minutes to be tabled for approval at the next Committee meeting.

6. New Enforcement Cases Received

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ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM
21/08506	Cherry Nurseries House, Kay Lane, WA13 0TN	Fencing 2m adjacent to highway
21/08508	Cherry Nurseries House, Kay Lane, WA13 0TN	Fence over 1m under construction
21/08519	Yew Tree Farm, Crouchley Lane, WA13 0TH	Change of use of land to helicopter landing and taking off area

7. Enforcement Cases Closed

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM	REASON FOR CLOSURE
21/08508	Cherry Nurseries House, Kay Lane, WA13 0TN	Fence over 1m under construction	Accords with planning approval
21/08482	71 Statham Avenue, WA13 9NJ	Encroachment on TPT	No breach found
20/07940	The Church Green, Higher Lane, WA13 0AP	Change of use to pub beer garden incl works effecting TPO yew tree	Retrospective permission approved

8. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2021/38597	67 Mardale Crescent, WA13 9PJ	Proposed single storey rear extension. Lawful Development Certificate LPC could not comment as there was insufficient information on the planning documents. Planning Permission was granted on 22nd March 2021	No comments as decision already made.
2019/34799	Land to the west of J20 of the M6 and J9	Link to the documents relating to the planning application.	No further comments.

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	of the M56 and to the south of Grappenhall Lane / Cliff Lane (Six:56)	Environmental Impact Assessments warrington.gov.uk	
2020/38388	82 Burford Lane, WA13 0SJ	Amendments have been received: Amended red edge and elevation treatment	No further comments.
2021/38488	29 Whitbarrow Road, WA13 9AW	Amendments have been received: Amended plans to show revised design of extensions and alterations. New plan references 10b, 11b, 12a, 20a, 21a, 22a, 23a, 24a.	Lymm Parish Council would like to draw attention to the comments made in the neighbours email. This contains reasonable details which the Parish Council would like the Planning Officers to consider prior to making a decision. Overall, the Parish Council feels that the amendments are minor and do not change the Parish Council's previous decision where objections are held due to overdevelopment of the site.
2020/36691	30 Elm Tree Road, WA13 0NH	An appeal has been made to the Secretary of State against the decision of Warrington Borough Council to refuse to grant planning permission.	No comments.

9. Update from Conservation Area Working Group

The Environment Working Group made comments regarding application 2021/38999.

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

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PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2021/39029	Field House, Higher Lane, WA13 ORL	Proposed single storey side extension	No objections
2021/38967	Christmas House, The Avenue, WA13 OSU	Proposed First floor storey rear extension to form ensuite bathroom to master bedroom	Insufficient documents were on the portal. Parish Council requests a deadline of April 28 th in order for the application to be discussed at the next Planning Committee.
2021/38999	7 & 7A Church Road, WA13 OQG	Proposed change of use to House in Multiple Occupation (Use Class C4)	<p>Parish Council objects to the Planning Application. The Conservation Area Working Group commented that:</p> <p>This building is important in terms of giving a face to Lymm as it is what you see straight in front of you as you arrive from the south. It would be good therefore to work with the applicant to see whether Mr Braddock would be prepared to give a facelift to the building. As this is in a conservation area can we be more exigent?</p> <p>Points I would make are:</p> <p>The proposed windows look very odd. A style compatible with the age of the building is desirable and please no plastic.</p> <p>What will happen to the shop name board. Ideally it should come down but what horrors</p>

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			<p>will be hidden behind it? There must have been a new lintel at some stage I would think and how was that done?</p> <p>As far as I can see the entrance is being done on the cheap with the old shop window providing lighting down the passage. Is the plan to copy what is there or leave it as it is?</p> <p>ALL SPECIFICATION AND DESIGNS ARE TO BE CHECKED AND APPROVED BY THE LOCAL PLANNING AUTHORITY as stated on the plans is far too vague. They never have time to look. The specifications and designs should be approved before planning permission. I cannot understand what is being done with the little narrow door in the middle. On the fire regulations drawing it looks like it is an opening as far as I can see but on the ground floor plan it isn't whilst the front elevation still indicates that the door can be opened! These drawings look very hastily put together. It will be a cold bathroom as it stands!</p> <p>My opinion would be not to put the applicant off but to try and use this as an opportunity for something better. However the way the proposal has been made does not fill me with</p>
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			optimism. The Heritage Statement is just a load of padding with nothing specific about its relation to the road layout and its prominent aspect in that regard.
2021/39040	81 Highfield Road, WA13 ODT	Proposed Demolition of existing conservatory and new single storey extension	Insufficient documents were on the portal. Parish Council requests a deadline of April 28 th in order for the application to be discussed at the next Planning Committee.
2021/39019	6 Highfield Road, WA13 OEF	Proposed part single storey rear extension, two storey side extension and detached garden room	No objections
2021/39018	10 Richmond Drive, WA13 9HE	Proposed dormer roof extension to rear including raised ridge height and 3 Velux windows to front elevation. Resubmission of application 2020/38138	No objections
2021/39027	25 Lady Acre Close, WA13 OSN	Proposed demolition of existing conservatory and replace with single storey rear extension	No objections
2021/38830	10 Linden Close, WA13 9PH	Garage extension to side of house	No objections
2021/38931	54 Eagle Brow, WA13 0LZ	Alterations to rear elevation including enlarged raised deck	No objections
2021/38981	141 Higher Lane, WA13 0BU	Proposed demolition of existing porch and erection of single storey entrance porch on part of the front elevation. 3 new windows on the side elevation and replacement of all existing windows.	No objections

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2021/38984	14 Grammar School Road, WA13 0BQ	Demolition of existing dwelling house and the construction of new dwelling house with associated single storey double garage, landscaping and single driveway entrance.	No objections
2021/38942	28 Rose Bank, WA13 0JH	Proposed Single storey rear extension and Garage conversion, front extension with new roof including and open air porch	No objections
2021/38917	6 Statham Drive, WA13 9NW	Proposed first floor rear extension. roof alterations. replacement windows, doors and render.	No objections
2021/38926	49 Crouchley Lane, WA13 0AT	Proposed new front bay window, chimney and entrance porch.	No objections
2021/38927	Grooms Cottage, Dyers Lane, WA13 9QL	Proposed Two storey rear extension and single storey side extension - (Resubmission of approved application 2004/04104)	No objections

11. 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.	No comments
2021/39049	78 Chaise Meadow, WA13 9UP	Replacement of existing garage door to front elevation with new window on previously approved application 2020/37921 (House Extension)	No comments

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2021/39037	27 Burford Lane, WA13 0SH	Proposed discharge of condition 4 (Noise) on previously approved application 2020/38020 (animal veterinary surgery)	No comments
2021/38982	12 Pool Lane, WA13 9BJ	Proposed single storey rear extension and single storey side extension	No comments
2021/38972	22 Statham Close, WA13 9NN	Proposed single storey rear extension with bi-folding doors and finished in facing brick to match existing.	No comments

12. Date of next meeting

Tuesday 27th April 2021 at 6.30pm by Zoom.