

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 11th October 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

86. Welcome and Introductions

The meeting opened at 6pm.

87. Apologies for Absence

Apologies were received from Councillor Gowland.

88. 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.

89. Public Participation

Eleven members of public were in attendance to discuss applications 2022/41809 and 2022/42354 at Lymm Hall and 2022/41134 at Tanyard Farm.

90. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 27th September 2022 were approved as an accurate representation and signed by the Chairman.

91. Enforcement notices

The open and closed notices were discussed.

92. Conservation Area applications

Conservation area issues were raised at each application.

93. Hydrogen Pipeline Update

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Council commented that, if approved, the installation would potentially impact residents in Lymm and requests that construction traffic, particularly HGVs, do not travel through the village and use the surrounding major roads instead.

94. Update on previously submitted planning applications, it was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	ADDITIONAL COMMENTS
2021/39151	Pool Farm, Pool Lane, WA13 9BW	Outline planning - Proposed erection of up to nine affordable residential dwellings including access with all other matters reserved for subsequent applications. An appeal has been made to the Secretary of State. All representations must be made by October 27th 2022.	No further comments.
2022/41134	Land south of Rushgreen Road (Former Tanyard Farm), Lymm	Application for full planning permission for the construction of 110 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. Amendments have been received. Comments must be made with 21 days of the date of letter – 22nd September 2022	1-The Local Plan has not been approved or adopted and this application is therefore premature. 2-This is inappropriate development in the green belt with no special circumstances. In addition, the Parish Council would like to see the correct mix of affordable housing. 3-The green division between Oughtrington and Lymm was raised as of community importance in the Inspector’s report on the previous application. This proposal would remove this green buffer. 4-The current plans would destroy a significant wildlife corridor as well as multiple badger setts. The Parish Council requests an environmental impact assessment to ensure minimum disturbance to wildlife despite the number of properties on the development being reduced to remove the need

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			<p>for this assessment. This was also raised by the Inspector during the first phase of development on Tanyard Farm.</p> <p>5-Flood risks exist in the area with adjacent properties on Fletchers Lane regularly suffering. This has not been addressed on the updated application.</p> <p>6-The highways report does not mention the narrowness of Rushgreen Road where vehicles often have to mount the pavement to be able to pass.</p> <p>7-This proposed development would have an adverse impact on the light and amenity and the street scene especially for those living on the opposite side of the canal but also for those using the canal and the canal bank. The proposed 3 storey development would also effect the skyline.</p> <p>9-Whilst the Parish Council supports the improvement of health facilities, this should not be at the expense of the green belt and the environment of the village.</p>
2021/39870	Higher Oak Farm, Higher Lane, WA13 ORG	<p>Full Planning - Permanent agricultural worker dwelling, including garage/car port and wall</p> <p>An appeal has been made to the Secretary of State. All representations must be made by October 17th 2022.</p>	No further comments.
2021/40754	Agden Lane Farm, Agden Lane, Lymm WA13 OUQ	<p>Conversion and extension to an existing barn to create x2 dwelling units. LPC comments - Objections on the grounds of:</p> <p>1 – Inappropriate development on greenbelt land 2 – The footprint for the proposed development is 30% greater than</p>	No further comments.

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		<p>the current barn. Doesn't this contravene planning regulations on Green Belt?</p> <p>3 – The design is not in keeping with the greenbelt location</p> <p>4 – Council queries whether the proposals for the previous planning permission - 2016/28330 - have been carried out and if not, whether permission is still valid</p> <p>5 – There are no dimensions for the access</p> <p>6 – Insufficient parking allowance per property with each property requiring 2.6 car spaces in a rural area</p> <p>7 – There are no car charging points on the plans</p> <p>8 – The plans include a garden space however Council queries whether there was there a garden space prior to submission of the planning application.</p> <p>Due to these objections, Parish Council therefore requests a site visit from the case officer.</p> <p>Notification of Development Management Committee on October 13th 2022</p>	
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95. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2022/41685	Lymm Hall Rectory Lane, Lymm,	Construction of two oak framed garages with associated parking area and bin and equipment storage. (previous lack of documents on portal)	Council comments that changes at Lymm Hall need to be considered alongside all other current applications including 2022/42354 and 2022/41809.
2022/41812	14 Agden Park Lane, Lymm, WA13 0TS	Proposed first floor side extension, proposed first floor rear extension, adjustments to	There are still no documents available on the portal.

