

LYMM PARISH COUNCIL

Clerk to the Council: Kerry Duffin
Telephone: 07741 877870
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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 31st 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

66. Welcome and Introductions

CLlr Johnstone was elected as the Chairman. The meeting opened at 6pm and the Chairman welcomed all to the meeting.

67. Apologies for Absence

Apologies were received from Cllrs Martland and Gowland.

68. 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.

CLlr Towndrow declared a pecuniary interest in application 2021/39966.

69. Public Participation

No members of the public were present.

70. Approval of Previous Meeting's Minutes

Minutes of the meeting on 10th August 2021 were discussed and approved.

71. Enforcement Cases

No update was received.

72. Conservation Area Update

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Comments are included in the discussion of each application.

73. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE
2020/37838	21 Birchbrook Road, WA13 9SA	21 Birchbrook Road, WA13 9SA Proposed dropped kerb. **The application has been found to be invalid following initial registration. As such it cannot now be determined.**

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2021/39876	22, Lakeside Road, WA13 0QE	Proposed single storey front extension and new entrance gates and gate posts	No objections
2021/39882	41 Rushgreen Road, WA13 9PN	Proposed demolition of existing outbuilding; construction of a new dwelling; alterations to existing accesses; and associated development.	Objections. This land is within the greenbelt. The 2m high and 16m wide proposed wall impacts on the openness of the greenbelt. There are no dimensions to the building on the planning application, there is no landscaping plan and no details of materials to be used. Conversion of agricultural buildings does not include knocking the agricultural building down and using the footprint and massing of the former structure. Land in the greenbelt is not garden by default and as such the land being

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			<p>identified as 'garden' needs to be clarified according to NPPF.</p> <p>In addition, the visibility splays for both sites' access points were both granted in 2019/34209. The current drawings do not appear to comply with Manual for Streets requirements.</p> <p>Finally, previous approvals for the garage and store that were approved in 2019/35933 were to supplement the conversion of the barn and 2019/32391 as garage / storage for Holly House and combined, Council queries whether this should convert into approval for a new development in the greenbelt.</p>
2021/39918	1 Maltmans Road, WA13 0QP	Proposed Single Storey Attached Side Garage Extension, Creation of New 6000mm Access off No.1 Maltmans Road & Infill of the Existing Access.	No objections however the property is in the Conservation Area. Committee would like the materials to be considered and ensure that work is in keeping with the rest of the area.
2021/39996	Land to the side of 1 High Legh Road, Broomedge, Lymm, WA13 0SD	Proposed 5G telecoms installation: H3G Phase 8 15m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets	<p>Objections</p> <p>Parish Council objects supporting those residents who are objecting to the height of the proposed installation in a residential area.</p>
2021/39965	19 Eagle Brow, WA13 0PY	Proposed Double garage and boot room with bedroom and ensuite in roof space above, plus a single storey link and the conversion of an	No objections however the property is in the Conservation Area.

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		existing garage to form a Fitness room, shower room, wc, utility, cloaks and porch.	
2021/39983	16 The Anchorage, WA13 0DX	Proposed single storey side and rear extension.	No objections
2021/39960	101 Chaise Meadow, WA13 9NX	Proposed Single storey extension to the rear and side.	No objections
2021/39777	7 Barsbank Lane, WA13 0ER	Proposed single storey rear extension.	Parish Council requests an extension as documents were missing on the portal
2021/39933	10 Brooklyn Drive, WA13 9DN	Proposed Single storey rear extension and loft conversion with rear facing skylight.	No objections however Parish Council comments that there are no external elevations and the internal floor plan is confusing. The proximity to the boundary is also unclear.
2021/39934	10 Greenwood Road, WA13 0LA	Proposed single storey front, side and rear extension.	No objections

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2021/39919	10 Brookfield Road, WA13 0QJ	Remedial pruning to x2 trees	No comments.
2021/39878	The Stables, Lymm Hall, Rectory Lane, WA13 0AJ	Proposed Remedial pruning to 1 no. tree.	No comments.
2021/39914	11 Orchard Road, WA13 9HH	Proposed loft conversion with new dormer roof to form new master bedroom.	No comments.

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2021/39921	1 Dingle Bank Close, WA13 0QR	x1 Remedial Pruning	No comments.
2021/39997	Yew Tree Farm, Crouchley Lane, WA13 0TH	Proposed discharge of condition 8 (Contamination stage 2), Condition 12 (Lighting) and Condition 20 (Landscaping) on previously approved application 2019/36178 (Residential Development)	No comments on the understanding that the conditions will be met.
2021/39992	13 Little Brookfield, Brookfield Road, WA13 0PX	Proposed Felling of 7 no. trees and pruning works to 6 no. trees	Council disagrees with the removal of 7 trees and has concerns regarding the degree of pruning proposed on the other trees.
2021/39990	Green Dragon, Mill Lane, WA13 9SB	Proposed signage	No comments.
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)	The discussion was not quorate with Cllr Towndrow's interests. Application to be considered at the next Committee.
2021/39977	2a Maltmans Road, WA13 0QP	Proposed pruning works to x2 trees	Council queries the extent of the proposed pruning and the reasons for it on top of the felling of trees from application 2021/39797.

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2021/39979	Lymm Hotel site, 15 Whitbarrow Road, WA13 9AQ	Proposed discharge of condition 6 (materials); condition 17 (hardstanding) and condition 19 (landscaping) attached to planning permission 2018/33298 (care home, apartments and children's day care nursery).	No comments.
2021/39791	16 Bucklow Gardens, WA13 9RQ	Existing garage extension.	No comments.
2021/39925	56a Higher Lane, WA13 0BG	Proposed Variation of Condition 2 (Approved Plans) and Removal of Condition 3 (Materials) on previously approved application 2017/29755 (House Extension)	No comments.

76. Date of next meeting

Tuesday 21st September 2021 at 6pm in the Village Hall.

Meeting closed at 7.20pm.