

Minutes of the PLANNING COMMITTEE meeting of LYMM PARISH COUNCIL held on Tuesday 18th July 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

PL34. Welcome and Introductions

The meeting opened at 6pm.

PL35. Apologies for Absence

Apologies were received from Cllrs Gowland and Towndrow.

PL36. 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.

PL37. Public Participation

Two members of the public were in attendance to discuss the application at Watercress Farm for a retirement accommodation development.

PL38. Approval of Previous Meeting’s Minutes

RESOLVED: Minutes of the meeting on 4th July 2023 were approved as an accurate representation and signed by the Chair.

PL39. Planning Training

Council discussed the recent training and recommends some further training for planning matters on a local level.

PL40. Enforcement notices

No comments.

PL41. Update on previously submitted planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	UPDATE	COMMENTS
2022/42703	16 Millbank, WA13 9DG	Full - Demolition of existing dwelling house and the erection of new detached dwelling - Amendments have been received.	Amendments were noted and the Parish Council holds the same objections. The proposal constitutes overdevelopment of the plot, and the design is not in keeping with the area including a Grade II listed property adjacent to the proposed site. As this is

			in the Conservation Area, there is insufficient information about the finishing materials and final aesthetic of the proposal. Council also queried the reason / need for 8 chimneys on this property.
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PL42. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2023/00663/FULH	47 Statham Avenue, WA13 9NJ	First floor hip to gable extension with single storey wrap around side & rear extension.	No documents were available on the portal.
2023/00774/FULH	44 Rectory Lane, WA13 0AL	Demolition of existing garage /conservatory and proposed two storey front side rear extension	No comments.
2023/00823/FULH	183b Rushgreen Road, WA13 9QY	Single storey side extension and new detached garage	Council notes the neighbour's comments particularly regarding the potential felling of a tree if approval is granted.
2023/00608/FULM	Land At Watercress Farm, Off Thirlmere Drive, WA13 9PF	Erection of Retirement Living Housing (Category II type accommodation) with associated communal facilities, landscaping and car parking.	Parish Council requests this application to be considered at DMC. Council notes the change from a pitched to a flat roof and continues to object to this proposed development on the grounds of: <ul style="list-style-type: none"> - Inappropriate development in the green belt, without very special circumstances to approve premature release of land for development on green belt land - The scale of the proposal is too large for the surrounding area and the proposed development is over-bearing on the neighbouring properties. The land is sloped and the impact of the proposal especially from the 3 storeys on the higher land is a reduction in the visual amenity for those living in the vicinity of the site as well as those who use the canal towpath for leisure purposes

			<ul style="list-style-type: none"> - There are concerns about the access via the Dairy Farm estate and the impact of additional traffic. A construction management plan would be required to consider the impact on residents during the construction phase. - Parking – with a proposal for 45 dwellings and only 30 parking spaces, parking will spill over onto the neighbouring roads. The project is proposed as retirement living, not assisted living, hence the reduction in need for carers vehicles. This would imply that the residents would be independent and more likely to have at least 1 vehicle per property as well as visitors. - There is only 2 car charge points for the development - Water run off and flooding will become a more serious issue for those in the area, especially on Fletchers Lane. - The management of construction traffic would need to be carefully managed especially the parking of contractors on the neighbouring streets. - The application refers to Lymm Bus Station and a Co-op in the centre of Lymm. Neither of these exist and the Parish Council therefore questions the validity of the conclusions of the report - Biodiversity survey – the traffic /transport report is the result of desk-based research using data from 2021. The site has an important wildlife corridor including badger setts and the Parish Council feels the report is based in limited data and site specific information and is therefore not reliable.
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PL43. Other new planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
2023/00772/CLDP	22 Sandy Lane, WA13 9HQ	Addition of dormer structure to rear of dwelling	Council questioned whether there was a

			sufficient number of off-road parking spaces for the increased number of bedrooms and given the issues on Sandy Lane of parking and traffic.
2023/00784/NMA	The Coach House, 18 Brookfield Road, WA13 0PZ	Proposed amendments to previous application 2022/41757 (New Dwelling)	Council commented on all 4 applications for this property. Council noted the comments from neighbours regarding the windows and the party wall and supports a satisfactory resolution. In addition, Council notes that the access on Eagle Brow has poor visibility.
2023/00791/NMA	10 Brookfield Road, WA13 0QJ	Proposed gable end of two storey rear extension to be changed from zinc standing seam cladding to a brickwork parapet.	No comments
2023/00800/DISCON	The Coach House 18 Brookfield Road, WA13 0PZ	Discharge of Condition 3 (Written and photographic details of materials), Condition 4 (Method Statement) and Condition 5 (Building Recording Statement) Attached to Listed Building Consent Reference no. 2022/42462	Council commented on all 4 applications for this property. Council noted the comments from neighbours regarding the windows and the party wall and supports a satisfactory resolution. In addition, Council notes that the access on Eagle Brow has poor visibility.
2023/00809/DISCON	The Coach House 18 Brookfield Road, WA13 0PZ	Discharge of Condition 3 (Written and photographic details of materials), Condition 4 (Reasonable Avoidance Method Statement) and Condition 6 (Biodiversity enhancement measures) Attached to Planning Permission Reference no. 2022/41757	Council commented on all 4 applications for this property. Council noted the comments from neighbours regarding the windows and the party wall and supports a satisfactory resolution. In addition, Council notes that the access on Eagle Brow has poor visibility.

2023/00832/VARC	The Coach House 18 Brookfield Road, WA13 0PZ	Variation of Condition 2 (Approved Drawings) Attached to Listed Building Consent Reference no.2022/42462	Council commented on all 4 applications for this property. Council noted the comments from neighbours regarding the windows and the party wall and supports a satisfactory resolution. In addition, Council notes that the access on Eagle Brow has poor visibility.
2023/00842/VARC	Lymm Hotel Site Whitbarrow Road, WA13 9AQ	Proposed variation to the wording of Condition 2 (Approved plans) on previous application 2018/33298 (Mixed use) to allow for different external lighting	No comments
2023/00843/DISCON	Agden Lane Farm Agden Lane, WA13 0UQ	Discharge of Condition 6 (Materials) on previous application 2021/40754	No comments
2023/00860/CLDP	Christmas House, The Avenue, WA13 0SU	Proposed domestic outbuilding	No comments

PL44. Date of next meeting

8th August and 5th September at 6pm in the Village Hall.

Clerk and Chairman to monitor applications until the September meeting and call in any applications if necessary, with comments to be agreed at the next possible meeting.

The meeting closed at 7pm.