

LYMM PARISH COUNCIL



Assistant Clerk: Robert Tucker
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Lymm WA13 0JB

**Minutes of the PLANNING COMMITTEE meeting of
LYMM PARISH COUNCIL
held on Tuesday 5th April 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: Robert Tucker, Assistant Clerk to the Council

1. Welcome and Introductions

The meeting opened at 6pm.

2. Apologies for Absence

Apologies were received from Cllr Kirkham.

3. 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.

4. Public Participation

A member of public circulated paper copies of their objection to application 2022/41134 – Land south of Tanyard Farm, Rushgreen Road, to attendees. The application proposes development of a parcel of land not included in the revised local plan (that awaits adoption). Furthermore, there is no buffer between the development and the edge of the Bridgewater Canal which had been a point raised in an Appeal Document from the Inspectorate in 2018. Concerns were also raised on the height of the development adjacent to the canal and light pollution. Several other members of public were present to support these objections to the same application. Councillors understood these concerns and added highways issues as a further concern, especially with the proposed location of the primary health care facility. The Chairman encouraged members of the public to express their objections individually to the Borough Council.

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5. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 22nd March 2022 were approved as an accurate representation of the meeting.

6. Enforcement notices were shared.

The open and closed cases were shared. No comments were made.

7. Updates on:

a. Applications in the conservation area

An email had been received from a member of the public referencing the updated signage and lights by the commercial occupier of 10 Eagle Brow.

b. Heatley Mere

A member of public provided an update. Signs have appeared restricting public access and the mere has been remodelled on two sides. Regular fly tipping at the end of Millers Lane has been observed and a subsequent delivery of hardcore. The resident is working with the footpath warden to protect the public right of way between Sandy Lane and Mill Lane.

c. Cadent Gas Limited

No comments were made.

8. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE	PARISH COUNCIL RESOLUTIONS
2020/37236	4 Barsbank Lane, WA13 0ES	Amended plans and amended description of development Householder - Proposed front dormers and ground floor rear extension	Noted as approved.

9. 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	No objections.
2022/41105	87 Higher Lane, WA13 0BZ	Single storey extension to rear, re-roofing flat garage roof with pitched roof. Associated	No documents were on the planning portal.

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		landscaping works around rear extension.	
2022/41134	Land south of Tanyard Farm, Rushgreen Road, WA13	Application for full planning permission for the construction of 143 dwellings with associated works including the construction of a substation, laying out of road and footways, car parking and landscaping and application for outline planning permission (all matters reserved), for the demolition of 78 Rushgreen Road and the construction of a primary health care facility (Use Class E) of up to two storey and of up to 1,500sqm with car parking and associated works	The Parish Council would like to call in this application to be examined by DMC. Further comments will follow.
2022/41081	5 Rectory Gardens, WA13 0DQ	Proposed Rear single storey garden room extension.	No objections.
2022/41116	90 Higher Lane, WA13 0BY	Porch & canopy and render to front elevation	No objections.
2022/41173	7 Arley Grove, WA13 0BT	Proposed development is the excavation of the current driveway to replace with a half garden half driveway. A new brick boundary wall will also be installed with hedging and vehicle access gates to the front of the drive.	The proposed garden reduces the available parking spaces to one and may create a visibility splay issue. No objections.
2022/41165	34 Adey Road, WA13 9QX	Proposed conversion of existing garage and porch to front elevation	No objections.

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10. Other new planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
2022/41181	3 Brookfield Road, WA13 0QL	Remedial works x 1 tree, fell x 1	No objections.
2022/41172	7 Arley Grove, WA13 0BT	Proposed development is the excavation of the current driveway to replace with a half garden half driveway. A new brick boundary wall will also be installed with hedging and vehicle access gates to the front of the drive.	Lymm Parish Council question whether the gate and fence design is appropriate for this listed building. No objections.

11. Dates of next meetings – 26th April and 17th May 2022 at 6pm in the Village Hall.

The meeting closed at 6.55pm.