

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 17th May 2022 at 6pm in Lymm Village Hall**

In attendance:

- * Cllr Martland (Chair)
- * Cllr Gowland (arrived at 6.10pm)
- * Cllr Johnstone
- * Cllr East
- * Cllr Towndrow

* Denotes attendance

Also in attendance: Kerry Duffin, Clerk to the Council

24. Welcome and Introductions

The meeting opened at 6.05pm.

25. Apologies for Absence

No apologies were received.

26. 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.

27. Public Participation

No members of public were in attendance to discuss applications.

28. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 26th April 2022 were approved as an accurate representation.

29. Enforcement notices were shared.

The open and closed cases were shared with no comments made.

30. Update on Previously Submitted Planning Applications

PLANNING REFERENCE	ADDRESS	UPDATE
2020/37464	213 Higher Lane, WA13 ORN	Notice of 'Called In' application by way of written representation.

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	Proposed erection of a single storey glass roof to the west elevation of the property.	An appeal has been made to the Secretary of State. Parish Council has no further comments.
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31. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2022/41233	1 Richmond Drive, WA13 9HE	Retention of 1.9m high wooden fence to side/front boundary	No objections however Parish Council notes the public comments regarding highways and the height of the fence impeding the visibility on the junction for both pedestrians and drivers.
2022/41327	8 Foxley Close, WA13 OBS	Proposed single storey rear extension	No objections.
2022/41268	9 Birchfield Road, WA13 9HL	Retention of single storey rear extension and rear dormer	No comments.
2022/41201	Cherry Tree Primary School, Hardy Road, WA13 ONX	Proposed single storey extension	No comments.
2022/41223	102 Higher Lane, WA13 OBY	Single storey front extension (Resubmission of planning application number 2021/40135)	No comments.
2022/41388	17 Pool Lane, WA13 9BN	Proposed side/rear extension	No objections however Parish Council commented that the drawings lacked the necessary detail to assess the size of the development and has concerns about the boundary line between properties shown on the drawings, needing clarification.
2022/41416	10 Tower Lane, WA13 OBD	Proposed single storey side and rear extension	No comments however the Parish Council notes neighbouring objections.

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		and external facade changes	
2022/41431	85 Higher Lane, WA13 0BZ	Part single storey/part two storey rear extension together with extension to depth of rear dormer	Parish Council raised concerns about the fire safety aspect of the additional space on the upper floor.
2022/41446	4 Woodland Avenue, WA13 0BJ	Single storey rear extension and habitable room created in new attic floor space	No objections.
2022/41448	Badgers Drift, Oughtrington Lane, WA13 0QY	Single-storey extension to the existing detached garage comprising new internal space for domestic storage use at ground floor level, and incidental space at an upper level	Objections on the grounds of development in the green belt. This is also the second application for an extension since 2018. The Parish Council has concerns about a bathroom being planned for the annexe and questions its long-term use which should not be residential. If approved, Parish Council requests a condition that limits the future use of the annexed area.
2022/41467	3 Northway, WA13 9AT	Two Storey Side Extension	No objections.
2022/41365	18 Woodland Avenue, WA13 0BJ	Proposed removal of Existing Garage. Single storey Rear Extensions, single storey side extension, infill extension to Ground floor to front roof Canopy, Replacement of Rear and Front Dormers with combined alterations to front Facade.	<p>No objections.</p> <p>Parish Council felt that the design was very interesting and welcomed these kinds of application. Council also noted the neighbours' positive comments.</p>

The Clerk left the meeting for application 2022/41268 to be discussed.

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

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PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
2021/40204	Star Inn, Star Lane, WA13 9LN	Nomination for the Star Inn to become an asset of community value (ACV).	No comments.
2022/41302	82 Burford Lane, WA13 0SJ	Existing use of building as a) a stable block and hardstanding used in association with the adjacent manege and equestrian use granted under planning permission reference 96/35311 in D2 use, and b) a domestic store incidental to Cottage 1 in C3 use.	Council has concerns about the future usage of the developments, that they are limited to equestrian and domestic storage, that it is not extended and that they remain as non-permanent structures.
2022/41342	19 St Peter's Close, WA13 9QB	Discharge of condition 4 (car parking) attached to planning permission 2021/39231	No comments.
2022/41409	7 & 7A Church Road, WA13 0QG	Discharge of condition no's 4 (bin storage) and 6 (extraction system) attached to planning permission 2021/38999	No comments.
2022/41427	Lymm Hotel Site, WA13 9AQ	Application to Condition 15 (Servicing Management Plan) & Condition 18 travel plan 2018/33298 (construction of a mixed use development of a 66 Bed Residential Care Home (Use Class C2), a Block of 45 Retirement with Care Apartments (Use Class C2), and a Children's Nursery (Use Class D1))	<p>Parish Council commented that initial objections included to the traffic management plan. The only access for service vehicles is by Dane Bank Road / Whitbarrow Road which has poor visibility and is on a hill.</p> <p>The availability and efficiency of local transport is overstated. Since the initial application, the bus service has deteriorated further and is less frequent.</p>

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			There are insufficient electric car charging points for the size of the development.
2022/41437	1A The Drive, WA13 OSF	Proposed single storey rear extension	No comments.
2022/41458	4 Albany Road, WA13 9LW	Proposed single storey rear extension to extend beyond the rear wall by 4.45m, height of 3.62m and height of the eaves to be 2.45m	No comments.
2022/41479	43 Chaise Meadow, WA13 9NX	Deed of modification to section 106 agreement attached to planning permission A01/444111 in relation to affordable housing provision	Parish Council does not support this request, adding that affordable housing is an important part of Lymm and supports the housing officer's view.
2022/41504	Burford Lane Farm, WA13 OSJ	Application to consider conditions following grant of approval - 3 (external roofing and facing materials) 6 (parking space adequate) 7 (servicing and waste management strategy) 8 (electric vehicle charging points) 9 (avoidance measures method statement for amphibians) 11 (bird nest boxes) 13 (protection of all tree/ shrubs/ and vegetation) following approval 2020/38388 (erection of 3 no. dwellings)	No comments.

33. Parish Council objections to Tanyard Farm phase 2 - 2022/41134

After much discussion, it was agreed not to submit further comments as a Committee but individual councillors can submit additional objections.

34. Dates of next meetings

7th (apologies CE and GG) and 28th (apologies ST) June 2022 at 6pm in the Village Hall.

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The meeting closed at 7.10pm.