

# 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 18<sup>th</sup> May 2021 at 6.30pm in Lymm Village Hall**

In attendance:

- \* Cllr Martland (Chair)
- \* Cllr Gowland
- \* Cllr Johnstone
- \* Cllr Kirkham
- \* Cllr Towndrow
  
- \* Denotes attendance

Also in attendance: Kerry Duffin, Clerk to the Council

**1. Welcome and Introductions**

The meeting opened at 6.35pm 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**

Six members of public were in attendance regarding application 2021/39216 on Rushgreen Road and, as yet, an unsubmitted planning application on Burford Lane. Residents are objecting to the Rushgreen Road application on the grounds of loss of light, residential amenity and privacy. The Burford Lane development is on a site that has previously has two applications refused. The owner is planning to build an eco-house for his family and will submit full plans to the Borough Council. Parish Council raised the issue of greenbelt with the developer.

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

Minutes of the meeting on April 27<sup>th</sup> 2021 were approved as accurate.

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## 6. New Enforcement Cases Received

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM
ENF/21/08558	The Church Green, Higher Lane, WA13 0AP	Wooden structure built in rear, possible outdoor kitchen
ENF/21/08576	1 New Road, WA13 9DX	Damage to TPO 34
ENF/21/08587	3 Churchwood Road, WA13 OPU	Unauthorised C of U of land to rear of property to residential use
ENF/21/08592	10-22 Dingle Bank Close, WA13 0QR	Use of ground floor as furniture repair business
ENF/21/08607	Street Record, Lakeside Road, WA13	Clearance of vegetation breach of 106
ENF/21/08608	9-12 Bridge Meadow, WA13 9GH	Breach of condition – tree removal works

## 7. Enforcement Cases Closed

ENFORCEMENT REFERENCE	ADDRESS	ALLEGED PROBLEM	REASON FOR CLOSURE
ENF/19/07500	22 The Cross, WA13 0HU	Wall demolished between car park and property in a conservation area	Breach rectified.
ENF/21/08506	Cherry Nurseries House, Kay Lane, WA13 0TN	Fencing 2m adjacent highway	No breach found.

## 8. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
<a href="#">2020/37158</a>	14a The Cross	<p><b>An appeal has been made to the Secretary of State against the decision of WBC to refuse to grant planning permission.</b></p> <p>Further representations must be made by 3<sup>rd</sup> June 2021.</p>	No further comments. Previous comments from the Parish will be part of the appeal process.

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		<p>LPC comments from the original application:</p> <p><i>The Parish Council requested opening times at the first application stage, stating the opening hours were a factor in planning approval. In line with another local take away business which has recently been granted planning with conditions, Renee’s Plaice, 2019/34192, that the same conditions be applied: “The ground floor (A5) use hereby permitted shall not be open to customers except between the hours of 11am to 8pm Monday to Thursday, 11am to 8.30pm on Fridays and Saturdays and no opening on Sundays or Bank Holidays except for special events which shall be limited to a maximum of six special events per annum and for which 11am to 8pm opening hours shall apply. Reason: In the interests of amenity and to comply with Policy QE6 of the Warrington Core Strategy, Warrington SPD: Environmental Protection and Warrington SPD: Design and Construction.” Prior to the ground floor A5 use first being open to the public, a strategy for managing customer waste shall be submitted to and approved in writing by the</i></p>	
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		<p><i>Local Planning Authority. The agreed strategy shall thereafter be implemented. Reason: In the interests of the general amenities of the area having regard to Policies QE6 and QE8 of the Warrington Core Strategy.</i></p> <p><i>The premises are located in a residential area. Several objections have been made by local residents for whom the quality of life would diminish should the extended hours be approved.</i></p>	
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## 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
<a href="#">2021/39334</a>	2 Ash Road, WA13 0EY	Proposed new porch to front elevation. Single storey rear extension and erection of a new outbuilding (garage and garden room) replacing the existing garage and shed.	<p>No objections were raised however Parish Council would like a condition of planning approval to be that the room cannot be converted to residential use in the future.</p> <p>No objections were on the portal at the time of the meeting.</p>
<a href="#">2021/39317</a>	121 Higher Lane, WA13 0BU	Proposed garden room.	No objections.

