

LYMM PARISH COUNCIL

Clerk to the Council: Kerry Duffin
Telephone: 07741 877870
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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 19th July 2022 at 6pm in Lymm Village Hall**

In attendance:

- * Cllr Martland (Chair)
- * Cllr Gowland
- * Cllr Johnstone
- * Cllr East
- * Cllr Towndrow

* Denotes attendance

Also in attendance: Kerry Duffin, Clerk to the Council

50. Welcome and Introductions

The meeting opened at 6pm.

51. Apologies for Absence

Apologies were received from Councillor Towndrow.

52. 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.

53. Public Participation

No members of public were in attendance.

54. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 7th June 2022 were approved as an accurate representation and signed by the Chairman.

55. Enforcement notices

No notices have been received.

56. Conservation Area applications

No applications are within the Conservation Area.

57. Update on Previously Submitted Planning Applications

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PLANNING REFERENCE	ADDRESS	UPDATE	NEW COMMENTS
2021/40441	135 Higher Lane, WA13 0BU	<p>Updated plans have been received.</p> <p>Proposed demolition of the existing dwelling and detached outbuilding with the construction of 2 No. (five bedroom, two and a half storey) detached dwellings with integral garages, car parking and associated landscaping.</p> <p>Original submission was discussed at Planning Committee on 23 November 2021. Comments were: Objections on the grounds of over development of the site and the proposed development is not in keeping with the street scene. The 9.3m high development would be taller than neighbouring properties therefore having an adverse visual impact. The Parish Council also queries the safety of the planned parking provision. In addition, two trees are planned to be removed which the Parish Council does not support and the development would benefit from a car charging port.</p> <p>Amendments were discussed at Planning Committee on 8th February 2022 with the comments: Parish Council still sees this as overdevelopment from both height and width perspectives.</p>	<p>Council commented that the proposed amendments are still overdevelopment of the site. There is still a negative impact on the street scene with 3 storey properties.</p> <p>The application still requires the removal of healthy trees and greenery and has too much of an impact on the environment.</p> <p>The current housing need is for 3 / 4 bedroom houses, not larger properties.</p>
2022/40999	213 Higher Lane, WA13 0RN	<p>An appeal has been made to the Secretary of State against Warrington Borough Council for non-determination of a certificate of lawful development.</p> <p>Proposal: Proposed free standing canopy.</p>	Noted.

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		Parish Council comments from 8 th March 2022: No comments other than this development is in greenbelt. Appeal start date: 14 June 2022	
2021/40389	Apartments 14,15,16,17,18 And 19, Old Mill Close, Lymm, Warrington, WA13 9RW,	An appeal has been made to the Secretary of State against the decision of Warrington Borough Council to refuse to grant planning permission. Proposal: Proposed removal of Juliet balconies and construction of six walk on balconies to existing apartments. Parish Council comments from Committee meeting on 23 rd November 2021: Objections on the grounds of lack of privacy. Some of the other residents on the development will lose privacy and be overlooked if this development were to be successful. The development would also have a negative visible impact on the building, a converted mill with considerable aesthetic appeal.	Noted.

58. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2022/41473	7 Highfield Road, Lymm, Warrington, Lymm, WA13 0DS	Demolition of existing garage and proposed single storey rear side extension	Council commented that there is insufficient off-street parking for the size of the development. Council also requests that car charging ports are installed.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
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2022/41626	Cherry Tree Primary School, Hardy Road, WA13 ONX	Proposed extension	Noted.
2022/41591	25 The Cross, WA13 OHR	Felling of a Large Sycamore Tree due to the tree now becoming far too large for its environment.	No tree surgeon report was included with the application. The listed replacement tree will grow to a similar size as tree to be felled so the logic here seems unclear. Lymm Parish Council has concerns over the loss of mature trees and recommends the tree officer reports on this application.

60. Planning Application

Council noted the documents regarding the proposed development plans for The Coach House, 18 Brookfield Road, withholding comments until the full application has been received.

61. Biodiversity and Levelling Up & Regeneration Bill

Council received two documents and commented on the development of subterranean biodiversity that forms over years and decades. The replanting of new trees on development does not support the avoidance of damaging these essential habitats. Clerk to forward the Biodiversity paper to the Neighbourhood Plan group.

62. Neighbourhood Plan timeframe meeting with Warrington Borough Council

Proposed date and time of meeting on 9th August at 7.30pm following Planning Committee or 6th September depending on availability. Clerk to contact Neighbourhood Plan Working Group.

63. Date of next meeting

9th August 2022 at 6pm in the Village Hall, followed by 6th September 2022.

The meeting closed at 6.35pm.