

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 22nd March 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

163. Welcome and Introductions

The meeting opened at 6pm.

164. Apologies for Absence

Apologies were received from Cllrs Kirkham and Gowland.

165. 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.

166. Public Participation

The applicants and consultants were in attendance for application 2021/39151 with discussion about the release of greenbelt, the affordable housing plan and the process regarding calling in applications. The Councillors in attendance were not in support of the previous Planning Committee's approval of the release of greenbelt, feeling there were not sufficient special circumstances to do so.

Several members of public were present raising objections to a proposed development at Watercress Farm behind Tanyard Farm (off Rushgreen Road) and requested support from the Parish Council regarding safeguarding the wildlife as well as the access route for potential construction traffic through Thirlmere Drive should a future application be approved.

2022/41028 – 15 Elm Tree Road. Objections from neighbours were shared with Council based on overdevelopment of the site, the proposal is not in

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keeping with street scene, overbearing and loss of amenity on neighbouring properties.

167. Approval of Previous Meeting’s Minutes

RESOLVED: Minutes of the meeting on 8th March 2022 were approved as an accurate representation of the meeting.

168. Enforcement notices were shared.

The open and closed cases were shared.

169. Conservation Area Update

No comments were made.

170. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2021/39151	Pool Farm, Pool Lane, WA13 9BW	<p>Amendments have been received - updated / amended affordable housing statement dated October 2021.</p> <p>Outline planning - Proposed erection of up to nine affordable residential dwellings including access with all other matters reserved for subsequent applications.</p>	<p>The committee considered the updated information and listened to submissions from the applicants and noted that the planning officer has not yet determined the case.</p> <p>There are concerns from the Housing officer that the development of only affordable homes is not sustainable and poorly sited. There are also considerable issues raised by Highways although no formal objection at this stage.</p> <p>The development requires the release of Green Belt land and the current Planning Committee does not believe that sufficient special circumstances have been put forward to justify this. There</p>

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			<p>are however letters of support as well as letters of objection from residents and a previous Parish Council Planning Committee had given qualified support to the plans. The Committee recognises that there is no formal right for the Parish Council to 'call in' this application at this stage of the process but requests that, once the officer has made their determination, the proposed development be examined by DMC in view of the conflicting views which have been expressed.</p>
2021/39882	41 Rushgreen Road, WA13 9PN	<p>Amendments have been received – amended description and amended plans to reduce the size of the proposal</p> <p>Full Planning - Proposed demolition of existing outbuilding; construction of a new dwelling; alterations to existing accesses; creation of a pond, new boundary treatment and associated development.</p>	<p>Council noted the amended plans and raised the same comments as the original planning application which were:</p> <p>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.</p>

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			<p>Land in the greenbelt is not garden by default and as such the land being 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>
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171. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2022/40887	The Bell House, Crouchley Lane, WA13 0TL	Proposed single storey rear extension	There were still no documents on the planning portal at the time of the meeting.
2022/40962	HS2 Phase 2b Western Leg	HS2 Phase 2b Western Leg (Crewe - Manchester)	Parish Council comments will be submitted at a later date.
2022/41105	87 Higher Lane, WA13 0BZ	Single storey extension to rear, re-roofing flat garage roof with pitched roof.	No documents were on the planning portal at the time of

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		Associated landscaping works around rear extension.	meeting. A deadline is requested of April 6 th .
2022/41098	44 Whitesands Road, WA13 9LF	Two storey side extension following demolition of garage and 1st floor rear extension with new raised decking with additional render to front elevation	Council notes that this is a large two storey extension. There are no objections and none were on the planning portal at the time of the meeting.
2022/41076	16 Scholars Green Lane, WA13 0QA	Demolition of the existing conservatory, single storey rear extension and internal remodelling	No objections.
2022/41028	15 Elm Tree Road, WA13 0ND	Proposed Three Storey Side Extension	Objections on the grounds of: 1 – Inappropriate overdevelopment of the site. 2 – The proposed development is out of keeping with the street scene which is primarily two storey, spaciouly separated detached properties. 3 – A loss of light and residential amenity to the neighbouring property.
2022/41021	10 Brookfield Road, WA13 0QJ	Proposed single storey front extension, two storey rear extension, front porch extension, new orangery to replace existing conservatory and an extension to the garage to replace the demolished outbuilding	Objections based on overdevelopment of the site. The Parish Council strongly recommends the case officer visits the site to further understand the detail of this application. The proposed development also includes the removal of trees which the Parish Council objects to. Due to the size of the development, the Parish Council queries whether this should be a Full Planning application rather than Householder.
2022/41123	17 Mardale Crescent, WA13 9PA	Proposed single storey rear extension	No objections.

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2022/41032	54 Burford Lane, WA13 OSH	Proposed two storey side extension, two storey rear extension and external alterations.	Objections on the grounds that this is a large development in the greenbelt. In addition, there will be change to the street scene.
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172. Other new planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
2022/40956	13 Rectory Lane, WA13 OAJ	Proposed new shed in rear garden	No comments
2022/40932	4 Barsbank Lane, WA13 OES	Proposed single storey rear extension measuring 8.00m to extend beyond the rear wall, height of 4.00m and height of the eaves to be 3.00m	Parish Council notes the comments regarding prior approval.
2022/40896	Sites falling within, Lymm North And Thelwall, Lymm South, Appleton, Grappenhall, Latchford East, Latchford West, Bewsey And Whitecross, Great Sankey South, Penketh And Cuerdley, Rixton And Woolston and Stockton Heath Wards, Warrington	Hynet North West Hydrogen Pipeline	Lymm Parish Council supports the WBC assessment of this application.
2022/41126	15 Churchwood View, WA13 OPU	Proposed remedial works to x6 trees	No comments.
2022/41059	114 Booths Hill Court, WA13 OEQ	Proposed variation of conditions 2 (Approved Plans) on previously approved application 2019/36027 (Residential Development) to maintain a close boarded fence along the eastern boundary	No documents were on the portal at the time of the meeting.

173. Dates of next meetings – 5th and 26th April 2022 at 6pm in the Village Hall.

The meeting closed at 7pm.