

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 11th January 2022 at 6pm in Lymm Village Hall**

In attendance:

- * Cllr Martland (Chair)
- * Cllr Gowland
- * Cllr Johnstone
- * Cllr Kirkham
- * Cllr Towndrow (arrived at 6.10pm)
- * Denotes attendance

Also in attendance: Kerry Duffin, Clerk to the Council

129. Welcome and Introductions

The meeting opened at 6.05pm.

130. Apologies for Absence

Apologies were received from Cllr Kirkham.

131. 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.

132. Public Participation

No members of public were present.

133. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 14th December 2021 were approved as an accurate representation of the meeting and were signed by the Chairman.

134. No enforcement cases have been received.

135. Conservation Area Update

One comment will be made at the appropriate application.

Councillor Towndrow arrived at this point.

136. Update on Previously Submitted Planning Applications

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PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2021/40131	40 Rushgreen Road, WA13 9PW	Appeal under S78 against refusal of a householder application	No further comments
2021/40462	Top Barn Farm, Higher Lane, WA13 0RW	Amendments have been received – an amended plan and change to description of development	No further comments

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2021/40670	8 Hill Top Road, WA13 0EA	Proposed two storey front porch extension and two storey rear extension	No objections and no objections were on the portal at the time of the meeting. There were no dimensions on the plans nor a before and after footprint plan.
2021/40703	82 Burford Lane, WA13 0SJ	Proposed Widening of Site Entrance to Form Additional Gate to Access Dwelling	No objections.
2021/40754	Agden Lane Farm, Agden Lane, WA13 0UQ	Conversion and extension to an existing barn to create x2 dwelling units	Objections on the grounds of: 1 – Inappropriate development on greenbelt land 2 – The footprint for the proposed development is 30% greater than the current barn. Doesn't this contravene planning regulations on Green Belt? 3 – The design is not in keeping with the greenbelt location 4 – Council queries whether the proposals for the previous planning permission - 2016/28330 - have been carried out and if not, whether permission is still valid 5 – There are no dimensions for the access

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			<p>6 – Insufficient parking allowance per property with each property requiring 2.6 car spaces in a rural area</p> <p>7 – There are no car charging points on the plans</p> <p>8 – The plans include a garden space however Council queries whether there was there a garden space prior to submission of the planning application.</p> <p>Due to these objections, Parish Council therefore requests a site visit from the case officer.</p>
2021/40707	209 Higher Lane, WA13 ORN	Proposed two storey rear extension and internal remodelling	No objections.
2021/40588	73 Scholars Green Lane, WA13 OPS	Proposed loft conversion including dormer to rear elevation and entrance porch to front	No objections however Council questions whether there is sufficient parking for a 3 to 4 bedroomed property. No objections were on the planning portal at the time of the meeting.
2021/40673	9 Jubilee Grove, WA13 9LG	Single storey rear extension and single storey side extension	No objections.
2021/40637	72 Whitbarrow Road, WA13 9BA	Proposed Demolition of existing conservatory and replacement single storey rear extension and external works	No objections.
2021/40498	48 Bollin Drive, WA13 9QA	Proposed erection of two storey side front extension and renovation of existing external material finishes.	Parish Council has objections on the grounds of overdevelopment of the site.
2021/40545	4 Albany Road, WA13 9LW	Proposed two storey extension to rear	No objections however the drawings were difficult to assess.
2021/40747	29 Egerton Road, WA13 OPA	Side and Rear ground floor extension, Porch extension and Rear Loft dormer.	Parish Council has objections. This is overdevelopment of the site and there is insufficient parking for the increase to the size of the property.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2021/40709	The Stables, Booths Lane, WA13 OPF	Agricultural building to a single 4 bedroom dwelling house	<p>Parish Council has comments on this application.</p> <p>1 – The stable is not classed as agricultural, rather equestrian, and queries why this application is therefore Class Q and not Full Planning application for this conversion</p> <p>2 – There is no visual evidence of the current building in the application</p> <p>3 – The application refers to evidence of a signed document stating the cessation of the land for agricultural use which would justify the conversion. No such document / evidence is part of the planning papers</p> <p>4 – There is no design and access statement</p> <p>5 - There is no structural report</p> <p>6 – There are no dimensions to the proposal.</p>
2022/40771	Lymm Hall, Rectory Lane, WA13 0AJ	Proposed new metal gates and repositioning of existing stone pillars at main entrance	Parish Council repeats earlier comments regarding this proposal,

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			<p>that there is a need for a management plan for servicing and deliveries, ensuring that vehicles do not obstruct traffic on Rectory Lane whilst vehicles are waiting for the gates to be opened.</p> <p>There are no comments from a conservation area perspective except that the gates are visually pleasing.</p> <p>Cllr Johnstone declared an interest in this application.</p>
2021/40706	64 Mill Lane, WA13 9SQ	Detached building to rear of dwelling to be used for a use incidental to the enjoyment of the dwelling	No comments
2021/40692	1a The Drive, WA13 0SF	Proposed single storey pitched/flat roof side extension	No comments
2021/40657	Brookdale Conifers, Burford Lane, WA13 0SG	Tress to be felled x4 and other remedial works.	No comments
2021/40678	23 Wellcroft Gardens, WA13 0LU	Application for works to trees covered by a Tree Preservation order (Situated in 20 Woodlands Avenue) overhanging onto garden of 23 Wellcroft Gardens	No comments
2021/40734	15 Dane Bank Road East, WA13 9DW	Proposed fell of x1 tree	No comments
2021/40704	82 Burford Lane, WA13 0SJ	Proposed Widening of Site Entrance to Form Additional Gate to Access Dwelling	No comments
2021/40708	Massey Brook Farm, Massey Brook Lane, WA13 0PH	Non-material amendment to incorporate new window apertures to the first floor of barn 01 and the ground floor of barn 02, proposed	No comments

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		removal of windows to Barn 02 facing the M6 motorway and alternative carport design previously approved on 2020/37354 (Residential Development)	
2021/40746	60 Star Lane, WA13 9LN	Discharge of condition 12 (Site Levels), Condition 18 (Characterisation, Remediation and Verification) and Condition 26 (Surface Water Drainage) on previously approved application 2021/39625 (Residential Development)	No comments

139. Dates of next meetings – 1st February 2022 at 6pm in the Village Hall.

The meeting closed at 6.50pm.