

LYMM PARISH COUNCIL



Assistant Clerk: Robert Tucker
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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 18th 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: Robert Tucker, Assistant Clerk to the Council

98. Welcome and Introductions

The meeting opened at 6pm.

99. Apologies for Absence

None.

100. 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.

101. Public Participation

No members of public were in attendance.

102. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 11th October 2022 were approved as an accurate representation and signed by the Chairman.

103. Enforcement notices

None were discussed.

104. Conservation Area applications

Conservation area issues were raised at each application.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	ADDITIONAL COMMENTS
2021/40607	31 Statham Avenue, WA13 9NJ	Householder - Proposed demolition of the existing garden storage. Erection of a single storey side and rear extension, external rendering, hip to gable roof extension, enlargement of the front dormer and installation of a new rear dormer. Application was referred to DMC on 13 October 2022. The application was approved with conditions.	No further comments.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2022/41812	14 Agden Park Lane, Lymm, WA13 0TS	Proposed first floor side extension, proposed first floor rear extension, adjustments to front elevation and bay windows, new open porch canopy, internal modification and entrance gate (previous lack of documents on portal)	There are still no documents available on the portal.
2022/42294	8 Elm Tree Avenue, WA13 0NL	Demolishing existing garage and proposing a two storey side extension.	Council has concerns about car parking arrangements.
2022/42316	3b Woodbine Road, WA13 9HT	The demolition of a rear chimney stack and conservatory to make way for the erection of a two storey side extension.	Proposed materials for the windows noted as "grey clay roof tiles" on the portal. Clarification required. Council has concerns of insufficient parking and close proximity of extension to neighbouring property.
2022/41743	9 Lymmington Avenue, WA13 9NQ	Proposed first floor side extension / front rear dormers and single storey side extension	No comments.
2022/42335	11 Lymmington Avenue, WA13 9NQ	Proposed works to existing residential bungalow consisting external elevational enhancements / extension to roof area and rear single storey extension.	Council has concerns about car parking arrangements and over development of the site. Design is not in keeping with existing houses or harmonious with the adjacent property.

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2022/41938	Greenscene, Burford Lane, WA13 0SE	Erection of a single self-build dwelling and replacement outbuilding	Council objects and still considers this an inappropriate development in the green belt. The site boundary treatment along the road is an inappropriate design for the street scene.
2022/42091	8 Booths Hill Road, WA13 0DL	Erection of a timber single storey granny annexe for ancillary use to the main dwelling.	Whilst the Council sympathise with the occupants' situation, this is an additional building with two bedrooms and a kitchen, therefore not ancillary to the main dwelling. It risks being developed further in the future despite conditions of use. Council has concerns about insufficient car parking.
2022/42418	Cadent Gas	Hynet North West Hydrogen Pipeline	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.
2022/42033	McDonalds, Poplar 2000, Cliff Lane, WA13 OTE	Proposed extension, relocated entrance with new sliding door, replacement drive thru booth windows with new cladding and the introduction of a new high level window. Remote patio to be formed with new furniture and associated works to the site.	No comments.
2022/41945	29 Church Road, WA13 0QG	Proposed repair, refurbishment and conversion of existing coach house into a private dwelling (including storage and garage) within the grounds of Brookfield House Grade II listed building.	Council objects to the proposal on the current inadequate documentation for a Grade II listed building and would wish to re-examine in greater detail with a higher standard of drawings of the internal and external elevations and a heritage report.
2022/42116	13 Sycamore Drive, WA13 9AU	Extended Roof Dormers & Rear Single Storey Extension	Council has concerns of over development. This represents a significant enlargement of the

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original dwelling which has already been extended.
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107. Other new planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
2022/42265	12 Fletchers Lane, WA13 9PP	Extension to rear ground floor	There are no documents available on the portal.
2022/42168	The Stables, Agden Lane Farm, Agden Lane, WA13 0UQ	Existing Oak Conservatory	No comments.
2022/42152	7 New Road, WA13 9DX	Proposed single storey rear extension and new ground floor rear window	No comments.
2022/42155	7 New Road, WA13 9DX	Proposed single storey rear extension and new ground floor rear window	No comments.
2022/42462	The Coach House, 18 Brookfield Road, WA13 0PZ	Alteration to existing coach house to enable change of use from office to dwelling	Council has concerns/comments. The adjacent building is listed and as such, this application is not appropriate. The neighbour's amenity will be affected by the development. There are issues of access and parking along with an adverse effect on traffic on Eagle Brow and a traffic management report is necessary. In addition, the visibility splays on entry and exit do not seem sufficient. Council also notes the lack of electric car charging points.
2022/42099	8 Booths Hill Road, WA13 0DL	Siting of mobile home ancillary to main dwelling	There are no documents available on the portal.
2022/41914	22 Eagle Brow, WA13 0LY	Discharge of condition no. 5 (removal of Flue), Condition no.7 (design of external walls) and condition no. 8(parking with drainage scheme) on planning application 2020/36884 .	No comments.
2022/41949	22 Eagle Brow, WA13 0LY	Discharge of Conditions 5 (Methodology) 7 (Design of external walls) and 8 (Drainage)	No comments.

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		on application 2020/36883 (House extension)	
2022/42046	1 Grove Rise, WA13 0JQ	Proposed solar panels	No comments.
2022/41957	18 Pool Lane, WA13 9BJ	Discharge Condition 3 (Floor Levels), 4 (External Materials) and 7 (Desk Study & Geo Environmental Appraisal) from 2019/35054 - Construction of 2 dwellings and associated works.	No comments.
2022/42050	Deansgreen Hall, Crouchley Lane, WA13 0TL	Conversion of existing bays into sheltering bays for storage of equipment.	No comments.
2022/42034	Mcdonalds, Poplar 2000 Service Area Cliff Lane, Lymm, Warrington, WA13 0TE	Relocation of 1 No existing banner sign and button barriers at drive thru restaurant.	No comments.

108. Date of next meeting
 8th November 2022 at 6pm in the Village Hall.