

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 8th June 2021 at 6pm 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

13. Welcome and Introductions

The meeting opened at 6.06pm and the Chairman welcomed all to the meeting.

14. Apologies for Absence

Councillors Gowland and Kirkham sent apologies.

15. 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.

16. Public Participation

Three members of public were in attendance regarding retrospective planning application 2021/39404 on Churchwood View and the second regarding The Star Inn and the development behind the building. As an Asset of Community Value there is concern about the protection of the pub during the development.

17. Approval of Previous Meeting's Minutes

Minutes of the meeting on May 18th 2021 were approved as accurate.

18. 2021/39151 – Pool Farm Planning Application

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



Council considered the request from the applicants to ‘call-in’ the application to DMC. Following a discussion, Parish Council resolved to remain with their original decision and will await Warrington Borough Council officer decision at this stage. The planning application to follow will feature the detail with which a ‘call-in’ may be decided by the Parish Council.

19. Star Lane – pre-application notification

Documents and plans were circulated to Councillors in advance of the meeting for a development of 9 detached, 4 bedroom properties behind The Star Inn on Star Lane. Council was positive about the development however raised concerns about the highway and road access, accessing Star Lane safely from the development. In addition, Council requests that the hedgerow and boundaries between the allotments and the development is retained and that the development is sympathetic to The Star Inn.

20. Enforcement Cases

No new cases were received or closed.

21. 2021/39151 Pool Lane Farm Planning Application

22. Star Lane development – pre planning application documents

23. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2021/38999	7 & 7A Church Road, WA13 0QG	<p>Amended plans have been received:</p> <p>Amended Plans and Heritage Statement</p> <p>Previous Parish Council comments:</p> <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</p>	<p>Parish Council would like to add to the original objections. Firstly, the measurements of two rooms is below the recommended size. Secondly, Council would like the comments of a neighbour to be considered regarding</p>

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



		<p>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 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.</p> <p>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</p>	<p>the rights of access at the rear of the property.</p>
--	--	---	--

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



		<p>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 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.</p>	
--	--	--	--

24. Update from Conservation Area Working Group

No update was made.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2021/39430	3 Jubilee Grove, WA13 9LG	Proposed single storey rear extension to extend beyond the rear wall by 4m, height of 3.5m and height of the eaves to be 3.0m	No objections
2021/39476	8 Eagle Brow, WA13 0LJ	Partial change of use (ground floor only including rear yard space) from existing beauty salon (Sui Generis) to a champagne bar (A4 use).	Objections regarding the opening hours being too long. Parish Council requests that the hours are brought in line with other establishments in Lymm. Secondly, Parish Council wishes to make the Borough Council aware of the comment regarding specialist drinking venues in the village. Lymm already has a

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



			specialist gin bar and a wine bar, so this addition does not as the application implies, bring a level of focus that the pubs do not. Thirdly, Parish Council requests further information is sought regarding the courtyard area. Bins are currently stored in this area and it is not clear what provision is now made for these. ,Is the narrow alley access the fire safety route? Finally, with the WC facilities being located upstairs, Parish Council queries the accessibility of this proposal and whether the suggested facilities are sufficient.
2021/39518	The Church Green, Higher Lane, WA13 0AP	Retention of structure to shelter pizza oven.	No objections however Parish noted that this is the third retrospective planning application made by The Church Green in recent months.
2021/39482	12 Pool Lane, WA13 9BJ	Proposed single storey rear extension.	No objections
2021/39412	7 Orchard Road, WA13 9HH	Proposed single storey rear extension.	No objections
2021/39413	5 Orchard Road, WA13 9HH	Proposed single storey rear extension.	No objections
2021/39368	10 Bridge Close, WA13 9JE	Proposed two storey rear extension, garage conversion, new roofing to existing flat roof area over garage and internal alterations	No objections
2021/39404	3 Churchwood View, WA13 0PU	Retrospective planning application for erection of a retaining wall	No objections however Council would like to make the Borough Council aware that this proposed development is on an area of woodland covered by many TPOs.

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



2021/39405	Cherry Nurseries Barn, Kay Lane, WA13 0TN	Proposed erection of ground mounted photovoltaic solar panels for a detached dwelling approved under 2018/33905	No objections
2021/39231	19 St Peter's Close, WA13 9QB	Demolition of existing garage, proposed two storey and single storey side extension.	Objections on the grounds of the removal of the garage and the addition of a fourth bedroom will require an additional parking spaces, also noted by Highways. In addition, there were no internal drawings on the planning documents.
2021/39375	226 Cherry Lane, WA13 0SZ	Proposed additional storey to existing bungalow	No objections however Parish would like the neighbours comments regarding the boundary to be considered.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2021/39233	Cherry Nurseries Barn, Kay Lane, WA13 0TN	Proposed Discharge of Condition 4 (Contaminated Land Characterisation and Remediation strategy) On application 2018/33905 (New Dwelling)	No comments
2021/39320	Cherry Nurseries Barn, Kay Lane, WA13 0TN	Minor material amendments to the approved drawings associated to 2018/33905 (New dwelling and detached plant room)	No comments
2021/39346	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	The Parish Council notes that neighbours continue to object to the variation of the conditions on the boundary and the

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



		application 2020/36741 (Two new dwellings).	adverse impact that the development would have on the street scene.
2021/39490	42 Cedarfield Road, WA13 9HN	Proposed works to trees.	No comments
2021/39421	22 Statham Close, WA13 9NN	Single storey rear extension.	No comments
2021/39455	4 David Road, WA13 0EW	Proposed loft conversion including dormer to rear elevation.	Council raises the issue of sufficient parking spaces for the development and the addition of an extra bedroom.
2021/39468	49 Crouchley Lane, WA13 0AT	Proposed detached garage and games room.	Parish notes that the development is in the greenbelt.
2021/39446	3 Brookfield Close, WA13 0QN	Proposed amendments to previously approved application 2019/36270 (House extension)	No comments
2021/39408	2 Dane Bank Road, WA13 9DH	Proposed single storey rear extension and internal modifications.	No comments
2021/39420	Land at Tanyard Farm, Rushgreen Road, WA13 9PR	Proposed discharge of Condition 4 (Access), Condition 7 (Method statement for protection of Bridgewater Canal), Condition 10 (Method statement for Himalayan Balsam) and Condition 19 (Play Area) on planning permission 2017/31816 (appeal ref: APP/M0655/W/18/3200416).	No comments
2021/39395	Land at Tanyard Farm, Rushgreen Road, WA13 9PR	Proposed addition of a refuse storage facility serving plots 30-37 located between plots 32 and 34 on previously approved appeal application 2017/31816 , appeal reference	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



		APP/M0655/W/18/3200416 (Residential Development)	
--	--	--	--

27. Date of next meeting

Tuesday 29th June 2021 at 6pm in the Village Hall.