

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 (arrived 6.20pm)
- * Cllr Johnstone
- * Cllr Kirkham (arrived 6.10pm)
- * Cllr Towndrow

- * Denotes attendance

Also in attendance: Kerry Duffin, Clerk to the Council

89. Welcome and Introductions

The meeting opened at 6.05pm and the Chairman welcomed all to the meeting.

90. Apologies for Absence

No apologies were received.

91. 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.

92. Public Participation

No members of the public were present.

93. Approval of Previous Meeting's Minutes

Minutes of the meeting on 21st September 2021 were discussed and approved along with a new procedure for submitting comments in future.

94. No enforcement cases have been received. The Chairman will contact WBC.

95. Delegated decisions from WBC were received.

96. Comments re: Star Lane development 2021/39625 are included in the comments below.

97. Conservation Area Update - Comments included with each planning application item.

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98. Consideration of correspondence from Cornerstone regarding a proposed upgrade to existing radio base station installation at Camsley Lane

Council will comment when the application has been made. Council will consider a policy for responding to / dealing with these kinds of application.

99. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2021/39625	60 Star Lane and land to the rear of Star Lane WA13 9LN	<p>Amendments have been received</p> <p>Amended plans including site layout and elevations and additional information relating to drainage and a noise survey.</p>	Parish Council appreciated the direct contact from the developers. Council would like to stress that plans include trees added to the hedgerows. This would cause damage to the hedgerow running adjacent to the allotments and Council requests that no trees are planted here. In addition, Council supports residents concerns that the trees by the entrance will cause visibility issues to drivers and pedestrians when at full height and should therefore be replaced by smaller plants. In addition, plot 2 will be unable to access the garage with a car. Council queries whether this meets the relevant building standards.
2021/39216	209 Rushgreen Road, WA13 9QY	<p>Amendments have been received</p> <p>Amended drawings have been received.</p>	The Council has reviewed the documents and does not feel sufficient amendments have been made. The original objections still stand.
2021/38984	14 Grammar School Road, WA13 0BQ	<p>Amendments have been received</p> <p>Phase 1 Land Contamination report from</p>	Application already approved.

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		Peak Associates received 24.3.21 uploaded 25.3.21	
2020/38116	Higher Oak Farm, Higher Lane, WA13 ORG	Notice of appeal by way of informal hearing An appeal has been made to the Secretary of State against the decision of Warrington Borough Council to refuse to grant planning permission.	No further comments.
2021/39996	Land to the side of 1 High Legh Road, WA13 OSD	Notice of Development Management Committee Wednesday 13 th October 2021 at 6pm at Warrington Town Hall	Noted.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2021/40210	33 Orchard Avenue, WA13 OJX	Proposed two storey side and rear extension.	No objections.
2021/40168	2a Maltmans Road, WA13 OQP	Alterations and extension to existing coach house including single storey extension with balcony above and external stairway, front dormer window and lifting of roof line and associated works	No objections.
2021/40245	71 Whitbarrow Road, WA13 9AY	Single storey side and rear extension	No objections.
2021/40218	42 Whitesands Road, WA13 9LF	Demolition of existing rear extension and proposed single storey	No objections.

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		front, side and rear extensions	
2021/40241	Existing base station, Sow Brook, Brooklyn Drive, WA13 9DN	Proposed upgrade of an existing base station consisting of the replacement of a 17.5m monopole with a 18m lattice tower (overall height 21m) supporting 3 no antenna, 1 no cabinet with ancillary development thereto.	<p>Parish Council queries the proximity to a water course as mentioned in the application. Sow Brook is close to the site.</p> <p>The 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.</p>
2021/40203	16 Sandmoor Place, WA13 0LQ	Proposed garage conversion and new porch	The 2 applications – 2021/40203 and 2021/40206 are confusing. Does one replace the other or are they both valid? Parish requests this is clarified in order for the relevant applications to be reviewed at the next committee.
2021/40206	16 Sandmoor Place, WA13 0LQ	Addition of 2No. dormers to the rear and 1No. window to the side elevation	The 2 applications – 2021/40203 and 2021/40206 are confusing. Does one replace the other or are they both valid? Parish requests this is clarified in order for the relevant applications to be reviewed at the next committee.
2021/40135	102 Higher Lane, WA13 0BY	Proposed integral garage, new first floor window to front and alterations to existing ground floor windows to the rear (Amendment to planning permission reference 2020/37638)	No objections.

