

# 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 26<sup>th</sup> 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: Kerry Duffin, Clerk to the Council  
Councillor Chris East

## **12. Welcome and Introductions**

The meeting opened at 6.05pm.

## **13. Apologies for Absence**

Apologies were received from Cllrs Kirkham and Towndrow.

## **14. 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.

## **15. Public Participation**

No members of public were in attendance to discuss applications.

## **16. Approval of Previous Meeting's Minutes**

**RESOLVED:** Minutes of the meeting on 5<sup>th</sup> April 2022 were approved as an accurate representation.

## **17. Enforcement notices were shared.**

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

## **18. Conservation Area Update**

A discussion was held regarding if and how Warrington Borough Council uses the Conservation Area comments. The Clerk will follow up with Warrington Borough Council what the best course of action is in these cases. All agreed

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that the input from the resident regarding the Conservation Area was important and helpful, and would like to see it continue.

## 19. 2022/41134 - Land at Tanyard Farm

Parish Council objections:

## 20. Update on Previously Submitted Planning Applications

There were no updates.

## 21. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2022/41105</a>	87 Higher Lane, WA13 0BZ	Single storey extension to rear, re-roofing flat garage roof with pitched roof. Associated landscaping works around rear extension.	No objections.
<a href="#">2022/41020</a>	60 Mill Lane, WA13 9SQ	Proposed rear extension and loft conversion.	No objections.
<a href="#">2022/40919</a>	16 Millbank, WA13 9DG	Demolition of existing property and erection of detached new building with outbuilding.	Parish Council objects to the application on the grounds of inappropriate design for a Conservation Area. The proposed design is not in keeping with the surrounding properties, particularly no 12 which is a listed building.
<a href="#">2022/41237</a>	25 Massey Avenue, WA13 0PJ	Single storey side/rear extension	Parish Council does not object to the application but requests the residents retain the hedgerow that has been earmarked for removal. The Council also queries whether there is sufficient parking for the change in size of the property.
<a href="#">2022/41154</a>	1 The Peppers, WA13 0JA	Demolition of the conservatory and construction of a single storey rear extension, two storey	Council comments that the proposed development removes several trees in a Conservation Area and requests the Tree Officer reviews the application and the potential impact of the loss of the trees.

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		rear extension, single storey side extension and internal remodelling	Parish Council also questions whether the proposals constitute overdevelopment of the site.
<a href="#">2022/41234</a>	2 Booths Hill Road, WA13 0DL	Proposed solar panels.	Lymm Parish Council welcomes solar and green energy however this property is in the Conservation Area and the panels would be visible from the road. LPC requests that the Conservation Officer examines the application. The Parish Council also requests clarification from the Conservation Officer about the installation of solar panels and clarification of what is and is not deemed acceptable.
<a href="#">2022/41233</a>	1 Richmond Drive, WA13 9HE	Retention of 1.9m high wooden fence to side/front boundary	Parish Council could not comment as no details were available on the system other than a complaint from a neighbour. Parish Council requests an extension to May 20 <sup>th</sup> .
<a href="#">2022/41213</a>	10 Longcroft Place, WA13 9UD	Proposed single storey rear extension replacing conservatory.	No objections.
<a href="#">2022/41306</a>	8 Hill Top Road, WA13 0EA	Two storey extension to front elevation.	No objections.
<a href="#">2022/41145</a>	5 Willowpool, Burford Lane, WA13 0GF	Retrospective side elevation conservator	Objections. Parish Council objects on the grounds of development in the green belt. In addition, the conservatory extension is out of proportion to the original building.
<a href="#">2022/41327</a>	8 Foxley Close, WA13 0BS	Proposed single storey rear extension	No documents were on the planning portal at the time of the meeting and Council requests an extension to May 20 <sup>th</sup> .
<a href="#">2022/41266</a>	69 Highfield Road, WA13 0DT	Proposed double storey side extension and entrance porch to front.	Parish Council comments whether there is sufficient parking for the development of the property and questions whether the site has been overdeveloped.
<a href="#">2022/41355</a>	61 Mardale Crescent, WA13 9PJ	Proposed single storey rear extension, single storey front/side extension and conversion of	Comments. Due to no upstairs plans being available, it is unclear whether the garage conversion to a bedroom will increase the number of bedrooms to the property. If so, Council questions whether there is

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		garage to living accommodation.	sufficient off-street parking for the proposed development.
<a href="#">2022/41345</a>	57 Rose Bank, WA13 0JH	Single storey front extension, reduce and renew front windows, adjust front elevation externally.	No objections.
<a href="#">2022/41309</a>	40 Rushgreen Road, WA13 9PW	Removal of conservatory, proposed two storey side/rear extension and detached garage.	Comments. Council queries the addition of a new access to the already busy and often congested Rushgreen Road and requests a report from highways.

The Clerk left the meeting at this point for applications 2022/41268 and 2022/41278 to be discussed.

<a href="#">2022/41268</a>	9 Birchfield Road, WA13 9HL	Retention of single storey rear extension and rear dormer	No documents were on the portal at the time of the meeting. Council requests an extension to May 20 <sup>th</sup> .
<a href="#">2022/41278</a>	9 Birchfield Road, WA13 9HL	Retention of front dormer	No comments.

The Clerk rejoined the meeting.

## 22. Other new planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
<a href="#">2022/41250</a>	79 Scholars Green Lane, WA13 0PS	Proposed remedial work to x1 tree	No documents were on the portal.
<a href="#">2022/41326</a>	42 Star Lane, WA13 9LN	Proposed rear dormer.	Council raised whether there was sufficient off-street parking for the change from a 3 to 4 bedroomed residence.

## 23. Dates of next meetings – 17<sup>th</sup> May 2022 at 6pm in the Village Hall.

The meeting closed at 6.50pm.