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		front elevation and bay windows, new open porch canopy, internal modification and entrance gate (previous lack of documents on portal)	
2022/41912	19 Statham Avenue, Lymm WA13 9NJ	Single storey rear and side extension and dormer loft conversion and garden room	Council has concerns about the size of the extension which is an addition to a previous extension and queries whether they total more than a 30% increase. In addition, the proposal would increase the property to having 4 bedrooms yet has no mention of improvements to parking or the addition of an electric car charging port.
2022/41903	5 Rectory Gardens, WA13 0DQ	Single storey rear extension to form garden room.	Council has concerns regarding the loss of amenity particularly light to the adjacent property (no 3) and have an adverse effect on the garden.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
2022/42160	Bright Futures Care, Oak and Beech House Booths Lane, Lymm, Warrington, WA13 0GH	Variation of condition no. 1 attached to planning permission 2016/28284 to allow increase in pupil places from 50 to 60	No comments.
2022/42353	66 Mill Lane, WA13 9SQ	Single storey rear extension to extend 4.60 meters from original dwellinghouse, with an overall height of 3.40 meters and 2.90 meters to the eaves.	No comments.
2022/42211	Site of bus shelter, 108-110 Booths Hill Road, WA13	Installation of double sided advertising panel comprising 1 no. digital panel and 1 no. paper panel	Council questioned whether this would cause light pollution and be a distraction to drivers.
2022/41918	12 Old Mill Close, WA13 9RW	Replace the two original velux windows with a single window	No comments.

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2022/42354	Lymm Hall, Rectory Lane, Warrington, WA13 0AJ	Variation of Condition 1 (Approved Plans) on previously approved application 2017/30307 (Listed building consent for new dwellings)	Comments within 2022/41809.
2022/41809	Lymm Hall, Rectory Lane, Warrington, WA13 0AJ	Variation of Condition 2 (Approved Plans), Condition 3 (CEMP), Condition 4 (Characterisation and Remediation and Verification), Condition 5 (Remediation and Verification, Contamination, Monitoring and Maintenance), Condition 7 (Surface Water Drainage), Condition 9 (Access and Parking), Condition 10 (Levels), Condition 12 (Hard surface Materials), Condition 13 (Fences and Walls) Condition 14 (Roofing materials), Condition 15(Facing Materials), Condition 16 (Landscaping), Condition 19 (Landscape management plan) on previously approved application 2017/30306 (New Dwellings)	<p>Council strongly objects to the requested variations which are numerous and substantial. Lymm Parish Council requests that a fresh application is submitted. Despite the proposed improvements to impact positively on the environment, these variations would negatively impact on the residents in neighbouring properties. There is no mention of the impact around Lymm Hall. The request to move the road, positions of the houses and gardens and by the addition of a sub-station. This alone would cause loss of residential amenity especially noise pollution. The road access is very restricted and would have safety issues to traffic and pedestrians on Mayfield Road.</p> <p>In addition, the Parish Council requests that all applications at Lymm Hall are considered together including 2022/41685 and 2022/42354 and that the Conservation Officer comments on the applications.</p>
2022/42264	9 Woodland Drive, WA13 0BL	Remedial works to tree x 1	No comments.
2022/42122	Massey Brook Farm Massey Brook Lane, Lymm, Warrington, WA13 0PH	Variation of conditions 6 (cycle parking), 7 (EVC), 8 (Refuge), 9 (landscaping) and 11 (Noise levels) on application 2022/41292 (Variation of condition 2 (approved plans) on planning application (2020/37354) to incorporate new window	The Parish Council disapproves of the requested amendment to adjust the noise conditions. If the noise levels are too high, the Council queries whether this is the appropriate site for development for residential

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		apertures to Barn 01 and Barn 02, to amend the roof on Barn 01 and to regularise the rebuilding of the front elevation to Barn 01 following structural collapse)	properties due to the detrimental effect of noise pollution.
2022/41978	Lymm Hotel Site, 15 Whitbarrow Road, WA13 9AQ	Non-material amendment (various alterations to approved designs of Apartments, Care Home and Nursery) of Permission 2018/33298 (Demolition of former hotel and construction of retirement apartments, care home and children's nursery).	No comments.

97. Date of next meeting

18th October 2022 at 6pm in the Village Hall.