

# LYMM PARISH COUNCIL

**Clerk to the Council:** Kerry Duffin  
**Telephone:** 07741 877870  
**Email:** clerk@lymmparishcouncil.gov.uk  
**Address:** The Village Hall, Pepper Street  
Lymm WA13 0JB



**Minutes of the PLANNING COMMITTEE meeting of  
LYMM PARISH COUNCIL  
held on Tuesday 9<sup>th</sup> August 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

#### **64. Welcome and Introductions**

The meeting opened at 6.10pm.

#### **65. Apologies for Absence**

Apologies were received from Councillors Johnstone and Gowland.

#### **66. 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.

#### **67. Public Participation**

Two members of public were in attendance to discuss the development on Agden Park Lane, Agden, Lymm, WA13 0TS which falls in Cheshire East.

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

**RESOLVED:** Minutes of the meeting on 19<sup>th</sup> July 2022 were approved as an accurate representation and signed by the Chairman.

#### **69. Enforcement notices**

The open and closed notices were shared.

#### **70. Conservation Area applications**

Discussed at each application.

#### **71. New Full Planning Applications. It was RESOLVED that:**

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PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2022/40935</a>	46 Mill Lane, WA13 9SQ	Proposed detached double garage (with attached link including stair) with garden storage, utility, guest bedroom and home office.	Objections on the grounds of inappropriate development in the greenbelt and overdevelopment of the site. The proposed site development is 30-40% of the current property size which has already had an extension.
<a href="#">2022/41672</a>	27 Grove Avenue, WA13 0HF	Two storey side extension and internal modifications	Objections on the grounds of overdevelopment of the site. This is a large addition to a 3-storey property. Parish Council also queries the suitability of the parking arrangements.
<a href="#">2022/41674</a>	Lymm Rugby Football Club	Change of use for external storage of caravans for an 18-month period	No objections however the Parish Council does not want this to become a permanent measure.
<a href="#">2022/41515</a>	Land at Watercress Farm, off Thirlmere Drive, WA13 9PF	Erection of part two/part three storey building comprising 45 apartments (26 1 bed and 19 2 bed) for Retirement Living Housing (Category II type accommodation) with associated communal facilities, landscaping and car parking.	Parish Council wishes to call in this application to be considered at DMC. Objections are on the grounds of development on the greenbelt and premature release of greenbelt for the approved Local Plan. The proposal also constitutes inappropriate massing, and due to the proposed height, would be visible from the vicinity. In addition, the land is higher than the current neighbouring houses and there would be a loss of residential amenity due to the height of the proposed development.

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			<p>With a development of 45 units, 30% of these should be affordable and if not, the appropriate S106 contribution should be made. There is only provision for 28 parking spaces and 2 electric car charging points. There is no staff parking which will result in staff parking on adjacent roads, causing congestion to already busy roads. There is already inadequate availability of health services in the village. This development will further burden the current level of resources. There is also no solar power planned for the development.</p> <p>The proposed development relies on a public transport network, with the application incorrectly citing that Lymm has a bus station. Lymm has an insufficient, inflexible, unreliable public transport network with local residents frequently lobbying the parish and Borough Councils to make improvements. In addition, Rushgreen Road is extremely busy and the road is narrow. Buses and lorries often have to mount the pavement when passing which makes it dangerous for pedestrians walking in and out of the village.</p>
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			<p>Neighbouring road, Fletchers Lane, has a brook running beside it and already has regular floods. A suitable drainage plan would need to be factored into the development.</p> <p>The survey that is used for public opinions states 20% positive comments yet also has 60% negative and 20% neutral. These majority figures do not appear to be taken into consideration.</p> <p>Lymm Parish Council requests the officers and councillors make a site visit to fully understand the issues raised in this objection.</p> <p>Lymm Parish Council also queries why there are no residents' comments on the new planning portal.</p>
<a href="#">2022/41349</a>	16 The Crescent, WA13 0JY	Proposed side extension.	No objections.
<a href="#">2022/41464</a>	4 Scholars Green Lane, WA13 0QA	The erection of a single storey rear extension, including the repositioning of an external chimney vent.	No objections.

**72. Other new planning applications. It was RESOLVED that:**

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
<a href="#">2022/41712</a>	Lymm Baptist Church, Higher Lane, WA13 0AZ	Horse chestnut tree located on slightly elevated north western corner of Lymm Baptist Church	No comments.

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		grounds fronting onto Higher Lane. Propose 25% thinning and improving balance given size and orientation of tree on the advice of Dennis Deakin, trained arboriculturalist.	
<a href="#">2022/41690</a>	62 Scholars Green Lane, WA13 0PT	Proposed single storey side and rear extension and internal remodelling to form more spacious living/dining space, more storage space, more generous utility and gym; demolition of a garage.	Council queries why this is not a Full Planning application, and questions whether there is sufficient parking provision.
<a href="#">2022/41633</a>	Oak Barn, Stage Lane, WA13 9JP	Application for a Lawful Development Certificate for an Existing Use for domestic storage	Lymm Parish Council continues to object to this development as inappropriate development in the greenbelt, as with the application reference 2021/39680.
<a href="#">2022/41763</a>	Existing carpark, Spud Wood, Stage Lane, WA13 9JQ	Discharge of Conditions 3 (Construction Method Statement), 4 (Materials) and 5 (Landscaping) of permission <a href="#">2021/40114</a> (Proposed extension to the existing car park and resurfacing and associated works.)	No comments.
<a href="#">2022/41161</a>	St Peter's Church Hall, Stage Lane, WA13 9JB	Proposed discharge of Conditions 4(Boundary), 5(Roofing Materials), 6(Landscaping scheme), 8(Bin Storage), 9(Surface Water Drainage), 10(Visibility Splays), 11(Entrance closure), 12(Access Road), 15(Cycle Parking), 17(Invasive species) and 18 (Bird Boxes) on application <a href="#">2021/39823</a> (New church hall)	No comments.

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<a href="#">2022/41902</a>	Land In And Adjacent To Plots 2,3 And 5, Willowpool Park Homes,burford Lane, Warrington, WA13 0SH	Proposed remedial works to trees	No comments.
<a href="#">2022/41891</a>	119 Higher Lane	Remedial works to x1 tree	No comments.
<a href="#">2022/41250</a>	79 Scholars Green Lane, WA13 OPS	Proposed remedial works to 1 tree	No comments.
<a href="#">2022/41153</a>	88 Higher Lane, WA13 OBY	Discharge of condition 4 (Construction Method Statement), Condition 5 (Tree Protection), Condition 6 (Landscape and Boundary Treatment), Condition 7 (Badger Setts) and Condition 9 (Watching Brief) on previously approved application <a href="#">2019/36091</a> (New Dwelling)	Council queries why 19 healthy trees are being removed for improvements to the garden area with only 6-8 proposed replacements of much smaller sizes and types. This will have an adverse effect on the habitat.

### 73. Planning Application

Council considered a planning application in Cheshire East. The site is east of Agden Park Lane, Agden, Lymm, WA13 0TS. The proposal: Construction of new stable block, change of use of land to equine use and provision of new access. Lymm Parish Council **RESOLVED** that this is not a small stable, rather a large-scale building with a large footprint and 4.9 metres in height. The proposed development is not sympathetic to and protect the greenbelt and its openness, rather fills in the space by the very location of the planned property. Lymm Parish Council therefore sees this as inappropriate development on the greenbelt and does not hold sufficient special circumstances to release the land. Lymm Parish Council also supports the comments from residents regarding other areas of objection.

### 74. Date of next meeting

6<sup>th</sup> September 2022 at 6pm in the Village Hall.