

# 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 10<sup>th</sup> August 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

## **55. Welcome and Introductions**

The meeting opened at 6pm and the Chairman welcomed all to the meeting.

## **56. Apologies for Absence**

Apologies were received from Cllr Gowland.

## **57. 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.

## **58. Public Participation**

No members of the public were present.

## **59. Approval of Previous Meeting's Minutes**

Minutes of the meeting on 20<sup>th</sup> July 2021 were discussed and approved. A minor correction is to be made regarding the Truckwash and the environment survey which took place after land had already been worked on.

## **60. Enforcement Cases**

No update was received.

## **61. Conservation Area Update**

Comments pending.

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## 62. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
<a href="#">2021/38999</a>	7 & 7A Church Road, WA13 0QG	<b>Notification of DMC Meeting</b>  ** The application was approved at DMC.	No further comments about the application. HMOs were discussed. Also, due to the community concerns about the lack of information in the public domain, it was agreed that the Clerk will share website content and agendas on social media for each meeting.

## 63. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2021/39823</a>	St Peter's Church Hall, Stage Lane, WA13 9JB	Demolition of Existing buildings and proposed new church hall (use class D1), construction of new vehicular access and separate pedestrian access, car parking and associated works	No objections however the Committee noted residents' comments regarding the boundary. Parish added that the application is well planned, sympathetically designed and, once completed, will be a local asset. Parish Council supports the application.  Previous comments were made regarding renewable energy, community involvement, cycle storage and tree removal advising that the applicants: <ol style="list-style-type: none"> <li>1. Consult with Richard Pearce / Low Carbon Lymm regarding renewable energy</li> <li>2. Ensure the application is sympathetic to the trees and biodiversity on site</li> </ol>

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			3. Design considers energy efficiency.
<a href="#">2021/39761</a>	Lymm Services, Cliff Lane, WA13 0SP	Proposed reconfiguration of part of the existing service area car park to facilitate the erection of a single storey building for mixed restaurant and hot food takeaway use, incorporating a 'drive-thru' facility.	No objections however Parish Council notes that the area is in greenbelt and the development will see the loss of a substantial number of parking spaces and landscaped, green area. Council has concerns about the remaining number of parking spaces especially at peak times. In addition, Parish Council requests the sufficient provision of bins and litter picking provision in and around the services as well as supporting the local volunteer litter picking initiatives.
<a href="#">2021/39739</a>	5 Crossfield Avenue, WA13 0JL	Partial demolition of an existing rear extension, proposed new single storey rear extension and garage conversion.	No objections
<a href="#">2021/39720</a>	7 Birchbrook Road, WA13 9RZ	Outline planning for demolition of commercial and residential buildings and construction of 5 new residential dwellings and associated infrastructure (access considered). All other matters reserved for subsequent applications.	Objections. This is inappropriate development in the greenbelt. Parish Council questions how much of the land is genuine brownfield site and whether the flood risk is sufficient reason to move the buildings. Which of the buildings/permanent structures are being considered for replacement? Which are proven commercial versus agricultural? The Parish Council disagrees with the answers in section 11 of the application. The land has a Level 3 flood risk and has recently flooded in the area – lastly during Storm Christoph in January 2021. This has caused several properties to have been flooded, some for the second time in 18 months. Parish Council believes that

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			<p>the flood risk remains high to the surrounding area despite moving the buildings.</p> <p>The Environment Agency, Warrington Borough Council and United Utilities are currently conducting research into flooding issues in the area.</p> <p>Parish questions what is considered gardens v's pastureland, as gardens are not a given in greenbelt.</p> <p>In addition, previous objections stated that the proposed development 2019/35895 was "inappropriate", the whole site is not considered PDL and has had "no special circumstances" put forward.</p> <p>Parish Council also notes the report from a Warrington Borough Council officer raising concerns about generation of gases and the potential of this being contaminated land. Committee urges a positive outcome to this issue.</p>
<a href="#">2021/39795</a>	8 Hartley Close, WA13 0JJ	Proposed first floor rear dormer extension.	No objections however the Committee noted residents' comments regarding the boundary.
<a href="#">2021/39786</a>	15 New Road, WA13 9DX	Retrospective single storey rear extension.	No objections however this property is in the conservation area so the conservation officer's comments would be welcomed.
<a href="#">2021/39781</a>	The Grange, Booths Lane, WA13 0PF	Conversion of an existing ancillary workshop to a lounge.	No objections

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<a href="#">2021/39438</a>	Keate House, Brookfield Road, WA13 OQL	Proposed two storey extension to the rear.	<p>Objections. Parish Council questions the design of the development which is not in keeping with the surrounding area. In addition, the scale and massing of the property is of concern to the Committee. Parish also queries the amount of parking for the additional visitors which would occur for the scale of the proposed development. Parking is already a significant issue in this area of Lymm. The heritage statement that is part of the application is 3 years old and needs updating. Parish also questions whether the neighbours have been consulted, as well as the fire safety implications of such an extensive development.</p>
<a href="#">2021/39870</a>	Higher Oak Farm, Higher Lane, WA13 ORG	Permanent agricultural worker dwelling.	<p>Objections</p> <p>Parish Council sees this as creeping development. It is inappropriate and excessive development on the greenbelt which the Parish Council objects to. Any future residential development on this site should be temporary due to the uncertainty/ viability of the business going forwards. Wharfe’s Planning Policy Statement clearly identifies the need for “a farm manager” not a family to be based on site.</p> <p>The current temporary accommodation is sufficient for 3 workers, with 3 bedrooms with an office, kitchen/lounge, dining area. This is on a parr with the Willow Pool static</p>

