

LYMM PARISH COUNCIL

Clerk to the Council: Kerry Duffin
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Address: The Village Hall, Pepper Street
Lymm WA13 0JB



**Minutes of the PLANNING COMMITTEE meeting of
LYMM PARISH COUNCIL held on Tuesday 21st September 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

77. Welcome and Introductions

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

78. Apologies for Absence

Apologies were received from Cllr Kirkham.

79. 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.

80. Public Participation

One member of the public was present to discuss application 2021/39216.

81. Approval of Previous Meeting's Minutes

Minutes of the meeting on 31st August 2021 were discussed and approved.

82. Enforcement Cases

No updates were received.

The Clerk raised this with Niki Gallagher at a meeting as well as the 21 day response period. Cllr Martland will speak to Niki Gallagher directly about these issues.

83. Conservation Area Update

No applications were in the Conservation Area.

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84. Consideration of correspondence regarding proposed upgrade to existing radio base station installation at ct1l_145490, Sow Brook, Brooklyn Drive, Lymm, WA13 9DN (NGR: E368216 N387879)

Parish Council appreciated being contacted in advance of a planning application being submitted. Council would like to question why the mast would not be suitable for 5G coverage. Parish Council also asks whether the mast is able to be used by alternative providers, therefore making better use of the resource and reducing other structures in the parish. This planned structure is taller and more obvious than the current mast. If the mast could be used by other telecoms providers, the additional intrusion could be offset by the increased use by the community.

85. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2021/39216	209 Rushgreen Road, WA13 9QY	Single Storey Side Extension & Two Storey Rear Extension **Full amended drawings**	<p>Objections.</p> <p>Parish Council continues to object to this application.</p> <p>Based on the revised plans, the Parish Council’s previous comments remain - that 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> <p>In addition to these comments, Parish Council adds that the proposal is out of character with the other properties in the short terrace, the property’s wall is too close to the neighbouring fence and the seasonal shadowing and loss of light has not been accounted for. Parish Council strongly recommends that the Case Officer</p>

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			<p>makes a site visit to fully appreciate the dog legging effect of the property and the issues raised above as the planning documents do not give sufficient context for a decision to be made.</p> <p>Parish Council also notes that there are several neighbouring objections on the portal.</p>
2021/39870	Higher Oak Farm, Higher Lane, WA13 ORG	Permanent agricultural worker dwelling **Additional supporting information and statement**	<p>The original objections still stand, being that 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 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>

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		<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> <p>In addition to the previous comments, the Parish Council reiterates that it fundamentally objects to this application as it is inappropriate development in the greenbelt and unnecessary for a permanent agricultural dwelling on this site. The business case on which the application relies has now changed. The delivery of eggs has now stopped post COVID. Parish Council questions whether this has been taken into consideration in the business case.</p> <p>Comments from neighbouring farmers report problems with their drainage since the developments on Higher Oak Farm which are only likely to be exacerbated with further development on the land.</p> <p>In addition, Parish Council strongly objects to the applicant's summation of the land being 'rural'. In terms of accommodation, the business case</p>
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			between renting and building are unconvincing. With many properties to rent in the locality, the cost of developing such a property far outweigh rental costs or those of providing temporary accommodation.
2021/39482	12 Pool Lane, WA13 9BJ	Proposed single-storey side and rear extension. **Amended description to reflect side/rear projection**	Parish Council requests that enforcement investigates this property as development appears to have already commenced. Considering the timescale from the date of application, the applicants have received a poor service from the Borough Council. Parish requests that a decision date is formally extended to allow the opportunity of appealing against a decision if necessary.
2021/38835	17 School Drive, WA13 9UR	Proposed 1st floor extension above side garage and front single storey extension **Amended block plan and location plan.**	The Parish Council's original comments still stand regarding the lack of sufficient off-road parking spaces. Only 2 off-street parking spaces are detailed on the plans however Warrington Borough Council recommends 3 for a property of this size.

86. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2021/39777	7 Barsbank Lane, WA13 0ER	Proposed single storey rear extension.	No objections.
2021/40144	6 Oaklands Drive, WA13 0NF	Proposed single storey rear extension to extend beyond the rear wall by 5.50m, height of 3.90m and height of the eaves to be 2.75m	Parish Council could not fully assess the application as there was insufficient information with which to make a decision. Parish Council requests that an extension is applied and that more detailed elevations are provided.
2021/40037	82 Higher Lane, WA13 0BG	Demolition of existing dwelling and replace with a new build 5-	No objections. Parish Council supports the environmental, energy efficient measures that are being included in

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		bedroom dwelling and associated works.	<p>this development and suggests that a car charging point is also added to the plans.</p> <p>Parish Council also notes the neighbours concerns regarding disruptions whilst the development takes place.</p>
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87. Consider Other New Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2021/39966	124 Cherry Lane, WA13 0ST	Proposed discharge of Condition 10 (Levels), Condition 13 (Remediation and Verification, Contamination and long term monitoring and maintenance) and Condition 14 (Car Parking and Turning areas) on previously approved application 2014/24977 (New Dwelling)	<p>Cllr Towndrow declared a pecuniary interest and left the meeting.</p> <p>Parish Council had no comments.</p>
2021/40055	56 Longbutt Lane, WA13 0QX	Demolition of existing conservatory and proposed single storey rear extension.	No comments.
2021/39938	25 Howard Avenue, WA13 9EH	Proposed change of materials on external dormer finish on application 2019/35765 (Householder. loft Conversion)	Council notes that the material for the exterior of the residence is available in 21 different colours and although the particular colour has not been stated, Council assumes the neighbours are satisfied.

88. Dates of next meetings – 12th October, 2nd November, 23rd November and 14th December 2021. January’s first meeting date to be agreed at the next meeting.

Meeting closed at 7pm.