

# 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 27<sup>th</sup> April 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 meeting opened at 6.33pm and the Chairman welcomed all to the meeting.

**2. Apologies for Absence**

All Councillors were in attendance.

**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**

Three members of public were in attendance regarding applications 2021/39151 and 2021/39067 at the start of the meeting. One member of public joined the meeting partway through discussion of the planning applications without commenting.

**5. Approval of Previous Meeting's Minutes**

Minutes of the meetings on March 16<sup>th</sup> and April 6<sup>th</sup> 2021 were approved as accurate.

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## 6. New Enforcement Cases Received

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM
ENF/21/08528	10 Woodbine Road, WA13 9HT	Enclosure of land and additional extension
ENF/21/08538	Poplar Park, Cliff Lane, WA13 0TD	Breach of Condition - Operating Hours

## 7. Enforcement Cases Closed

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM	REASON FOR CLOSURE
ENF/20/07990	Poplar Park, Cliff Lane, WA13 0TD	Breach of Condition – Drainage Scheme	Accords with planning approval
ENF/21/08538	Poplar Park, Cliff Lane, WA13 0TD	Breach of Condition - Operating Hours	No breach found
ENF/20/08148	The Jolly Thresher, Higher Lane, WA13 ORN	Unauthorised extension of car park	Retrospective planning permission approved

## 8. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
<a href="#">2021/38942</a>	28 Rose Bank, WA13 OJH	<b>Amendments have been received</b>	No further comments.
<a href="#">2020/38368</a>	27 Oughtrington Crescent, WA13 9JD	<b>Amendments have been received</b> Amends include removal of proposed side windows and creation of hipped roof for ground floor and first floor rear extensions.	Lymm Parish Council refers this application to DMC on account of the lack of material changes to the application.

## 9. Update from Conservation Area Working Group

No update was made.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
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<a href="#">2021/38967</a>	Christmas House, The Avenue, WA13 OSU	Proposed First floor storey rear extension to form ensuite bathroom to master bedroom (carried forward from last meeting however at the time of the agenda being shared, there is still only 1 document available on the planning portal. WBC has been informed.)	No objections
<a href="#">2021/39040</a>	81 Highfield Road, WA13 ODT	Proposed Demolition of existing conservatory and new single storey extension (carried forward from last meeting)	No objections
<a href="#">2021/39004</a>	19 Booths Hill Road, WA13 ODJ	Proposed conversion of current B1 office space at the upper of 19 Booths Hill Road into 5 apartments.	The data available for the planning application was poor . there is no information about parking. Overall, Lymm Parish Council strongly objects to the development. The development is for 5 flats however the floor area detailed for each flat is <b>below</b> the recommended floor standard for living accommodation. Parish Council objects to sub-standard living accommodation such as this being given approval in Lymm which doesn't have the spatial constraints of an inner city. Parish Council requests a reduction in the number of flats and the production of improved data.
<a href="#">2021/39151</a>	Pool Farm, Pool Lane, WA13 9BW	Proposed erection of up to nine affordable residential dwellings including access with	No objections.

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		<p>all other matters reserved for subsequent applications (revised application to <a href="#">2019/35381</a>)</p>	<p>Lymm Parish Council recognises the issues pertaining to the local family business and its history in Lymm. Following previous objections from Planning Committee relating to flooding, Lymm Parish Council recognises the Flood Risk Assessment and the significant low risk of flooding in the area. It is therefore satisfied that there is a negligible risk of flooding on the development site.</p> <p>No traffic issues have been raised at previous applications and Planning Committee has no highways concerns. Access at the top of Pool Lane was discussed and agreements have been made with landowners to maintain hedges for sight lines.</p> <p>In terms of release of Green Belt, Parish Council approves the release of this area of Green Belt due to the new housing being designed as affordable, for local benefit and Parish Council recommends this land is approved for development, <b>subject to</b> a satisfactory planning application and scrutiny of the plans in the usual manner.</p>
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<a href="#">2021/39005</a>	12 Old Mill Close, WA13 9RW	Retrospective consent for the change of use of land from amenity to garden	No comments were made on this application.
<a href="#">2021/39114</a>	9 Fairfield Road, WA13 0JW	Proposed two storey side extension with front bay window, front porch extension and single storey rear extension.	No objections.
<a href="#">2021/39067</a>	18 Oughtrington Lane, WA13 0RD	Proposed Detached Single Storey Outbuilding at Rear of Dwelling.	Parish Council objects to the development due to overdevelopment of the site. The proposed garden store will encroach onto the Green Belt.
<a href="#">2021/39108</a>	15 Huntsfield Close, WA13 0SS	Proposed partial demolition to rear and new single storey rear extension.	No objections.
<a href="#">2021/39118</a>	72 Albany Road, WA13 9LW	Single storey side extension.	No objections.
<a href="#">2021/39124</a>	6 Dane Bank Road East, WA13 9DW	Demolition of existing side extension, proposed porch and two dormers to front, single storey side extension and one rear dormer hip to gable roof to existing outrigger of elevation.	No objections.
<a href="#">2021/39123</a>	23 Pepper Street, WA13 0JG	Proposed porch extension and change of porch roof design; installation of traditional dormer window into attic space on front elevation; creation of single off-road parking space.	No objections.
<a href="#">2021/39094</a>	20 Barsbank Lane, WA13 0ES	Proposed Two Storey wrap around extension.	No objections.
<a href="#">2021/39156</a>	87 Albany Road, WA13 9LR	Proposed changes to side and rear fencing to increase height and extend fence around driveway.	Parish Council objects to this planning application due to the loss of off-street parking.

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<a href="#">2021/39055</a>	32 Pepper Street, WA13 0JN	Proposed Two storey/ part single storey rear extension to form enlarged kitchen and bedrooms and internal alterations	No objections.
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## 11. Consider Other New Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
<a href="#">2021/38766</a>	18 Brookfield Road, WA13 0PZ	Beech - Over-mature tree causing significant H&S concern, due to significant deadwood and falling debris, for the residents of the care home. Request permission to carry out a 5m crown reduction (all-over) to suitable branch unions, achieving a balanced overall appearance.	No comments
<a href="#">2021/39110</a>	12 Old Mill Close, WA13 9RW	Proposed amendment to reduce the overall length of the extension by 0.5m on previously approved application <a href="#">2020/37411</a> (House extension)	No comments
<a href="#">2021/39132</a>	Oak Villa Farm, Stage Lane, WA13	Proposed variation of condition 2 (approved plans) on previously approved application <a href="#">2019/34407</a> (New Dwellings)	No comments
<a href="#">2021/39141</a>	63 Rose Bank, WA13 0JH	Proposed Single storey rear extension to replace conservatory and single storey flat roof side/rear extension	No comments
<a href="#">2021/39092</a>	11 Brookfield Road, WA13 0PX	Remedial pruning to 5 no. trees.	No comments

## 12. Date of next meeting

Tuesday 18<sup>th</sup> May 2021 at 6.30pm. The format of the meeting is to be confirmed.