

# LYMM PARISH COUNCIL



**Clerk to the Council:** Kerry Duffin  
**Telephone:** 07741 877870  
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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 25<sup>th</sup> April 2023 at 6pm in Lymm Village Hall**

In attendance:

- \* Cllr Martland (Chair)
- \* Cllr East
- Cllr Gowland
- \* Cllr Johnstone
- \* Cllr Towndrow
  
- \* Denotes attendance

Also in attendance: Kerry Duffin, Clerk to the Council

### **191. Welcome and Introductions**

The meeting opened at 6pm.

### **192. Apologies for Absence**

No apologies were received.

### **193. 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.

### **194. Public Participation**

1 members of public was in attendance and made a representation about an application for 5 West Hyde.

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

**RESOLVED:** Minutes of the meeting on 14<sup>th</sup> March 2023 were approved as an accurate representation and signed by the Chairman.

### **196. Enforcement notices**

Cases were noted.

### **197. Conservation Area applications**

Conservation area issues were raised at each application where relevant.

### **198. SIX:56**

**RESOLVED:** Council received and accepted the consultants response for the SIX:56 public inquiry.

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## 199. Lymm services

Council received and accepted an update regarding the proposed development.

## 200. Longbutt Lane update

Council received an update on the fence that has been erected on Longbutt Lane. Planning and Highways departments are reviewing the structure.

## 201. Update on previously submitted planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	UPDATE	COMMENTS
2022/41134	Land south of Rushgreen Road, Tanyard Farm	Notification of Development Management Committee – 6 <sup>th</sup> April 2023	The application was approved.
2022/41809 & 2022/42354	Lymm Hall, Rectory Lane, WA13 0AJ	Notification of Development Management Committee – 6 <sup>th</sup> April 2023	The application was approved.
<a href="#">2022/41912</a>	19 Statham Avenue, WA13 9NJ	Change in description of Development	Council notes the amendments however continues to object the proposal on the grounds of overdevelopment with the volume increasing by over 30%.
<a href="#">2022/42703</a>	16 Millbank, WA13 9DG	Amended Plans Received	The Parish Council's previous objections still stand

## 202. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2023/00053/REM</a>	Rushgreen Works, Carlton Road, WA13 9FG	Application for approval of reserved matters for Appearance, Landscaping, Layout and scale on previous application <a href="#">2020/37910</a> .	Lymm Parish Council continues to object. The issue of access and highways as well as the crossing by the Trans Pennine Trail have not been sufficiently addressed. The proposal is also out of keeping – there are no other 4 storey houses in the area. There is insufficient parking for the size of the development and number

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			<p>of properties – 21 spaces for 9 houses each with 3 or 4 bedrooms. There are no car charging points detailed on the application.</p> <p>Parish also noted the residents objections.</p>
<a href="#">2023/00074/FULH</a>	35 Orchard Avenue, WA13 0JX	Proposed ground and first floor extension to front, side and rear	Council queries whether there is sufficient parking for the proposed development.
<a href="#">2023/00212/FUL</a>	Lymm Methodist Church, Eagle Brow, WA13 0LP	Demolition of part of the existing central 'link building' and replacement with glass-clad central reception space. Re-ordering of existing circulation space and ancillary accommodation and other associated works.	Parish comments that this is a well planned proposal and requests that the Conservation Officer considers the external appearance and that it is in keeping, along with sufficient insulation of glass for the environmental impact of the proposal.
<a href="#">2023/00344/FULH</a>	23 Orchard Avenue, WA13 0JX	Proposed single storey rear extension.	No documents were on the portal at the time.
<a href="#">2023/00304/FULH</a>	5 West Hyde, Lymm, WA13 0HA	Partially retrospective application for proposed hard landscaping scheme and associated infrastructure on land within and adjacent to site.	<p>Lymm Parish Council requests the adoption of the highways department to verify whether the stopping up order can be approved in this instance.</p> <p>In addition, the long-standing dispute between neighbours regarding ownership and access was noted, and were resolved with Warrington Borough Council adopted the highway. Lymm Parish Council suggests that the highways, planning and legal teams consider the wider context of this application before making a decision.</p>

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			The Parish Council also notes that is also partially retrospective.
<a href="#">2023/00261/FULH</a>	12 Grammar School Road, WA13 0BQ	Construction of garage to side elevation	No comments.
<a href="#">2023/00343/FULH</a>	12 Fletchers Lane, WA13 9PP	Porch extension to front	No comments.
<a href="#">2023/00427/FULH</a>	49 Statham Avenue, WA13 9NJ	Propose to covert roof from hip to gable to form larger dormers to the front and rear and to construct a single storey flat roof extension to rear of property.	Council queries whether there is sufficient parking for the proposed development.
<a href="#">2023/00440/FULM</a>	Wet Gate Farm Wet Gate Lane, WA13 9SJ	Change of use to a doggy day care centre with the re-use of an existing barn, construction of parking and erection of fencing.	Council objects on the grounds of inappropriate development in the green belt. The proposal has the same footprint however the development and the 2m high fence impacts the visual impact of the green belt. Council queries whether there is a more preferable fencing option than fencing.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
<a href="#">2023/00303/TPO</a>	66 Mill Lane, WA13 9SQ	Remedial pruning to 1 tree	No comments.
<a href="#">2023/00309/TPO</a>	18A Higher Lane, WA13 0AZ	Remedial pruning to 1 tree	No comments.
<a href="#">2023/00323/DISC</a>	Massey Brook Farm, Massey Brook Lane, WA13 0PH	11 (Noise) on previously approved application 2022/42122 (Residential Development)	This proposal is still not compliant in terms of noise pollution on condition 11. Outside the property, the noise levels are still too high

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			therefore Parish Council requests the condition is not discharged.
<a href="#">2023/00382/TPO</a>	Beechwood Bothy, 62 Crouchley Lane, Lymm, WA13 0AT	Coppicing and/or thinning of self seeded Rhododendrons, Holly and Ash replacement with suitable new trees , pruning of limbs on mature trees overhanging highway, reduce hedge height, control ground ivy and thinning of other trees and deadwood	No comments.
<a href="#">2023/00412/HPA</a>	44 Ridgway Gardens, Lymm, Warrington, Lymm, WA13 0HQ	Proposed single story flat roof extension to rear to extend beyond the rear wall by 4.240m, height of 2.720m and height of the eaves to be 2.420m	No comments.
<a href="#">2023/00357/DISCON</a>	Lymm Rugby Football Club, WA13 0AT	Part discharge of Condition 25 (Lighting Details Scheme) Attached to Planning Permission Reference no. 2016/28521 (Multi sports facility)	Council recommends that curfew times are agreed as part of the conditions.
<a href="#">2023/00289/DISCON</a>	10 Brookfield Road, WA13 0QJ	Discharge of condition 3 (Materials), Condition 4 (Bat Survey) and Condition 6 (Landscaping scheme) on previously approved application 2022/41021 (Extension)	No comments.  One of the supporting documents was labelled no 12 instead of 10.
<a href="#">2023/00439/TPOCA</a>	12 Brookfield Road, WA13 0QJ	Proposed fell x1 tree and proposed remedial works to x2 trees	No comments.
<a href="#">2023/00441/TPOCA</a>	Hopkinson Delicatessen, 11 The Cross, WA13 0HR	Remedial pruning to 1 no. tree	No comments.

**204. Date of next meeting**  
 16<sup>th</sup> May 2023 at 6pm in the Village Hall.

The meeting closed at 7pm.