

# 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 20<sup>th</sup> July 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

#### **42. Welcome and Introductions**

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

#### **43. Apologies for Absence**

Apologies were received from Cllrs Kirkham and Towndrow.

#### **44. 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.

#### **45. Public Participation**

One member of the public was present regarding item 7, pre-planning advice and was received at this time.

#### **46. St Peter's Church hall pre-planning**

Councillors discussed the plans with the attendee regarding renewable energy, community involvement, cycle storage and tree removal and is supportive of the application recommending that:

1. Consult with Richard Pearce / Low Carbon Lymm regarding renewable energy
2. Ensure the application is sympathetic to the trees and biodiversity on site

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3. Design considers energy efficiency.

## 47. Approval of Previous Meeting's Minutes

Minutes of the meeting on June 29<sup>th</sup> 2021 were discussed and approved as accurate.

## 48. Enforcement Cases

No update was received.

## 49. Conservation Area Update

Comments will be requested especially regarding application 2021/39686.

## 50. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
<a href="#">2021/39231</a>	19 St Peter's Close, WA13 9QB	Demolition of existing garage, proposed two storey and single storey side extension.  <b>Amendments have been received.</b>  Proposed plans are now appearing online.	Parish Council still sees no resolution of the parking issues. As this is a cul-de-sac and a turning area, this solution is important.
<a href="#">2021/38926</a>	49 Crouchley Lane, WA13 0AT	An appeal has been made to the Secretary of State against the decision of Warrington Borough Council.  LPC had no objections.	Parish Council notes and supports the Borough Council officer decisions of refusal based on development in the greenbelt.
<a href="#">2020/37062</a>	Lymm Truckwash	<b>An appeal has been made to the Secretary of State against the decision of Warrington Borough Council.</b>  Notice of 'called in' application by way of written representations.  LPC former objections –	All former objections still stand. In addition, the site is in the greenbelt. In addition, Parish Council feels the ecological survey is now redundant as the

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		<p>Construction of an HGV bunkering site including the installation of a fuel storage tank with dispensers and acoustic barrier. The construction of an HGV queueing area and the retention of x 2-storey office building for use by Lymm Truck Wash.</p> <p>Objections on the grounds of:</p> <p>Noise pollution – the nearby residents will suffer further noise due to the increase of traffic and running engines</p> <p>Air quality – the increase in traffic (including queuing) will cause an increase to the air pollution around the site</p> <p>Additional vehicular space needed will remove even more of the greenbelt (which was in a good state before recent removal of much of the greenery)</p> <p>Queuing of traffic will cause significant obstructions to the A50 including access to/from the fire station where clear access will be required for emergency vehicles</p> <p>The 24 hour a day, 365 day a year proposed facility will be unmanned – a significant hazard in itself considering the nature of the facility</p> <p>Lymm Parish Council objects strongly and recommends refusal of this application.</p>	<p>report was written <b>after</b> the land had already been worked on.</p>
<a href="#">2021/39124</a>	6 Dane Bank Road East, WA13 9DW	<b>Amendments have been received.</b>	No further comments.

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		Amended description to include rear box dormer.	
		LPC original comments – No objections.	

**51. Update from Conservation Area Working Group**  
 No applications were raised.

**52. Consider New Full Planning Applications. It was RESOLVED that:**

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2021/39033</a>	40 Massey Brook Road, WA13 0PN	Proposed single store extension replacing rear conservatory and single storey side extension.	No objections
<a href="#">2021/39625</a>	60 Star Lane and land to the rear, WA13 9LN	Demolition of existing buildings and the proposed erection of 9 dwellings with associated landscaping and access.	<p>No objections with comments.</p> <p>Parish Council finds this a reasonable development and supports the principle of this application <b>however</b> wants to raise comments which are in line with comments made by residents.</p> <p>Parish Council has concerns regarding the loss of hedgerow boundaries. The arboriculture report states that the hedgerow has a further lifespan of 25 years. Parish requests that this boundary is preserved throughout development.</p> <p>Plans show trees are to be planted at the entrance. These will have a negative effect on</p>

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			<p>visibility and therefore safety when entering and leaving the site. Parish Council therefore questions the tree planting schedule.</p> <p>36 cycle parking spaces are mentioned on the layout but there is no detail of these on the design. Where are these cycle parking spaces located?</p> <p>Council wants to ensure that all properties are provided with an electric charging point in line with new builds.</p> <p>In addition, The Star Inn on the edge of the development site is an asset of community value.</p>
<a href="#">2021/39588</a>	26 Higher Lane, WA13 0AZ	Part single, part double front and rear extension.	No objections
<a href="#">2021/39640</a>	1 Brooklyn Drive, WA13 9DN	Dormer extension to side, single storey extension to side and rear to replace garage.	<p>No objections with comments.</p> <p>With the loss of the garage and addition of a bedroom, sufficient off-street parking is not evident on the plans.</p>
<a href="#">2021/39598</a>	14 Orchard Avenue, WA13 9JX	Proposed first floor extension.	No objections.
<a href="#">2021/39680</a>	Oak Cottage, Stage Lane, WA13 9JP	Demolition of existing storage building and construction of 1 dwelling.	<p>Objections on the grounds of:</p> <p>Inappropriate development in the greenbelt. The design is inappropriate and is not in keeping with the area.</p>

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<a href="#">2021/39686</a>	31 The Cross, WA13 0HR	Replacement shop front to restaurant (including amendments).	No objections but comments.  Following the heritage statement, integration of the design of the window into the conservation area is imperative. The Conservation Officers research and comments are supported by the Parish Council, with the Parish requesting that the design reflects the heritage of the village. Parish also requests the signage design detail (including awning) is included in the application prior to approval.
<a href="#">2021/39737</a>	20 Old Smithy Lane, WA13 ONP	Demolition of existing conservatory, proposed single story rear extension, front extension of existing porch, and large parking area and change from flat roof to pitch roof over existing attached garaging to side and front.	No objections.
<a href="#">2021/39711</a>	4 Adey Road, WA13 9QX	Demolition of existing conservatory and proposed two storey rear extension.	No objections but the Parish Council would like the applicants to consider the energy efficiency of the large windows in the development. No public objections were on the portal at the time of the meeting.
<a href="#">2021/39715</a>	72 Higher Lane, WA13 0BG	Removal of existing conservatory and replacement with single storey orangery.	No objections.
<a href="#">2021/39688</a>	33 Orchard Avenue, WA13 0JX	Part single, part two storey extension and two storey side extension.	Objections on the grounds of overdevelopment of site. In addition, a 3 bedroom dwelling

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			becoming a 4 bedroom dwelling requires 3 parking spaces and with the loss of the garage, sufficient off street parking is not evident on the plans. No public objections were on the portal at the time of the meeting.
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**53. Consider Other New Planning Applications. It was RESOLVED that:**

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
<a href="#">2021/39699</a>	5 Statham Drive, WA13 9NW	Proposed single storey rear extension and garage conversion.	Parish Council queries the number of off-street parking spaces for the addition of a bedroom and the removal of the garage.

**54. Date of next meeting**

Tuesday 10<sup>th</sup> August 2021 at 6pm in the Village Hall.

Cllr Gowland sends apologies in advance of the meeting.