

# 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 31<sup>st</sup> January 2023 at 6pm in Lymm Village Hall**

In attendance:

- Cllr Martland
- \* Cllr East
- Cllr Gowland
- \* Cllr Johnstone (Chairman)
- Cllr Towndrow (arrived at 6.05pm)
- \* Cllr Marks
- \* Cllr Selwood
  
- \* Denotes attendance

Also in attendance: Kerry Duffin, Clerk to the Council

**157. Welcome and Introductions**

The meeting opened at 6pm.

**158. Apologies for Absence**

Cllrs Martland, Gowland and Towndrow sent apologies.

**159. 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.

Cllr Selwood declared a non-pecuniary interest in item 2022/42622.

**160. Public Participation**

Four members of public were in attendance. Two as observers.

One question was raised regarding a planned development at the Sanctuary Café, involving an extension to the kitchen and a lounge area. Council noted that the site is in a Conservation Area and proposed a public consultation and to ensure that any proposals consider energy efficiency.

Another resident was in attendance regarding 2022/42804, 29 Church Road and the amendments to the planning application following negotiations with the neighbours.

**161. Approval of Previous Meeting's Minutes**

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**RESOLVED:** Minutes of the meeting on 10<sup>th</sup> January 2023 were approved as an accurate representation and signed by the Chairman.

**162. Enforcement notices**

No cases were received.

**163. Conservation Area applications**

Conservation area issues were raised at each application.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	ADDITIONAL COMMENTS
<a href="#">2019/34799</a>	Land to the west of Junction 20 of the M6 Motorway, and Junction 9 of the M56 Motorway and to the south of, Grappenhall Lane/Cliff Lane (known as Six:56 Warrington) Grappenhall, Warrington	<p>Outline Planning (Major) - Outline application (all matters reserved except for access) comprising construction of up to 287,909m<sup>2</sup> (gross internal) of employment floorspace (Use Class B8 &amp; ancillary B1(a) offices), demolition of existing agricultural outbuildings &amp; associated servicing &amp; infrastructure including car parking &amp; vehicle &amp; pedestrian circulation, alteration of existing access road into site including works to M6 J20 dumbbell roundabouts &amp; realignment of existing A50 junction, noise mitigation, earthworks to create development platforms &amp; bunds, landscaping including buffers, creation of drainage features, electrical substation, pumping station, &amp; ecological works, accompanied by an Environmental Statement</p> <p>Appeal Reference: APP/M0655/V/22/3311877</p> <p>The Secretary of State has decided to call-in this application. He accordingly directs, under his powers in section 77 of the 1990 Act, that the application shall be referred to him instead of</p>	Cllr Marks will be attending the Development Management Committee meeting with Warrington Borough Council to represent South Warrington Parishes (a cluster of south Warrington Parish Councils working to protect the green belt).

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		<p>being dealt with by the Local Planning Authority.</p> <p>The appeal will be determined on the basis of an inquiry. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.</p>	
<a href="#">2022/41134</a>	<p>Land South Of, Rushgreen Road (former Tanyard Farm), Lymm</p>	<p>Amendments have been received.</p> <p>Application for full planning permission for the construction of 108 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.</p>	<p>Lymm Parish Council continues to object to the development and the premature release of the land from the green belt. Former comments still stand, with the updated amendments being immaterial to the former objections. In addition, there are concerns about a safe cycling and walking route between the north and south of the village.</p>
<a href="#">2022/41986</a>	<p>16 Millbank, Lymm, WA13 9DG</p>	<p>An appeal has been made to the Secretary of State against refusal of permission by Warrington Borough Council for the erection of an additional storey to an existing detached dwelling</p> <p>Appeal Reference: APP/M0655/D/22/3309741</p>	<p>Noted.</p>
<a href="#">2021/40704</a>	<p>Burford Lane Farm, 82 Burford Lane, Lymm, Warrington, Lymm, WA13 0SJ</p>	<p>An appeal has been made to the Secretary of State against refusal of permission by Warrington Borough Council.</p> <p>Proposed private driveway and gates to provide access to courtyard of dwelling (amended description)</p> <p>Appeal Reference: APP/M0655/Y/22/3310427</p>	<p>Noted.</p>

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2022/42781</a>	7 Fairfield Road, WA13 0JW	Single storey extension to rear of dwelling – no measurements were noted on the documents	There is still insufficient information on the planning documents to assess the size of the extension.
<a href="#">2022/42761</a>	Barclays, 4-6 Eagle Brow, Lymm, WA13 0LL	Proposed change of use, external alterations to form ground floor retails units and 1st floor bar/restaurant with 1 <sup>st</sup> floor rear extension	<p>Lymm Parish Council supports the vast improvement following several years of being empty.</p> <p>Parish Council requests that the application is considered by DMC due to being in the heart of the Conservation Area and the fact that it is a major development in the centre of the village.</p> <p>In addition, there appears to be some access issues and not all of the units would be accessible by wheelchair users.</p>
<a href="#">2022/42804</a>	29 Church Road, Lymm, 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	No comments.
<a href="#">2023/00019/FULH</a>	18 Albany Road, Lymm, WA13 9LW	The construction of a garden outbuilding that is over the 2.5m permitted development rights.	No comments.
<a href="#">2023/00038/FULH</a>	8 Dane Bank Road East, Lymm, WA13 9DW	Demolition of existing conservatory and erection of single storey rear extension	No comments other than the development appears to have the same footprint.
<a href="#">2022/42655</a>	Oak Lawn, Crouchley Lane, Lymm, WA13 0TH	Demolition of existing dwelling, retention of the existing garage, and proposed erection two semi-detached dwellings	No objections however Lymm Parish Council notes the comments from previous application 2020/37176 regarding land contamination that should be considered during this application.

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<a href="#">2023/00039/FULH</a>	13 Fairfield Road, Lymm, WA13 0JW	Two storey side extension and part single storey front extension, and demolition of garage.	Council queries whether this is overdevelopment of the site and whether there is sufficient off street parking for the proposed size of the property.
<a href="#">2022/41600</a>	13 Brookfield Road, Lymm, WA13 0PX	Single storey infill side extension to create new ground floor w.c and boot room.	No comments.

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

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
<a href="#">2022/42622</a>	Lymm Hotel Site 15 Whitbarrow Road, Lymm, WA13 9AQ	Discharge of Conditions: 10 (Access) 18(Travel Plan) 19(Landscaping) 21(Remediation & Verification) 22(Acoustics) on previous application <a href="#">2018/33298</a> .	Parish Council urges the developers to follow the plans regarding landscaping.
<a href="#">2022/42799</a>	135 Higher Lane, Lymm, WA13 0BU	Discharge of Condition: 5(Highways & Environmental Management Plan 22(Cotoneaster & Rhododendron), 23(Reasonable Avoidance Measures) on previous application <a href="#">2021/40441</a> .	No documents were on the portal.

**167. Date of next meeting**  
 21<sup>st</sup> February 2023 at 6pm in the Village Hall.

The meeting closed at 7.15pm.