

Minutes of the PLANNING COMMITTEE meeting of LYMM PARISH COUNCIL held on Tuesday 5th September 2023 at 6pm in Lymm Village Hall

In attendance: Cllr Martland (Chair)
Cllr East
Cllr Johnstone
Cllr Towndrow

Robert Tucker, Assistant Clerk to the Council

PL54. Welcome and Introductions

The meeting opened at 6pm.

PL55. Apologies for Absence

An apology was received from Cllr Gowland.

PL56. 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.

PL57. Public Participation

Several members of the public were in attendance. Four were there to discuss the application to construct a new dwelling at 119 Higher Lane, and one for the application at 1a Warrington Road to convert a garage and carport to a garden room/gym.

PL58. Approval of Previous Meeting's Minutes

RESOLVED: Minutes of the meeting on 8th August 2023 were approved as an accurate representation and signed by the Chair.

PL59. Enforcement notices

No comments.

PL60. 15, The Cross

The Council feels the new signage is not appropriate for the conservation area and would like development control to look into it.

PL61. Notification of future DMC meetings

These were given as 14th September, 12th October, 9th November and 7th December 2023, 17th January, 15th February, 14th March and 10th April 2024.

PL62. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2023/00758/FULH	11 The Drive, WA13 OSF	Demolition of outbuildings and part of existing rear/side single storey extension and existing dormer, and	The Council asks planning to consider that this application is for an extension to a house within the green belt.

		construction of two storey extension and enlarged dormer.	
2023/00807/FUL	119 Higher Lane, WA13 OBU	Construction of new dwelling.	Council have already asked this application go before DMC. This is considered an overdevelopment in size and of the site. There is loss of ecological value space. Concerns of highway access onto Higher Lane.
2023/00864/FUL	Lymm United Reformed Church, Brookfield Road, WA13 OQL	Partial rebuilding and refurbishment of the existing single storey church hall and proposed single storey side extension.	We note this is a listed heritage asset in a conservation area.
2023/00975/FULH	6 White Broom, WA13 9JA	The erection of a single storey side and rear extension, including the removal of a car porch. The existing masonry gable wall and front timber cladding is to be replaced with render to match that of the proposed development.	No comments.
2023/00982/FULH	7a Brookfield Road, WA13 OQL	External canopy and raised deck area.	We note this is development in a conservation area. No additional comments.
2023/00998/FULH	3 Northway, WA13 9AT	Two storey side extension internal remodelling.	The Council questions whether parking provision is adequate for a four bedroom dwelling.
2023/00994/FULH	11 Star Lane, WA13 9LE	Single storey rear extension part first floor extension.	No comments.
2023/01019/FULH	125 Whitbarrow Road, WA13 9AY	Proposed two storey side extension and single storey rear extension.	No comments.
2023/01045/FULH	1a Warrington Road, WA13 9BE	Conversion of a garage and carport to a garden room/gym.	Council objects to this new proposal on massing and over-development. The plans could be viewed as a second residential unit rather than a garden room/gym. Issues with parking remain as with the previous application as this is a new dwelling on Turnberry Close rather than Warrington Road. The construction

			proposed will affect the integrity of the adjoining garage.
2023/01020/FULH	Woodlea, The Avenue, WA13 OSU	Double height extension to front, loft conversion and part double, part single extension to rear.	This is development in the greenbelt and the Council considers it inappropriate for the plot. The proposal is more than two thirds bigger than the existing dwelling and will change the external appearance of the front elevation significantly. In the application houses that have been compared to this proposal are more than 500m away on Lakeside Road. This is a different road with a different street scene.

PL63. Other new planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
2023/00956/CLDP	29 Egerton Road, WA13 OPA	Proposed single storey side and rear extension, loft conversion including hip to gable extension and rear dormer extension and an erection of a front porch.	The Council questions whether the amount and size of this proposal is covered under a Section 192 certificate, and if there is sufficient parking for a three bedroom dwelling.
2023/00951/TPO	Between Orchard Avenue & Scholars Green Lane, Longbutt Lane, WA13 OPT	Remedial pruning to 3x no. trees.	No comments.
2023/00963/AGR	Heatley Farm, Wet Gate Lane, WA13 9SL	Proposed agricultural building to be used for machinery, fodder and straw storage.	No comments.
2023/01008/CLDP	25 Woodland Drive, WA13 OBL	Proposed single storey rear extension.	No comments.
2023/01029/CLDP	9 Lymmington Avenue, WA13 9NQ	Proposed loft conversion including a rear flat roof dormer and hip to roof side dormer.	No comments.

PL64. Date of next meeting

26th September at 6pm in the Village Hall.

The meeting closed at 7.10pm.