

# 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 8<sup>th</sup> 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

**151. Welcome and Introductions**

The meeting opened at 6pm.

**152. Apologies for Absence**

Apologies were received from Cllrs Gowland and Kirkham.

**153. 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.

**154. Public Participation**

Several members of public were present raising objections to 2022/40971, support for 2022/40893 and a resident raising concerns about the removal of open green space at Heatley Mere.

**155. Approval of Previous Meeting's Minutes**

**RESOLVED:** Minutes of the meeting on 8<sup>th</sup> February 2022 were approved as an accurate representation of the meeting.

**156. Enforcement notices were shared.**

The open and closed cases were shared.

**157. Conservation Area Update**

No comments were made.

**158. Sale of former British Rail office**

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**RESOLVED:** The Parish Council had no comments or objections regarding the transfer of the land and will consider any planning applications independently when received. The Council also discussed the TPT as a green corridor.

## 159. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
<a href="#">2021/39156</a>	87 Albany Road, WA13 9LR	<p>Some amended plans have been negotiated with the applicant and are available to view on the website. The amended plans include the installation of a double gate to retain some parking within the application site and highways have raised no objections to this.</p> <p>The amendments are not significantly different from the original submission to require a formal consultation period, but I wondered if the Parish Council would confirm whether they still object to the scheme on highways grounds? If the objection still stands, I will add the application to the next possible committee meeting.</p>	No further comments or objections.
<a href="#">2020/38116</a>	Higher Oak Farm, Higher Lane, Lymm, WA13 ORG	<p>Notification of Appeal on March 1<sup>st</sup> 2022.</p> <p>Outline application for a farm manager's dwelling.</p>	The appeal was held on March 1 <sup>st</sup> .
<a href="#">2021/39523</a>	Greenscene Nursery, Burford Lane, WA13 OSE	Notice of 'Called in Application' by way of written representation. All representations must be received by 22 <sup>nd</sup> March 2022.	Lymm Parish Council continues to believe that this application does not demonstrate sufficient special circumstances for the release of greenbelt for development.

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		Proposed erection of a single self-build dwelling and replacement outbuilding.	
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**160. New Full Planning Applications. It was RESOLVED that:**

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2022/40838</a>	31 Rose Bank, WA13 0JH	Demolition of conservatory. Single storey rear extension. Amended utility with new pitched roof. Renewal of car port roof. New rooflights. Alterations to front elevation. Internal alterations.	Parish Council has no objections but recognises that neighbours have objections due to the impact of the proposed development on their light and residential amenity.
<a href="#">2022/40900</a>	2 Fletchers Lane, WA13 9PP	Single storey rear extension with lean to roof and roof lights	No objections.
<a href="#">2021/39368</a>	10 Bridge Close, WA13 9JE	Proposed two storey rear extension with balcony and privacy screen, garage conversion, new roofing to existing flat roof area over garage and internal alterations	This application has already been approved.
<a href="#">2022/40761</a>	14 Cherry Lane, WA13 0NR	Proposed Demolition of single storey rear extension and replacement with single storey rear extension.	No objections or comments.
<a href="#">2022/40887</a>	The Bell House, Crouchley Lane, WA13 0TL	Proposed single storey rear extension	There are no documents on the system at the time of meeting. Council requests an extension to the deadline of March 24 <sup>th</sup> .
<a href="#">2022/40962</a>	HS2 Phase 2b Western Leg	HS2 Phase 2b Western Leg (Crewe - Manchester)	Comments to follow after the next meeting.

**161. Other new planning applications. It was RESOLVED that:**

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PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
<a href="#">2022/40971</a>	64 Mill Lane, WA13 9SQ	Detached outbuilding to rear of property.	Council supports residents' concerns regarding the loss of light and the visual impact. The Parish Council requests a site visit is carried out and the case officer checks the appropriateness of this development in terms of the size and scale of the proposed outbuilding.
<a href="#">2022/40977</a>	53 Pool Lane, WA13 9BW	Remedial works to tree x1	No comments.
<a href="#">2022/40934</a>	Cherry Lane Barns, Cherry Lane, WA13	Discharge of Condition 3 (Materials), Condition 4 (Construction Method Statement) Condition 5 (External Lighting), Condition 7 (Contamination) and Condition 8 (electric vehicle charging points) on previously approved application 2021/40098 (New dwelling)	Following Borough Council officers comments, Parish Council also supports not discharging these conditions due to them not being met.
<a href="#">2022/40986</a>	Massey Brook Farm, Massey Brook Lane, WA13 0PH	To consider the discharge of condition 13 (Noise) following grant of approval 2020/37354 (9 dwellings)	Parish Council does not support the discharge of this condition due to the developers own report concluding that the noise levels on neighbouring outside spaces being too high. Parish Council also questioned whether the initial noise survey from 2016 was still relevant.

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<a href="#">2022/40956</a>	13 Rectory Lane, WA13 0AJ	Proposed new shed in rear garden	No documents were available.
<a href="#">2022/40999</a>	213 Higher Lane, WA13 ORN	Proposed free standing canopy.	No comments other than this development is in greenbelt.
<a href="#">2022/40932</a>	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	No site plan was available therefore the size and scale of the proposal was not able to be considered.
<a href="#">2022/40893</a>	Lymm Baptist Church, Higher Lane, WA13 0AZ	Proposed free standing totem sign (resubmission <a href="#">2021/39871</a> )	Parish Council notes the changes to this application and now supports the amendments to this proposal.
<a href="#">2022/40940</a>	64 Mardale Crescent, WA13 9PJ	Remedial works to trees x4	No documents were on the portal for this application.
<a href="#">2022/40896</a>	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	Parish Council comments to follow.

**162.** Dates of next meetings – 22<sup>nd</sup> March, 5<sup>th</sup> and 26<sup>th</sup> April 2022 at 6pm in the Village Hall.

The meeting closed at 7.05pm.