

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 23rd November 2021 at 6pm in
Lymm Village Hall**

In attendance:

- * Cllr Martland (Chair)
- * Cllr Gowland (arrived 6.15pm)
- * Cllr Johnstone
- Cllr Kirkham
- * Cllr Towndrow

- * Denotes attendance

Also in attendance: Kerry Duffin, Clerk to the Council

103. Welcome and Introductions

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

104. Apologies for Absence

No apologies were received.

105. 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.

106. Public Participation

5 members of public were present.

107. Application 2021/40462 Hill Top Farm was discussed at this point.

Residents raised concerns about overdevelopment of the plot from the first planning application along with concerns about flooding, wildlife, ground pollution and other matters. The residents are not opposed to the principle of developing the site but felt this current plan was wholly inappropriate.

108. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 12th October 2021 approved as an accurate representation of the meeting.

109. No enforcement cases have been received.

110. Parish Council response to phone masts

Councillors to consider options in advance of the next meeting.

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111. Conservation Area Update - Comments included with each item.

112. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2021/39823	St Peter's Church Hall, Stage Lane, WA13 9JB	Amendments have been received. Amended plans Proposed site roof plan Ground floor plan	No further comments
2021/39686	31 The Cross, WA13 0HR	Amendments have been received. Amended drawings	Application already approved
2020/38116	Higher Oak Farm, Higher Lane, WA13 ORG	The appeal date has been set for 30th November 2021 at 10am at the Town Hall.	Lymm Parish Council disagrees with the statement of appeal and all objections still stand. The need for accommodation has NOT been universally agreed and the Parish Council believes that there is sufficient rentable local accommodation which would remove the need for a new residency to be constructed in the greenbelt.
2021/40505	15 Huntsfield Close, WA13 OSS	Amendments to previously submitted application 2021/39108	Application already approved

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2021/40203	16 Sandmoor Place, WA13 0LQ	Proposed garage conversion and new porch	Clerk to call Case Officer. The Parish Council has concerns about the 2 planning applications for this property – 2021/40203 and 2021/40206 and whether both applications are valid. If so, the

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			applications need to be reviewed together.
2021/40206	16 Sandmoor Place, WA13 0LQ	Addition of 2No. dormers to the rear and 1No. window to the side elevation	Clerk to call Case Officer. The Parish Council has concerns about the 2 planning applications for this property – 2021/40203 and 2021/40206 and whether both applications are valid. If so, the applications need to be reviewed together.
2021/40269	56a Higher Lane, WA13 0BG	Householder - Rendering (in part) to Building Facades	No objections
2021/40236	33 Star Lane, WA13 9LL	Two storey side extension, part two storey rear extension, single storey rear extension	No objections however Council queries whether there is a sufficient number of parking spaces for the development.
2021/40281	21 The Square, WA13 0HX	Proposed First Floor Rear Extension and balcony	No objections however it is unclear whether this application is part of the Conservation Area.
2021/40289	The Gables, Brookfield Road, WA13 0PZ	Proposed garden room	No documents are on the portal. Parish Council requests an extension to December 15 th 2021. This property is in the Conservation Area.
2021/40311	Foxley Mount, 101 Higher Lane, WA13 0BZ	Proposed single storey rear extension, alteration to roof and ancillary works	No objections
2021/40112	32 Statham Avenue, WA13 9NH	Proposed single storey rear extension with a new roof layout replacing conservatory.	No objections
2021/40284	25 Massey Avenue, WA13 0PJ	Proposed two storey Rear and side extension	Objections on the grounds of the street scene which would be compromised by this development. If approved, the site would also be over developed. The work is planned to go all the way to the boundary of the whole width of the building which allows no storage area of bins or a side entrance to the rear of the property.

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2021/40389	Apartments 14-19 Old Mill Close, WA13 9RW	Proposed removal of Juliet balconies and construction of six walk on balconies to existing apartments	Objections on the grounds of lack of privacy. Some of the other residents on the development will lose privacy and be overlooked if this development were to be successful. The development would also have a negative visible impact on the building, a converted mill with considerable aesthetic appeal.
2021/40322	3 Brookfield Close, WA13 0QN	Proposed Demolition of existing single storey side extension and proposed two storey front extensions, part single storey/part two storey side/rear extensions incorporating increase in roof height of existing dwelling to accommodate living accommodation and associated works	No objections and the Parish Council trusts that the conditions will be upheld.
2021/40441	135 Higher Lane, WA13 0BU	Proposed demolition of the existing dwelling and detached outbuilding with the construction of 2 No. (five bedroom, two and a half storey) detached dwellings with integral garages, car parking and associated landscaping.	Objections on the grounds of over development of the site and the proposed development is not in keeping with the street scene. The 9.3m high development would be taller than neighbouring properties therefore having an adverse visual impact. The Parish Council also queries the safety of the planned parking provision. In addition, two trees are planned to be removed which the Parish Council does not support and the development would benefit from a car charging port.
2021/40329	2 Agden Park Lane, WA13 0TS	Erection of single storey rear extension and loft conversion with rear facing dormer.	No objections
2021/40429	4 Sandy Lane, WA13 9HQ	Proposed single storey side front extension	No objections