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2021/40119	13 Pool Lane, WA13 9BN	Proposed single storey rear extension and garage conversion.	No objections however the Council queries the parking space with the loss of the garage space.
2021/40114	Existing car park, Spud Wood, Stage Lane, WA13 9JQ	Proposed extension to the existing car park and resurfacing and associated works	No objections.
2021/40090	1 Egerton Road, WA13 0PA	Single storey extension to the side and rear elevations and the addition of a porch to the front elevation.	No objections however Parish notes the neighbour's objections regarding loss of light and privacy, as well as the uPVC that would be visible.
2021/40098	Cherry Lane Barns, Cherry Lane, WA13	Proposed New dwelling and associated works.	Objections on the grounds of development in the green belt. The Parish Council objects to all greenbelt development and trusts that this application will be considered as all other applications in the greenbelt. The current housing need in Lymm is for social housing with 1-3 bedrooms, not another large executive development.
2021/40131	40 Rushgreen Road, WA13 9PW	Proposed two storey side / rear extension	No objections.
2021/40102	30 Bollin Drive, WA13 9QA	Proposed two storey side and single storey rear extensions	No objections.
2021/39608	105 Bucklow Gardens, WA13 9RN	Proposed demolition of existing conservatory replaced with single storey rear extension.	No objections.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2021/40221	Existing car park, Spud Wood, Stage Lane, WA13 9JQ	Proposed signage	No comments.

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2021/39973	42-54 Cedarfield Road, WA13 9HN	Proposed shared gate to serve 42-54 Cedarfield Road	Parish Council objects to this application and to the creation of a gated community and is not in keeping with the surrounding area. The Parish is sympathetic to the issues of the applicants however suggest the issues are dealt with via a more appropriate method. Gates would also cause access issues for emergency services and services.
2021/40211	114, Booths Hill Court, Booths Hill Road, Lymm WA13 0EQ	Proposed Discharge of Condition 4 (Contaminated land) On application 2019/36027 (New Dwellings)	No comments.
2021/40185	The Shippon, Lymm Hall, WA13 0AJ	Discharge of Condition 3 (Repairs/Re roofing), Condition 4 (Gutters, hoppers and downpipes) Condition 5 (Windows) and Condition 6 (Rafting Foundations) on previously approved application 2020/37749 (House Extension)	<p>Cllr Johnstone declared a non-pecuniary interest and withdrew from discussions.</p> <p>No comments.</p>
2021/40182	The Shippon, Lymm Hall, WA13 0AJ	Discharge of Condition 3 (Repairs/Re roofing), Condition 4 (Gutters, hoppers and downpipes) Condition 5 (Windows) and Condition 6 (Rafting Foundations) on previously approved application 2020/37745 (Listed Building House Extension)	<p>Cllr Johnstone declared a non-pecuniary interest and withdrew from discussions.</p> <p>No comments.</p>
2021/40212	Site Adjacent To The Allotments On, John Road, Lymm, WA13 0EQ	Proposed discharge of condition 15(Contaminated land) On application	No comments.

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		2019/35406 (new dwellings)	
2021/40109	Massey Brook Farm, Massey Brook Lane, WA13 0PH	Proposed discharge of conditions 3 (samples of Materials) and 16 (Window Details) on application 2020/37354 (9 residential units)	No comments.
2021/40186	2, Dane Bank Road, Lymm, WA13 9DH	Proposed pruning works to 1 no. tree.	No comments.

102. Dates of next meetings – 2nd November, 23rd November, 14th December 2021 then 11th January 2022.

Meeting closed at 7.15pm.