

Minutes of the PLANNING COMMITTEE meeting of LYMM PARISH COUNCIL held on Tuesday 17th October 2023 at 6pm in Lymm Village Hall

- * Denotes attendance
- * Cllr East
- * Cllr Gowland
- * Cllr Johnstone (Chair)
- * Cllr Martland
- * Cllr Towndrow
- * Robert Tucker, Assistant Clerk to the Council

PL75. Welcome and Introductions

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

PL76. Apologies for Absence

Apologies were received from Cllr. Martland.

PL77. 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.

PL78. Public Participation

Three members of the public were in attendance to discuss the reserved matters application for a farm manager’s dwelling at Higher Oak Farm, Higher Lane.

PL79. Approval of Previous Meeting’s Minutes

RESOLVED: Minutes of the meeting on 26th September 2023 were approved as an accurate representation and signed by the chair.

PL80. Enforcement notices

No comments.

PL81. Update on previously submitted planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2023/00263/FULH	23 Higher Lane, WA13 0BA	Remodelling of existing dwelling. 1st floor extension and front ground floor extension, front and rear dormer and use of render, cladding to elevations.	Parish Council reiterates previous comments that the height of the first floor extension appears to be higher than the original.

PL82. New Full Planning Applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL RESOLUTIONS
2023/01039/FUL	Greygarth, The Avenue, WA13 OSU	The demolition and rebuild of the existing dwelling.	Parish Council previously requested this application be considered by DMC at the Full Council meeting on 10 th October. Council objects to the demolition of the existing dwelling and construction on a new footprint, out of line with neighbouring dwellings and much further back from the road. Concerns are expressed over changes to the street scene and loss of light to neighbours. The Council questions the reasoning for positioning the garage block some distance away from the house and has concerns this could lead to further development.
2023/01011/FUL	Wet Gate Lane Farm, Wet Gate Lane, WA13 9SN	Demolish existing 3 bedroom dwelling and build a new 4 bedroom dwelling.	Parish Council previously requested this application be considered by DMC at the Full Council meeting on 10 th October. Council objects to this inappropriate development in the greenbelt and notes the footprint is 20% bigger than the existing dwelling.
2023/01142/FULH	12 Fletchers Lane, WA13 9PP	Proposed rebuild of front porch.	No comments.
2023/01154/FULH	116 Albany Road, WA13 9LP	Single storey rear extension with roof lantern and hip to gable roof alterations with additional front and rear dormers.	No comments.
2023/01081/FULH	4 The Peppers, WA13 OJA	Replacement roof in different form, pitch, height and materials to conservatory.	No comments.
2023/01216/FULH	32 Rectory Lane, WA13 OAL	Demolition of existing conservatory and proposed single storey rear extension. Replacement of existing patio doors and windows.	The proposed metal and timber cladding should be in keeping with the existing style of the house. Council notes this

		Demolition of internal hallway wall and proposed new fire rated glazed partition. Minor adjustments to internal layout.	application falls within the conservation area.
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PL83. Other new planning applications. It was RESOLVED that:

PLANNING REFERENCE	ADDRESS	PROPOSAL	PARISH COUNCIL COMMENTS
2023/01175/DISCON	Main Cottage, 82 Burford Lane, WA13 OSJ	Discharge of Condition 3 (Schedule of works) on application 2021/40516 (Listed Building: Extension and internal alterations)	No comments.
2023/01176/DISCON	Main Cottage, 82 Burford Lane, WA13 OSJ	Proposed Discharge of Condition 3 (Schedule of Works) on application 2021/40394 (Householder - extension and internal alterations)	No comments.
2023/01177/DISCON	Cottage 3, 82 Burford Lane, WA13 OSJ	Proposed Discharge of Condition 3 (Schedule of Works) on application 2021/40519 (Listed Building - Covert 2 dwellings to 1 dwelling and extension)	No comments.
2023/01178/DISCON	Cottage 3, 82 Burford Lane, WA13 OSJ	Proposed Discharge of Condition 3 (Schedule of Works) on application 2021/40395 (Householder - Covert 2 dwellings to 1 dwelling and extension)	No comments.
2023/01131/CLDP	42 Cedarfield Road, WA13 9HN	Construction of a new vehicle access gate along with a single access pedestrian gate and a section of a security fence.	The Parish Council objects to this application and requests it is considered by DMC. The Council is against turning this into a gated community and has concerns about access by the emergency services.
2023/01197/TPOCA	12 New Road, WA13 9DY	Remedial pruning to 5x no. trees.	No comments.
2023/01194/CLDP	Wet Gate Farm, Wet Gate Lane, WA13 9SJ	Proposed erection of fencing.	Council requests clarification as to why a fence is required. They note a previous application for fencing was refused on height.
2023/01224/TPOCA	20 New Road, WA13 9DY	Proposed fell of x1 tree and remedial works to x1 tree.	No comments.

2023/01174/VARC	Burford Lane Farm, 82 Burford Lane, WA13 OSJ	Proposed variation of condition 2 (Approved plans) and Condition 6 (Car parking spaces) on previously approved application 2020/38388 (Dwellings).	No comments.
2023/01210/DISCON	135 Higher Lane, WA13 OBU	Discharge condition 18 (for the provision of electric vehicle charging points) of planning permission ref. 2021/40441.	No comments.
2023/01129/REM	Higher Oak Farm, Higher Lane, WA13 ORG	Application for approval of reserved matters for 1 no. farm manager's dwelling in relation to outline planning permission 2020/38116 - Appearance, Landscaping, Layout and Scale to be considered.	Council continues to object to this development in the green belt and does not consider it a rural location or that special conditions apply. Council requests clarification of existing permissions for outline planning as it is unclear after the appeals process.
2023/00985/TPOCA	1a Henry Street, WA13 OLS	Proposed fell of x1 tree	No comments.
2023/01225/DISCON	4 - 6 Eagle Brow, WA13 OLL	Discharge of condition 3 (Materials), Condition 4 (Frames, rainwater goods and roof cresting) and Condition 6 (External lighting) on previously approved application 2022/42761 (Retail, Bar/Restaurant)	No comments.

PL84. Date of next meeting

7th November at 6pm in the Village Hall.

The meeting closed at 7.10pm.