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2021/40436	16 The Anchorage, WA13 0DX	Demolition of existing conservatory and proposed single storey side rear extension	No objections
2021/40446	31 Crouchley Lane, WA13 0AS	Proposed single storey front and rear and two storey side and rear extensions	No objections
2021/40489	Existing base station, Camsley Grange Farm, 51 Camsley Lane, Lymm, WA13 9BY	Proposed telecommunications installation - proposed upgrade of an existing base station consisting of the replacement of a 15m lattice tower (17.3m overall) with a 25m monopole supporting 3 no antennas, internal works to the existing cabinet with ancillary development thereto	No objections
2021/40275	60 Longbutt Lane, WA13 0QX	Alterations and extensions including the creation of a first floor element to existing detached annexe	Objections on the grounds of change of use from a garage to a residential space. There is limited information in the planning documents to fully comprehend the original structure, use and the development. Parish Council therefore requests further submission of information and more detailed plans.
2021/40413	United Powered Access Ltd (UPA), UPA Court, Lymm Service Area, Cliff Lane, Lymm WA13 0SP	Modular building to form office and welfare provision	No objections and no other objections were on the portal at the time of the meeting
2021/39827	10 Woodbine Road, WA13 9HT	Retention of single storey rear extension	No objections however this application is retrospective

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2021/40454	16 Bucklow Gardens, WA13 9RQ	Proposed garage extension.	No objections and the Parish Council is pleased to see that the trees are going to be kept
2021/40512	11 Grammar School Road, WA13 0BQ	Proposed Single storey side extension.	No objections
2021/40394	Main Cottage, 82 Burford Lane, WA13 0SJ	Proposed Single Storey Extension and internal alterations	Objections All 4 planning applications 2021/40516, 2021/40519, 2021/40394 and 2021/40395 need to be considered together. This is inappropriate development in the greenbelt when combined with previous planning approval and the Grade 2 listed building status of the property.
2021/40395	82 Burford Lane, WA13 0SJ	Proposed Alterations to convert two dwellings into one dwelling and single storey extension	Objections All 4 planning applications 2021/40516, 2021/40519, 2021/40394 and 2021/40395 need to be considered together. This is inappropriate development in the greenbelt when combined with previous planning approval and the Grade 2 listed building status of the property.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2021/40343	Oak Villa Farm, Stage Lane, WA13	Discharge of Condition 3 (Materials) on previously approved application 2021/39132 (New Dwelling)	No comments
2021/40458	Lymm Hotel Site, Whitbarrow Road, WA13	Discharge of Condition 6 (materials; roof covering) attached to planning permission 2018/33298 (demolition of former hotel and construction	Parish Council notes refusal and agrees with this decision

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		of retirement apartments, care home and children's nursery).	
2021/40508	29 Whitbarrow Road, WA13 9AW	Proposed Discharge of condition 3 (Materials) on application 2021/38488 (Householder Extensions)	No comments
2021/40490	29 Whitbarrow Road, WA13 9AW	Proposed Discharge of condition 3 (Materials) on application 2021/38488 (Householder Extensions)	No comments
2021/40471	56 Longbutt Lane, WA13 0QX	Proposed single storey rear extension.	No comments
2021/40451	2 Agden Park Lane, WA13 0TS	Proposed loft conversion with rear dormer.	No comments
2021/40368	54 Burford Lane, WA13 0SH	Proposed Single storey side extensions, Two storey and single storey rear extensions, Hip to gable roof conversion, Amendments to windows and Full rendering of dwelling	Parish Council questions why this development is not a householder, full planning application.
2021/40357	15 Huntsfield Close, WA13 0SS	Change facing brick to render and flat roof lantern change to pitch lantern on previously approved application 2021/39108 (House Extension)	No comments
2021/40270	30 New Road, WA13 9DY	Proposed remedial pruning works to 4 no. trees.	No comments
2021/40293	30 Eagle Brow, WA13 0LY	Proposed remedial works to 4 no. trees	No comments
2021/40340	4 Higher Lane, WA13 0AP	Proposed felling of tree	No comments
2021/40369	1 The Hatchings, WA13 0LD	Proposed remedial works to x1 tree	No comments
2021/40414	16 Eagle Brow, WA13 0LJ	Proposed remedial works to x2 trees	No comments
2021/40462	Top Barn Farm, Higher Lane, WA13 0RW	Conversion of agricultural buildings to 4 no. dwellings with associated works	Objections on the grounds of: 1. A reclassification of the application as the structure does not

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			<p>qualify for Class Q development. It has not been used solely for agricultural purposes up to March 2013 and the development will require more than the replacement of doors and windows. The structure has deteriorated since the previous application and there have been 2 fires on the site. One of the two structures proposed for development is a steel framed hay barn with roof (partly in place) and open sides. Council questions whether this constitutes a structure to which Class Q applies.</p> <p>2. It was noted that the previous survey found asbestos but this is not included in the planning application. Asbestos, fuel and chemical spillages are all suspected at site. As such, Council requests Phase I and Phase II Site Investigations should be conducted and any necessary remediations</p>
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			<p>conditioned prior to planning approval</p> <ol style="list-style-type: none"> 3. There are bats and owls using the structure that requires a survey 4. Parking spaces for more than 10 vehicles would require a more substantial driveway 5. The land is a potential flood risk.
2021/40516	Main Cottage, 82 Burford Lane, WA13 0SJ	Proposed Single Storey Extension and internal alterations	<p>Objections</p> <p>All 4 planning applications 2021/40516, 2021/40519, 2021/40394 and 2021/40395 need to be considered together. This is inappropriate development in the greenbelt when combined with previous planning approval and the Grade 2 listed building status of the property.</p>
2021/40519	82 Burford Lane, WA13 0SJ	Proposed Alterations to convert two dwellings into one dwelling and single storey extension	<p>Objections</p> <p>All 4 planning applications 2021/40516, 2021/40519, 2021/40394 and 2021/40395 need to be considered together. This is inappropriate development in the greenbelt when combined with previous planning approval and the Grade 2 listed building status of the property.</p>

115. Dates of next meetings – 14th December 2021 then 11th January 2022.
 The meeting closed at 7.15pm.