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			<p>homes development on Burford Lane, each unit costing circa £350k.</p> <p>Wharfe’s Planning Policy Statement refers to the NPPF special circumstances due to the ‘rural’ nature of the area. Parish Council queries the ‘rural’ element of the application. With 11k residents and 5k homes, does this classify as ‘rural’?</p> <p>The design is not in keeping with the area and lack of dimensions and materials on the plans make it difficult to evaluate on these grounds.</p> <p>Parish would also like to query the success of the public notification.</p> <p>In addition, 7 of the 9 appeals that are noted are in extremely remote locations. Lymm is not remote. The Appeal 2 and 9 need close consideration of what was requested and their special circumstances for approval.</p>
<a href="#">2021/39876</a>	22, Lakeside Road, WA13 OQE	Proposed single storey front extension and new entrance gates and gate posts	No documents available on the portal. Parish Council requests an extension to September 2 <sup>nd</sup> 2021.
<a href="#">2021/39888</a>	Cherry Nurseries Barn, Kay Lane, WA13 OTN	Proposed new dwelling (Resubmission of application <a href="#">2018/33905</a> )	No objections however Parish Council comments that due to the design change from the previous application, the development now appears to have 3 storeys. Council requests additional floorplans for the extra floor which raises fire safety issues. The ecology

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		report suggests further enhancements which the Parish Council fully supports.
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## 64. Consider Other New Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
<a href="#">2021/39759</a>	226 Cherry Lane, WA13 0SZ	Proposed discharge of condition 2 (Construction Management) on previously approved application <a href="#">2021/39375</a> (House extension)	Council is not satisfied and queries the ability to discharge this condition. Where will residents park whilst construction vehicles are on site? Due to the position of the property, on street parking would pose safety issues for other road users.
<a href="#">2021/39762</a>	Lymm Services, Cliff Lane, WA13 0SP	For various internally illuminated fascia signs. 1 light box sign., 3 non illuminated freestanding signs.	No comments
<a href="#">2021/39757</a>	Badgers Drift, Oughtrington Lane, WA13 0QY	Proposed Felling of x1 tree	No comments
<a href="#">2021/39776</a>	3 Baycliffe, WA13 0QF	x1 Remedial pruning	No comments
<a href="#">2021/39801</a>	226 Cherry Lane, WA13 0SX	Proposed single storey side extension	Council queries this application on the back of application <a href="#">2021/39375</a> in June 2021 for a full floor extension. Parish Council urges that both applications are considered jointly.
<a href="#">2021/39802</a>	42 Eagle Brow, WA13 0LZ	Proposed Remedial Pruning works to 4 no. trees	No comments
<a href="#">2021/39797</a>	2a Maltmans Road, WA13 0QP	Proposed Felling of 5 no. Trees.	Parish Council queries the felling of 5 trees and requests the Tree Officer's comments.

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<a href="#">2021/39807</a>	9a Whitbarrow Road, WA13 9AG	X1 fell	No comments
<a href="#">2021/39567</a>	Willowpool Nurseries and Garden Centre, Burford Lane, WA13 0SH	Proposed variation of conditions 2 (Approved Plans), Condition 19 (Park home cubic volume) and Condition 22 (Glazing) on application <a href="#">2015/26642</a> (Proposed construction of 14 Park Homes) to allow for a revised layout and the use of an alternative type of modular built form for the remaining plot yet to be delivered in site(plot 9).	No comments
<a href="#">2021/39806</a>	6 Albany Crescent, WA13 9LS	Proposed loft conversion and porch to side elevation.	No comments
<a href="#">2021/39871</a>	Lymm Baptist Church, Higher Lane, WA13 0AZ	Proposed free standing totem sign	Parish Council objects to this development. The proposed totem is out of character with the area and is considerably higher than the current advertising boards. Parish Council requests that the height of the proposal is brought in line with the current structure. Council also requests that as this in a Conservation Area, a heritage statement is developed for the application.
<a href="#">2021/39877</a>	8 Booths Hill Road, WA13 0DL	Proposed side extension to be reduced in size and amendment to roof over rear structure on previously approved	No comments

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		application <a href="#">2020/37474</a> (House Extension)	
<a href="#">2021/39831</a>	Boundary of 27b/29 Eagle Brow, WA13 0NA	Remedial pruning to 4 no. groups of trees	No comments

## 65. Date of next meeting

Tuesday 31<sup>st</sup> August 2021 at 6pm in the Village Hall.