

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 20th December 2022 at 6pm in Lymm Village Hall**

In attendance:

- * Cllr Martland (Chairman)
- * Cllr East
- * Cllr Gowland
- * Cllr Johnstone
- * Cllr Towndrow (arrived at 6.05pm)

- * Denotes attendance

Also in attendance: Kerry Duffin, Clerk to the Council

133. Welcome and Introductions

The meeting opened at 6.02pm.

134. Apologies for Absence

Cllr Johnstone sent apologies due to illness.

135. 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.

136. Public Participation

No members of public were in attendance.

137. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 29th November 2022 were approved as an accurate representation and signed by the Chairman.

138. Enforcement notices

Cases were tabled with no comments.

139. Conservation Area applications

Conservation area issues were raised at each application.

140. Neighbourhood Plan – Tanyard Farm objection

Objections were noted.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	ADDITIONAL COMMENTS
2022/42524	5 Stage Lane, WA13 9HZ	Amended plans have been received.	No further comments.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2022/42640	2 Thirlmere Drive, WA13 9PE	Proposed part single-storey, part two-storey rear extension, demolition of existing playroom with associated internal alterations.	Council queries whether there is sufficient parking space for the increased size of the property.
2022/42694	Land to the south of 57 Cherry Lane and Highfield, WA13 0NU	Infill development to form two detached dwellings on Lane to East of Cherry Lane and on the Paddock land to the South of No.57 Cherry Lane and Highfield, Cherry Lane, Lymm.	Council does not support this application. It is not an infill site. The location is on the edge of the village and beyond the settlement boundary so if approved, this development would extend the boundary of the village. There is also insufficient visibility splay. The Parish Council does not support using 5 Cherry Lane as a comparison development as this location is an infill site.
2022/41850	Lymm Hall, Rectory Lane, WA13	Retrospective Planning Application for Lymm Hall Rear Eastern Boundary Estate Railing. Installation of solid round 5 bar estate railing with short section of bespoke trellis.	No comments.
2022/42596	Burford Lane Farm, 82 Burford Lane, WA13 0SJ	Demolition of existing buildings and site clearance; erection of 1 no. dwelling (C3)	This is inappropriate development in the greenbelt. The structures that are being removed are not permanent therefore there will be a change in character and there will also be a detrimental impact visually on the openness of the greenbelt.

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2022/42543	Land off Kay Lane, WA13 ONT	Construction of stables and associated works	The Parish Council questioned the location of the proposed stables and why it would be located so far from the property, requiring further driveway. The Parish Council sees this as inappropriate development in the greenbelt.
2022/41838	41 Lymmington Avenue, WA13 9NQ	Proposed porch extension and new front dormers including internal modifications.	No comments.
2022/42711	6 Pool Bank Gardens	Proposed two storey side extension	No comments.
2022/42727	33 Statham Avenue, WA13 9NJ	Proposed demolition of existing conservatory and new single flat roof rear extension, Hip to gable roof conversion and extended flat roof front dormer with new rear flat roof dormer. Increased permeable driveway to frontage and new double width dropped kerb and detached garage.	No comments.
2022/42703	16 Millbank, WA13 9DG	Demolition of existing dwelling house and the erection of new detached dwelling	Council comments that as this site is in the Conservation Area, proposed materials need to be approved. In addition, the proposal is not in keeping with the properties in the Conservation Area.
2022/42718	51 Longbutt Lane, WA13 0QX	Proposed single storey side extension	No comments.
2022/42705	Stannian Fold, Pool Lane, WA13	Provision of new external steel staircase fire escape to first floor and creation of new external door to first floor .	No comments.
2022/42658	55 Wellcroft Gardens, WA13 0LU	Demolition of conservatory; erection of single storey rear / side extension and conversion of detached garage into additional habitable accommodation	Parish Council comments that there is insufficient off-street parking for the proposed development. On street parking in this location is problematic due to the nature of the estate.
2022/42517	42-54 Cedarfield Road, WA13 9HN	New brick pillars 1.8m high, new vehicular access with sliding gate and pedestrian entrance gate 1.8m high and	Lymm Parish Council strongly disapproves of this proposal and opposes the creation of gated communities. Access

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		timber infill panels 1.8m high on land fronting 42 to 54 Cedarfield Road.	issues would arise for deliveries and refuse collection, for example. Lymm Parish Council would like this to be considered by DMC on principle. Parish Council also notes and supports the comments from the Highways Department.
2022/42627	21 Statham Avenue, WA13 9NJ	Proposed two storey side extension, part single and two storey rear extension with front and rear roof dormers with internal alternations and new garden room and store in lieu of previous garage	No comments.
2022/41812	14 Agden Park Lane, 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	No comments.
2022/42584	10 Eagle Brow, WA13 0LJ	Retention of signage	This proposal is in a Conservation Area and the Parish Council disapproves of illuminated signs in the village and the precedent this would set. Council also notes that objections that have been received for this retrospective application.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
2022/42170	27 Oughtrington Crescent, WA13 9JD	Proposed new 2m high boundary wall Single storey side extension. New porch Roof to single storey side extension continued to form covered area. repair/replace 1.8m high timber fence. two storey rear extension.	No documents were available on the portal. Council requests an extension.
2022/42683	Greygarth, The Avenue, Lymm, Warrington, WA13 0SU	Confirmation that the garden land associated with the property is lawful	No comments.

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2022/42680	Lymm Rugby Football Club, Crouchley Lane, WA13 0AS	Discharge of condition 21 (CEMP) on application 2016/28521 (Full Planning (Major) - Proposed construction of a 2390sq.m new purpose built clubhouse / multi-sports facility, including a caretakers flat, laying out of 4 x tennis courts and 3G playing pitch for Lymm Rugby Football Club, conversion of the existing clubhouse into 4 residential dwellings and construction of 10 new dwellings together with associated landscaping, infrastructure and engineering works)	No comments.
2022/42616	2, Willowpool Burford Lane, WA13 0GF	Remedial works to tree x 1	Council requests the planning and tree officer look at the site as a whole and develop a tree management plan.
2022/42638	18 Whitbarrow Road, Lymm, Warrington, WA13 9AF	Single storey side extension.	No documents were available on the portal. Council requests an extension.

144. Date of next meeting
 10th January 2023 at 6pm in the Village Hall.