

LYMM PARISH COUNCIL

Clerk to the Council: Kerry Duffin
Telephone: 07741 877870
Email: clerk@lymmparishcouncil.gov.uk
Address: The Village Hall, Pepper Street
Lymm WA13 0JB



**\Minutes of the PLANNING COMMITTEE meeting of
LYMM PARISH COUNCIL
held on Tuesday 8th February 2022 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

140. Welcome and Introductions

The meeting opened at 6.05pm.

141. Apologies for Absence

No apologies were received.

142. 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 Johnstone declared a non-pecuniary interest in application 2021/40404 and did not take part in discussions.

143. Public Participation

No members of public were present.

144. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 11th January 2022 were approved as an accurate representation of the meeting and were signed by the Chairman.

145. Enforcement cases were shared.

The open and closed cases were shared. The Chairman commented that the police response to a 101 call regarding Watercress Farm clearing trees and shrubs was swift, with the rural crime team attended on the same day.

146. Conservation Area Update

One comment will be made at the appropriate application.

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147. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2021/40404	Lymm Hall, Rectory Lane, WA13 0AJ	Amendments have been received – amended plan and description to show repositioning of existing gate posts.	No further comments.
2021/40657	Land South of Plots 2 & 3, Willow Park Homes, Burford Lane, Lymm, Warrington, WA13 0SH	Amendments have been received – location of works amended.	No further comments.
2021/39888	Cherry Nurseries Barn, Kay Lane, Lymm, WA13 0TN	<p>An appeal has been made to the Secretary of State against the decision of WBC to refuse to grant planning permission.</p> <p>Parish comments: No objections however Parish Council comments that due to the design change from the previous application, the development now appears to have 3 storeys. Council requests additional floorplans for the extra floor which raises fire safety issues. The ecology report suggests further enhancements which the Parish Council fully supports.</p> <p>If you wish to make comments, or modify /withdraw your previous representation, you can do so on the Planning Inspectorate website at https://acp.planninginspectorate.gov.uk or by e-mailing</p>	Lymm Parish Council supports Warrington Borough Council’s planning officer’s comments and agrees that the proposed development would have a detrimental effect on the greenbelt.

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		West3@planninginspectorate.gov.uk. If you do not have access to the internet, you can send three copies to: 3E, Temple Quay House, 2 The Square, Bristol, BS1 6PN. All representations must be received by 17 February 2022 . All representations must quote the appeal reference APP/M0655/W/21/3287535	
2021/40119	13 Pool Lane, WA13 9BN	Amended proposal & plans received.	Parish Council is pleased that the parking issues have been considered and note that neighbours have submitted further comments for consideration.
2021/40441	135 Higher Lane, WA13 OBU	Amendments to the plans have been received	Parish Council still sees this as overdevelopment from both height and width perspectives

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2021/40690	1a The Drive, WA13 OSF	Proposed single storey flat roof rear extension. New render finish to front elevation and new french doors to side elevation.	No objections.
2021/40756	Land adjacent to filling station, Poplar Service 2000,	Installation of an electricity substation to support electric vehicle charging points at Lymm Motorway Service Area.	Parish Council supports this application and a proactive approach to electric vehicle charging points.

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	Cliff Lane, WA13 0SP		
2022/40837	37 School Drive, WA13 9UR	Proposed Single storey rear extension and boundary wall alterations	No objections however the Parish Council would like the hedge to be preserved if at all possible.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTION
2022/40855	12 Brookfield Road, WA13 0QJ	Proposed Fell 1 no. Tree	No comments.
2022/40853	Massey Brook Farm, Massey Brook Lane, WA13 0PH	Variation of Condition 2 (Approved Plans) on previously approved application 2020/37354 (Residential Development)	<p>Parish Council believes that conditions are not being adhered to and requests a site visit by enforcement officers in regard to clearing of the site. It appears as though the site has already been cleared of structures and the construction /remodelling of the car ports has already commenced. With the additional information relating to the car ports having cavity walls and insulation, Council no longer sees these conversions as being solely car ports and therefore should not be allowed.</p> <p>In addition, conversions should not feature such extensive changes to the structure. Will the original fabrics of the building be retained?</p> <p>Parish Council also has concerns about the new designs being overspecified which will have an adverse effect on neighbouring properties and the greenbelt.</p>
2022/40842	Ravenbank House, Pepper Street, WA13 0JT	Proposed variation of condition 2 (Approved Plans) to include window changed to French doors	Parish Council would like to reiterate a neighbour's comment regarding the rendering of this property as all other properties are brick facing.

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		<p>on south (rear) elevation, Chimney added to east gable elevation and window positions adjusted to suit, Loggia repositioned on north (front) elevation, and change wall facing materials from all facing brickwork to render with facing brickwork plinths on previously approved application 2020/37513 (House Extension)</p>	
2022/40881	14 Grammar School Road, WA13 0BQ	<p>Proposed change in some materials approved relating to low boundary wall and drive materials on previously approved application 2021/38984 (Residential Development)</p>	No comments.
2022/40874	14 Grammar School Road, WA13 0BQ	<p>Variation of Condition 2 (Approved plans) on previously approved application 2021/38984 (Residential Development) to accommodate change of external materials and design amendment to single storey roof to provide improved access to roof space /attic space</p>	No comments.
2022/40797	Land south of Booths Lane, Booths Lane, WA13 0PF	<p>Change of use of existing building to use as a single dwelling house including external works</p>	<p>Parish Council also notes that this site has had 3 previously lapsed applications for development.</p> <p>Council strongly believes that this building has not been in agricultural</p>

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			use in the required periods despite previous planning approval. The Council therefore sees this as inappropriate development in the greenbelt. In addition, previous use as pastureland does not automatically give rights for the property to have a garden area.
2022/40786	82 Higher Lane, WA13 0BG	Discharge of Condition 1 (Expiry), Condition 2 (Plans), Condition 4 (Construction Method Statement), Condition 5 (Landscaping Scheme) and Condition 7 (Materials) on previously approved application 2021/40037 (Dwelling)	No comments.
2022/40775	Lymm Hotel Site, Whitbarrow Road, WA13	Proposed non-material amendment to the development approved as part of planning permission 2018/33298 (residential development, care home and children’s nursery) consisting of various changes to design and appearance.	Parish Council comments that is difficult to ascertain the changes on the revised documents. The Parish Council queries the façade as it will be a prominent feature of the village. In terms of the changes to the doors and windows, council requests that officers ensure that the changes to the façade, windows and doors are explained and appropriate. Without further detail, it is impossible to make a decision on the suitability and acceptability of these amendments.

150. Dates of next meetings – 22nd February 2022 at 6pm in the Village Hall.

The meeting closed at 6.45pm.