

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

24 November 2022

Councillors: Martland, East, Gowland, Johnstone & Towndrow

You are hereby summonsed to attend the PLANNING COMMITTEE on Tuesday 29th November 2022 at 6pm in Lymm Village Hall for the purpose of transacting the following business

AGENDA

- 1. Introduction, welcome and housekeeping from the Chairman**
- 2. Apologies for Absence**
- 3. Code of Conduct**
Members are reminded of their responsibility to declare any personal interest or prejudicial interest they may have in any item of business on the agenda no later than when the item is reached.
- 4. Public Participation**
A period not exceeding 5 minutes per application for members of the public to ask questions or comment.
- 5. Approval of previous meeting's minutes**
- 6. Enforcement cases update**
- 7. Conservation Area applications**
To be discussed at each relevant application.
- 8. 2022/42481 – 4 Ash Road****
Council to consider the correspondence that has been received from residents regarding a planning application for 4 Ash Road.
- 9. Update to previously submitted planning applications**

PLANNING REFERENCE	ADDRESS	UPDATE
2022/41134	Land south of Tanyard Farm, Rushgreen Road, WA13	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 landscaping and the demolition of 78 Rushgreen Road and the creation of a development platform and application for outline planning permission (all matters reserved) 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.

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		Amendments have been received – description of development and to design and layout and updated Planning Statement.
2022/42122	Massey Brook Farm, Massey Brook Lane, Lymm WA13 0PH	Variation of conditions 1 (plans), 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 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) Amendments have been received – change in the description to include condition 1 and additional plans submitted.
2022/41743	9 Lymmington Avenue, Lymm, WA13 9NQ	Proposed first floor side extension / front rear dormers / single storey side extension / rendering of extended dwelling Amendments have been received – amended description of development to include proposed rendering of extended dwelling.

10. New full planning applications

PLANNING REFERENCE	ADDRESS	PROPOSAL	TYPE	DATE
2022/42538	29 Egerton Road, WA13 0PA	Side and Rear ground floor extension, Porch extension, Front and Rear Loft dormer.	Householder	23 November 2022
2022/42574	Wildersmoor Barn, Higher Lane, WA13 0RF	Formation of external open balcony within existing roof profile with sliding door access to existing bedroom.	Householder	17 November 2022
2022/42261	Ravenbank House, Pepper Street, WA13 0JT	Demolition of Ravenbank House and construction of single replacement dwelling house	Full	17 November 2022
2022/42548	40 Hardy Road, WA13 0NY	Proposed first floor side rear extension	Householder	11 November 2022
2022/42524	5 Stage Lane, WA13 9HZ	First floor rear extension and external alterations to front, side and rear elevations	Householder	10 November 2022
2022/42522	5 Willow Close, WA13 9DL	Single storey side and rear extension to create open plan living/ dining space, new bifold door and internal remodelling	Householder	10 November 2022
2022/42483	43 Chaise Meadow, WA13 9NX	Application to modify or discharge the section 106 agreement attached to planning permission A01/444111 in relation to affordable housing provision	Deed of modifications (S106)	7 November 2022
2022/42457	2 Moore Grove, WA13 9RT	Single storey extension to rear to replace conservatory	Householder	7 November 2022

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2022/42582	Lymm Poplar 2000 Services, Cliff Lane, WA13 0SP	Request for an Environmental Impact Assessment ('EIA') screening opinion under regulation 6 (1) and (2) of the Town and Country Planning (Environmental Impact Assessment) regulations 2017 extension to the HGV parking area, and change of use of site to motorway service area, including extension to amenity building, reconfiguration of HGV fuelling facility and associated works at Lymm Poplar 2000 Services	Screening Opinion	7 November 2022
2022/42481	4 Ash Road, WA13 0EY	Extension and annex to existing property	Householder	3 November 2022
2022/42577	15 Woodland Drive, WA13 0BL	Proposed Single Storey Side Extension and Porch	Householder	18 November 2022
2022/42597	14 Massey Brook Lane, WA13 0PN	Single Storey Rear Extension	Householder	18 November 2022
2022/42614	20 Brookfield Road, WA13 0PZ	Proposed erection of detached garden room in front garden (resubmission of 2021/40289)	Householder	22 November 2022

11. Other New Planning Applications / Notifications

PLANNING REFERENCE	ADDRESS	PROPOSAL	TYPE	DATE
2022/42609	140 Cherry Lane, WA13 0SY	Confirmation of a meaningful start date within a planning permission time limit.	Section 191 Certificate	22 November 2022
2022/42613	2 Willowpool, Burford Lane, WA13 0GF	[T1] Oak: Located at the rear of property. Proposal: Reduce northern lateral spread by up to 2.5m to appropriate replacements (max cut diam 8cm). Reason: Reduce encroachment and litter drop over property.	TPO	21 November 2022
2022/42433	54 Burford Lane, WA13 0SH	Proposed single storey side extension and two storey rear extension	Section 192 Certificate	3 November 2022
2022/42489	Badgers Drift Oughtrington Lane, Lymm, Warrington, WA13 0QY	T1 Oak - Remove all deadwood above 25mm in diameter. T2 Oak - Remove all deadwood above 25mm in diameter. T3 Oak- Fell to ground level	TPO	7 November 2022

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2022/42417	1 The Poplars, Lymm, Warrington, Lymm, WA13 9AZ	Discharge of Condition no. 3 (Materials) attached to Planning Permission 2017/31518	Discharge of Condition	8 November 2022
2022/42509	10 Bridge Close, WA13 9JE	Development proposed seeks to adjust the proposed front elevation to more accurately reflect the submitted drawings and floor plan layout to 2021/39368 , Householder - Proposed two storey rear extension with balcony and privacy screen, garage conversion, new roofing to existing flat roof area over garage and internal alterations.	Non-material amendment	10 November 2022
2022/42139	44 Bucklow Gardens, WA13 9RQ	Remedial pruning to 1 no. Tree	TPO	14 November 2022
2022/42534	54 Burford Lane, WA13 0SH	Discharge of Condition 4 (Himalayan Balsam), 6 (Bird & Bat Box Location) on previous application 2022/41032	Discharge of condition	11 November 2022
2022/42572	Land at Tanyard Farm, Rushgreen Road, WA13 9PR	Discharge of condition 25 (culvert work) on application 2017/31816 (Full Planning (Major) - Proposed demolition of all existing structures and remediation of the site and the erection of a residential development comprising 64 dwellings with an ecological enhancement area, landscaping, open space, access from Rushgreen Road, car parking and associated infrastructure)	Discharge of condition	15 November 2022
2022/42668	16 Pool Lane, WA13 9BJ	Discharge of Condition 7 (Remediation). Attached to Planning Permission No. 2019/35054	Discharge of condition	17 November 2022

12. Date of next meeting

20th December 2022 then 10th January 2023 at 6pm.

KDuffin

Kerry Duffin
Clerk to the Council