

**Minutes of the PLANNING COMMITTEE meeting of LYMM PARISH COUNCIL held on Tuesday 26<sup>th</sup> September 2023 at 6pm in Lymm Village Hall**

In attendance: Cllr Johnstone (Chair)  
Cllr East  
Cllr Marks

Robert Tucker, Assistant Clerk to the Council

**PL65. Welcome and Introductions**

The meeting opened at 6pm. In the absence of Cllr Martland, Councillor Johnstone was appointed as meeting chair.

**PL66. Apologies for Absence**

Apologies were received from Cllrs. Gowland, Martland and Towndrow.

**PL67. 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.

**PL68. Public Participation**

Three members of the public were in attendance, two to discuss the application to convert a garage and carport to a garden room/gym at 1a Warrington Road and one about the outline planning to construct 170 homes on land off Warrington Road.

**PL69. Approval of Previous Meeting's Minutes**

**RESOLVED:** Minutes of the meeting on 5<sup>th</sup> September 2023 were approved as an accurate representation and signed by the chair.

**PL70. Enforcement notices**

No enforcement notices were received.

**PL71. Update on previously submitted planning applications. It was RESOLVED that:**

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2022/42316</a>	3b Woodbine Road, WA13 9HT	The demolition of a rear chimney stack and conservatory to make way for the erection of a two storey side extension. <b>An appeal has been made to the Secretary of State against refusal of permission by Warrington Borough Council.</b>	No comments.
<a href="#">2023/00608/FULM</a>	Land At Watercress Farm,	Erection of part two/part three storey building	Parish Council continues to object to this proposal as per

	Off Thirlmere Drive, WA13 9PF	comprising 42 apartments (25no. 1 bed and 17no. 2 bed) for retirement living housing (Use Class C3) with associated communal facilities, landscaping and car parking and access onto Thirlmere Drive. <b>Amended plans and additional information received.</b>	earlier comments including inappropriate development in the green belt, the scale of the proposal, parking, traffic levels and access concerns via the Dairy Farm estate and the construction impact on nearby residents. From the additional information, the Council is concerned about potential damage to surrounding properties from the piling construction method.
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**PL72. New Full Planning Applications. It was RESOLVED that:**

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
<a href="#">2023/01064/FULH</a>	35 Mill Lane, WA13 9SD	Proposed single storey side/rear extension and loft conversion including rear dormer.	No comments.
<a href="#">2023/01078/FUL</a>	18 Grammar School Road, WA13 0BQ	Demolition of domestic garage, create new access and retention of single dwelling.	It is unclear from the documents what is being proposed and if retrospective permission is being sought. The Council asks for clarification. Council objects to the new access and requests it be checked with the highways department.

**PL73. Other new planning applications. It was RESOLVED that:**

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
<a href="#">2023/01067/DISCON</a>	The Coach House, 18 Brookfield Road, WA13 0PZ	Discharge of Condition 3 (Materials), 4 (Method Statement) on previous approved 2023/00832.	No comments.
<a href="#">2023/01074/OUTM</a>	Land Off Warrington Road, Lymm	The erection of up to 170 residential dwellings, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access points. All matters reserved except for means of access.	Parish Council previously requested this application be considered by DMC at the Full Council meeting on 12 <sup>th</sup> September. The Council objects to this development and the loss of green-belt land. Despite the proposed allocation of this land to housing in the

			Local Plan, the plan has not yet been adopted. Concerns arise about congestion on already constrained local highways and the impact on amenities. With noise and pollution from the nearby Thelwall viaduct, the Council would suggest this is an unsuitable site for residential development.
<a href="#">2023/01092/PA16A</a>	Sow Brook, Lymmhay Lane, WA13 9DN	Proposed telecommunications installation and associated works.	The Council welcomes improvement to the mobile signal locally. This is a green belt location and the appearance of the structure is out of keeping. Council would welcome options to improve the appearance of the proposed taller mast.
<a href="#">2023/01101/NMA</a>	82 Higher Lane, WA13 OBG	Non-Material Amendment, Removal of proposed chimney stack and 2no windows, addition of 3no high level rooflights over larger 3 storey area and addition of a new pedestrian access gate following previous approved application 2021/40037.	No comments.
<a href="#">2023/01109/TPOCA</a>	Brook House Court, Lakeside Road, WA13 OGR	Proposed remedial works to 1 No. Tree.	No comments.
<a href="#">2023/01117/DISCON</a>	Cherry Lane Barns, Cherry Lane, WA13 0UJ	Discharge of Condition 7 (Contaminated Land) attached to planning permission 2021/40098 (New Dwelling)	No comments.
<a href="#">2023/01145/DISCON</a>	135 Higher Lane, WA13 OBU	Discharge of Condition no's 7 (Contaminated Land) and 8 (Mechanical Ventilation) attached to planning permission 2021/40441	No comments.

**PL74. Date of next meeting**

17<sup>th</sup> October at 6pm in the Village Hall.

The meeting closed at 7.10pm.