Minutes of the PLANNING COMMITTEE meeting of LYMM PARISH COUNCIL held on Tuesday 6th June 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

PL12. Welcome and Introductions

The meeting opened at 6.10pm.

PL13. Apologies for Absence

Apologies were received from Cllrs Gowland and East.

PL14. Code of Conduct and Declaration of Interests

Members were reminded of the Code of Conduct and 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.

PL15. Public Participation

Three members of the public were in attendance to raise concerns about application 2023/00619/FUL and the potential installation of a sub-station off Mayfield View.

PL16. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 16th May 2023 were approved as an accurate representation and signed by the Chair.

PL17. Enforcement notices

No comments.

PL18. Conservation Area applications

Conservation area issues were raised at each application where relevant.

PL19. Discussion of Gladman Proposal for 170 homes off Warrington Road

Parish Council considered the request for a private meeting with the developers however wishes to wait until further information is available via a formal application. At this point, any discussions would be held in public, not a private setting. In addition, Parish Council adds that the forthcoming Local Plan and Neighbourhood Plan including AECOM analysis might be of use for the developers to read in order to understand Lymm's specific requirements. In addition, Parish Council, on principle, objects to all developments in the green belt and the negative impact of developments on the ecology of the area and of the site specifically.

PL20. Update on previously submitted planning applications. It was RESOLVED that:

Chair: Date:

PLANNING	ADDRESS	UPDATE	COMMENTS
REFERENCE			
2022/42483	43 Chaise	Application to modify or discharge	The Parish Councils' previous
	Meadow, WA13	the Section 106 agreement	objections still apply, and to
	9NX	attached to planning permission	the principle that there is a
		A01/444111 in relation to	need for affordable housing
		affordable housing provision.	in Lymm.

PL21. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2023/00228/FULH	31 High Legh Road, WA13 ORT	2 storey side & single storey front extensions	Parish Council objects on the grounds of overdevelopment of the site (at 70% increase in size, significantly more than the 30% and wishes this application to be decided at DMC. In addition, the Parish Council views this as inappropriate development in the green belt.
2023/00475/FUL	Land To the east of 140 Cherry Lane, WA13 OSY	Erection of a single agricultural field shelter to hold up to 24 alpaca units	Parish Council views this as inappropriate development in the green belt. In addition, Parish Council wishes to raise safety concerns regarding the proposed access which is on a sharp bend with a speed limit of 40mph.
2023/00484/FUL	Lymm Indian, 6 Pepper Street, WA13 OJB	Change of use from restaurant (Class E) to hot food takeaway (sui generis) and installation of plant equipment.	Parish Council has concerns about the proposed change of use. The opening hours are extensive in a residential area and other take away food businesses have had restrictions on opening times – Renee's Plaice for example. In addition, other take away food establishments have had conditions applied to their planning permission to ensure that additional measures are introduced to manage litter and waste. Parish Council also requests that the signage is agreed in advance due to the site location in the Conservation Area.
2023/00605/FULH	Redbank, Cliff Lane, WA13 0TE	External Insulation with render finish to whole house. Demolition of existing	No comments.

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2023/00614/FULH	103 Chaise Meadow, WA13 9NX	conservatory, erection of front extension with balcony over and alterations to the existing driveway to widen the access. Front balcony to first floor	No comments.
2023/00616/FULH	105 Chaise Meadow, WA13 9NX	Front balcony to first floor	No comments.
2023/00619/FUL	Land Off Mayfield View, WA13 OLB	Proposed Substation	Parish Council objects to this proposal and wishes to refer it to DMC. This proposed sub-station would have a negative impact on the residential amenity of the residents on Mayfield View via noise from the proposed facility. The siting of the sub-station is proposed to benefit the amenity of the new residents. This cannot be at the cost of the residential amenity of the current residents neighbouring the site. With a 10 acre plot, an alternative site must be able to be agreed for the benefit of all residents. In addition, the proposed siting of the sub-station would have a negative impact in terms of anti-social behaviour which is already an issue in the area. On top of this, the Parish Council would like to query whether the need for the sub-station has been examined by officers as there was no sub-station included on the original planning application.
2023/00638/FUL	Lymm Rugby Football Club, WA13 0AS	Installation of a shipping container to accommodate a health and fitness gym with associated infrastructure and ancillary facilities	Parish Council has concerns about the proposal and sees this as inappropriate development in the green belt. The Parish Council does not agree that this proposal carries very special circumstances for development as the usage is not linked to the outdoor nature of the activity of the rugby club. This is for an indoor sports facility, not for the

			purposes of rugby. 5 containers which are painted black, without any aesthetic cladding is not appropriate for the green belt.
2023/00640/FUL	Lymm Water Tower, T Mobile Communication Station, Tower Lane, WA13 0BD	Installation of 1no GPS node and internal upgrade works including the removal and replacement of 1no cabinet and other associated ancillary development thereto	No comments.
2023/00344/FULH	23 Orchard	Proposed single	No comments.
	Avenue, WA13	storey rear	
	OJX	extension	

PL22. Other new planning applications. It was RESOLVED that:

PLANNING	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
REFERENCE	ADDICESS	I KOI OSAL	TAMSTI COONCIL COMMENTS
2023/00606/LBC	Lymm Water Tower, T Mobile Communication Station, Tower Lane, WA13 0BD	Installation of 1no GPS node and internal upgrade works including the removal and replacement of 1no cabinet and other associated ancillary development thereto	No comments.
2023/00624/NMA	4 Barsbank Lane, WA13 0ES	Proposed amendments to previously approved application 2020/37236 (House extension) to include White K Rend finish and addition of 1 new roof lantern	No comments.
2023/00627/TPO	Lymm Hall, Rectory Lane	Remedial works to x32 No. trees and Fell x3 No. trees	Parish Council would like the tree officer to make a site visit to fully ascertain the circumstances of this application in relation to the other development that is taking place to develop a set of eco-houses. Council queries whether the required works are necessary.
2023/00632/TPO	7a Brookfield Road, WA13 0QL	Remedial pruning to 1 No. tree	No comments.

2023/00644/TPOCA	5 Brook House	Felling of 1no tree	No comments.
	Court, Lakeside		
	Road, WA13 0GR		
2023/00648/TPO	2 The Peppers,	Fell x 3	No comments.
	WA13 OJA		

PL23. Date of next meeting

29th June 2023 at 6pm in the Village Hall.

Future dates for discussion are 18th July, 8th and 29th August and 5th, 12th or 19th September.

The meeting closed at 7.15pm.

Chair: Date: