

Minutes of the PLANNING COMMITTEE meeting of LYMM PARISH COUNCIL held on Tuesday 16th May 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: Robert Tucker, Assistant Clerk

PL1. Welcome and Introductions

The meeting opened at 6pm.

PL2. Apologies for Absence

Apologies were received from Cllr Gowland.

PL3. 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.

PL4. Public Participation

No members of the public were in attendance.

PL5. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 25th April 2023 were approved as an accurate representation and signed by the Chairman.

PL6. Enforcement notices

No comments.

PL7. Conservation Area applications

Conservation area issues were raised at each application where relevant.

PL8. Update on previously submitted planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	UPDATE	COMMENTS
2022/41145	Arbor Living Lymm, 5, Willowpool Burford Lane, WA13 0GF	Notification of Development Management Committee – 27 th April 2023	The application was approved.
2022/42717	2a The Poplars, WA13 9AZ	Variation of Conditions 2(Approved plans and Condition 3(Materials) on previous application 2017/31518 (New Dwelling)	No comments.

PL9. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2023/00296/FUL	Former Broomedge Nurseries Site, Burford Lane, WA13 0SH	Retrospective change of use to mixed B8 storage, proposed replacement of some of the existing glasshouses with storage units and increase in caravan storage on part of the site.	The Council objects on the grounds that the development is in green belt and will have a detrimental effect on the environment. There is an increase in the quantity of storage units, height, footprint and massing. Part of the application is retrospective and we encourage a careful look at this, including whether a certificate of lawfulness has been obtained. The Council question the definition of this site as rural for the purposes of planning.
2023/00343/FULH	12 Fletchers Lane, WA13 9PP	Porch extension to front	No comments.
2023/00483/FUL	Corn Heyes Cottage, Crouchley Lane, WA13 0TJ	Demolition of existing commercial buildings. Construction of 2 new dwellings. Alteration and extension to existing residential buildings to enable use as 3 dwellings instead of the current use as two dwellings.	The Council question the definition of this site as commercial buildings. They appear to be in use as agricultural buildings. This is development in the green belt. The Council has no comments on the conversion of the existing buildings to 3 dwellings. The

			Council objects to the construction of 2 new dwellings. These will impact on the openness of the greenbelt due to the change of footprint.
2023/00517/FULH	44 Ridgway Gardens, WA13 0HQ	Removal of existing Conservatory, single storey rear extension and 2 storey front, side and rear extension.	No comments.
2023/00535/FUL	Land Adjacent To, 20 Statham Drive, WA13 9NW	Change of use from public amenity to private residential use together with associated boundary fencing and gates.	The Council objects to this application. We note the comments from no. 18 Statham Drive and the adverse impact on them. The Council also has concerns about access to dwellings opposite and Garth Cottage on the other side of the footpath. We anticipate this land is actually public highway and object in principle to its transfer into private ownership.
2023/00565/FULH	45 Statham Avenue, WA13 9NJ	Extending of the existing front dormer and installation of a rear dormer.	The Council notes the inclusion of a Juliet balcony but is not aware of any objections from neighbours.

PL10. Other new planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
2023/00536/TPO	25 Wellcroft Gardens, WA13 0LU	Remedial pruning to 2no. trees	No comments.
2023/00562/DISCON	Land To The Rear Of 60 Star Lane, WA13 9LN	Discharge of Condition 4 (Boundary Treatments) and Condition 20 (Ventilation) Attached to Planning Permission Reference no. 2022/41477 (Variation of Conditions)	The Council remains concerned about the proposal for the hedge boundary on the southern edge of the site and hopes the conditions will be enforced by the Borough Council. The adjacent Parish Council allotment site needs to be kept secure whilst a replacement substantial hedgerow establishes itself along this boundary.

2023/00583/TPOCA	30 New Road, WA13 9DY	Fell x 1 Tree	No comments.
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PL11. Date of next meeting

6th June 2023 at 6pm in the Village Hall.

The meeting closed at 6.30pm.