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<a href="#">2021/39269</a>	11 The Greenacres, WA13 9NT	Single storey rear extension.	No objections.
<a href="#">2021/39300</a>	67 Mardale Crescent, WA13 9PJ	Proposed single storey rear extension with balcony above.	No objections however the Parish Council urges the case officer to consider neighbours comments including a loss of privacy.
<a href="#">2021/39254</a>	Wet Gate Lane Barn, Wet Gate Lane, WA13 9SN	Single storey side extension.	No objections however Parish Council accepts that this development requires consideration by the case officer regarding the greenbelt and the agricultural tenancy of the proposed development.
<a href="#">2021/39264</a>	104 Sandy Lane, WA13 9HR	Proposed demolition of existing rear garage, first floor extension, single and two storey rear extension.	No objections however on street parking is a major issue in this part of Lymm so adequate off street parking requirements must be delivered.
<a href="#">2021/39279</a>	Existing Grass Verge, Located off Cliff Lane, A50, WA13 OSP	Proposed installation of a 20m high telecommunications monopole with wraparound base cabinet, 3 additional equipment cabinets and associated ancillary works.	No objections. Given there are no objections from residents, Council looks forward to an improved phone signal in the village.
<a href="#">2021/39280</a>	45 Whitbarrow Road, WA13 9AW	Proposed infill two storey side and front extension and 1 <sup>st</sup> floor side and rear extension above existing single storey element	No objections.
<a href="#">2021/39268</a>	137 Higher Lane, WA13 0BU	Proposed detached dwelling with associated works to land adjoining 137 Higher Lane	No objections with comments.  Three parking spaces for each individual house need to be detailed in the plans for when the properties are sold, rather than the shared space

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			<p>arrangement that is currently detailed on the documents.</p> <p>Mention is made of a Tree Survey but no such document was on the portal. Council therefore requests a Tree Survey is completed and circulated prior to approval.</p>
<a href="#">2021/39216</a>	209 Rushgreen Road, WA13 9QY	Single storey side extension and two storey rear extension	<p>The plans for this application do not sufficiently demonstrate the impact of the proposed development on the neighbours due to the dog-legging of the properties.</p> <p>Parish Council defers this application to DMC on the grounds of loss of residential amenity, overshadowing, loss of light and the lack of sufficient car parking spaces on the property. Off street parking is risky at this address due to the volume of traffic on Rushgreen Road.</p>

## 11. Consider Other New Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
<a href="#">2021/39329</a>	25 Churchwood View, WA13 0PU	Remedial pruning to 4 no. Trees and felling of 2 no. Trees	No comments.
<a href="#">2021/39233</a>	Cherry Nurseries Barn, Kay Lane, WA13 0TN	Proposed Discharge of Condition 4 (Contaminated Land Characterisation and Remediation	No documents were available on the portal. Council requests an

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		strategy) On application <a href="#">2018/33905</a> (New Dwelling)	extension and the relevant documents to be made available.
<a href="#">2021/39275</a>	Cherry Nurseries Barn, Kay Lane, WA13 0TN	Proposed Discharge of condition 3 (Materials) On application <a href="#">2018/33905</a> (New dwelling and detached plant room)	No comments.
<a href="#">2021/39320</a>	Cherry Nurseries Barn, Kay Lane, WA13 0TN	Minor material amendments to the approved drawings associated to <a href="#">2018/33905</a> (New dwelling and detached plant room)	No documents were available on the portal. Council requests an extension and the relevant documents to be made available.
<a href="#">2021/39330</a>	19 Eagle Brow, WA13 0PY	Remedial pruning to 2 no. Trees and felling of 1 no. Tree	No comments.
<a href="#">2021/39348</a>	3 Hill Top Road, WA13 0EA	Proposed removal of cloakroom / shower to ground floor - retaining existing under stairs wc enlarged with new staircase. Resulting in omission of cloakroom shower window to side elevation, Re-working of internal layout to Utility / snug and removal of flag frame window to side elevation door, move side door 450mm to rear and add obscure glazed window to first floor en-suite to side elevation to previously approved application <a href="#">2019/34570</a> (House Extension)	No comments.
<a href="#">2021/39346</a>	1 Ravenbank Mews, Pepper Street, WA13 0GJ	Proposed variation of condition 4 (Boundary treatment & plans), Condition 5 (Storage & refuse amendments) and Condition 12 (Highways and off site works and access) to allow for the boundary treatment to be altered to legal boundary on previously approved	Council requests an extension to June 9 <sup>th</sup> due to a lack of available documents on the portal.

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		application <a href="#">2020/36741</a> (Two new dwellings)	
<a href="#">2021/39316</a>	18a Higher Lane, WA13 0AZ	T10 - Proposed Fell of tree	No comments.
<a href="#">2021/39257</a>	19 Church Road, WA13 0QG	Proposed replacement of wall with railing and changes to driveway.	No comments.

## 12. Date of next meeting

Tuesday 8<sup>th</sup> June 2021 at 6pm at the Village Hall.