

Minutes of the PLANNING COMMITTEE meeting of LYMM PARISH COUNCIL held on Tuesday 20th 2024 February at 7.45pm in Lymm’s Youth and Community Centre

- * Denotes attendance
- * Cllr East
- * Cllr Gowland
- * Cllr Johnstone (Chair)
- * Cllr Towndrow
- * Alison Willis, Assistant Clerk
- * Kerry Duffin, Clerk to the Council

PL130. Welcome and Introductions

The meeting opened at 7.45pm. In the absence of Cllr Gowland, Cllr Johnstone was appointed as meeting chair.

PL131. Apologies for Absence

Apologies were received from Cllr Gowland.

PL132. 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.

PL133. Public Participation

A design development presentation for the linking of 2 properties within the curtilage of Bridge Farm, Oughtrington Crescent WA13 9 JD was made by the architect.

PL134. Approval of Previous Meeting’s Minutes

RESOLVED: Minutes of the meeting on 9th January 2024 were approved as an accurate representation and signed by the chair.

PL135. Enforcement notices

Cases relating to Lymm were noted.

PL136. Conservation Area

Comments were made under the relevant application.

PL137. Update on previously submitted planning applications:

PLANNING REFERENCE	ADDRESS	PROPOSAL	UPDATE
<u>2023/00484/FUL</u>	Lymm Indian, 6 Pepper Street, Lymm, WA13 OJB	Change of use from restaurant (Class E) to hot food takeaway (sui generis) and installation of plant equipment.	The application was referred to Development Management Committee and has been approved.
<u>2023/00920/FUL</u>	Land To East Of 140 Cherry Lane, Lymm, WA13 OSY	Erection of a single agricultural field shelter to hold up to 24 alpaca units, provision of new	The application was referred to Development Management Committee and has been approved.

		vehicular access from B5158 (Cherry Lane) and closure of existing access. (Amended Description)	
2023/01032/FUL	Land To Side And Rear Of 54 Burford Lane, Lymm, WA13 OSH	Proposed dropped kerb and the removal of a section of hedge along the frontage with Burford Lane and the installation of a gate. The existing hedge along the property's side to be retrenched along the boundary to create an access track to the rear of the property.	No further comments
2023/01129/REM	Higher Oak Farm Higher Lane, Lymm, 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	An appeal has been made to the Secretary of State. The appeal will be determined on the basis of written representations. APP/M0655/W/23/3334110
2023/01045/FULH	1a Warrington Road, Lymm, WA13 9BE	Demolition of garage and construction of a building to accommodate a garden room/gym.	The application was referred to Development Management Committee and has been approved.
2023/01528/VARC	Land South of Rushgreen Road, Lymm.	Variation of conditions 13 (approved plans) 25 (landscape) 37 (badger mitigation strategy) 38 (badger license) on previously approved application 2022/41134 (Residential development). 13 and 25 seeks to include amended house type pack, layout (rev AD), Landscape Plan (01 and 02 rev L) boundary Treatment Plan (Rev N), Hard Surfacing Plan (Rev J),	The application was referred to Development Management Committee for consideration previously

		<p>Materials Layout (Rev H) and EV Charging Point Plan (Rev H) in relation to changes to internal and external alterations to comply with M4(2) accessibility standards, and related changes to car parking and landscape arrangements. The amended drawings include alterations to the apartment block elevations. The amended house type and layout drawings also include updated accommodation schedules that include Affordable Rent as an additional affordable housing tenure (subject to not exceeding Local Housing Allowance rates) and replacing one affordable 2 bed Rented Unit with one affordable 2 bed Shared Ownership Unit.</p> <p>37 and 38 seek to allow some works to commence at the site outside of works that require a badger license. Associated Deed of Variation to s106 agreement relating to the changes described in this application as well as proposed amendments to the wording of the clause relating to the recycling of Surplus Sale Proceeds from the sale of an affordable housing unit.</p>	
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PL138. New full planning applications. It was RESOLVED that:

Planning Reference	Address	Proposal	Parish Council Comments
2024/00089/FULH	11 The Drive, Lymm, WA13 0SF	Replacement Dormer Extension to Front of Dwelling	No comments
2023/01570/FULH	116 Albany Road, Lymm, WA13 9LP	Single Storey Rear Extension with Roof Lantern	Already granted
2024/00026/FUL	38 Booths Lane, Lymm, WA13 0PF	Change of use and alteration of part of the existing dwelling to form a new independent dwelling, and alteration of the existing dwelling including two-storey and single storey extensions	The Council commented that this is an agricultural building and the application does not retain the character or the footprint of the original building. The Council also queried whether this is overdevelopment of the site in terms of the proposed increased footprint.
2024/00036/FULH	2 The Poplars, Lymm, WA13 9AZ	Reconfigure kitchen dining space to include new ground floor rear/ side opening corner, canopies and bay windows with seating; vaulted bedroom ceiling with glazed gable and Juliette balcony; replace existing doors and windows, adjusted site entrance and adjusted gates; proposed conversion of double garage to greenhouse and garden store; landscape design	No comments
2024/00050/FULH	8 Maltmans Road, Lymm, WA13 0QP	Proposed second floor rear dormer	The Council commented that the property is within the Conservation Area and requested that the roofing style and materials should match the existing properties in the area.
2023/01365/FUL	Spring Farm Bradshaw Lane, Lymm, WA13 9JW	Conversion of traditional agricultural building to holiday lets including associated development	The Council commented that this development in the green-belt and were concerned about the loss of an agricultural building.

2024/00101/VAR	The Manor Road Tennis Club, Manor Road, Lymm, WA13 0AU	Variation of Condition 2 (approved Plans) to allow changes to fenestration, brickwork, provision of air source heat plant and non-habitable floor space at loft level on Application 2020/38160 (4 dwelling houses)	No comments
2024/00090/LBC	Lymm High School, Oughtrington Lane, Lymm, WA13 0RB	Replacement of prefabricated kitchen servery in block B ground floor. Formation of meeting room by office sub-division Block B 1st floor	No comments
2024/00057/FUL	8 Birchbrook Road, Lymm, WA13 9RX	Development of two new residential dwellings within the curtilage of an existing dwelling including associated works.	The Council objected to this application on the grounds of potential flooding on site and requested that it is referred to the Development Management Committee for determination
2024/00116/FULH	Christmas House, The Avenue, Lymm, WA13 0SU	Single Storey Side and Rear Extension to create and attached garage, home office and leisure suite	The Council expressed concerns that this development in the green belt
2024/00149/ADV	Lymm Indian, 6 Pepper Street, Lymm, WA13 0JB	1 externally illuminated fascia sign and 1 externally illuminated hanging sign.	The Council expressed concerns that the proposed signage was within the Conservation Area, was larger than the existing signage and illuminated. The Council requested that it was only illuminated during opening hours.
2024/00147/FULH	5 Elm Tree Avenue, Lymm, WA13 0NL	Two storey side extension	Council commented that the proposal is overdevelopment of the site with the volume increasing by over 30%.
2024/00065/FULH	1 The Hatchings, Lymm, WA13 0LD	Proposal: The erection of a single storey rear extension.	No comments

PL139. Other new planning applications. It was RESOLVED that:

Planning Reference	Address	Proposal	Parish Council Comments
2023/01572/CLDP	Woodlea The Avenue, Lymm, WA13 0SU	Proposed single storey extensions to both side and two storey rear extension	No comments
2023/01514/NMA	12 Grammar School Road, Lymm, WA13 0BQ	Non-Material Amendment of 2023/00261/FULH to allow for increase in size of approved garage	No comments
2023/01529/NMA	12 Mardale Crescent, Lymm, WA13 9PA	Amendment to planning permission 2021/39577 to allow for rendering to front elevation	No comments
2024/00016/DISCON	Land South of Rushgreen Road, Lymm	Discharge of Condition: 10 (Bat Licensing) 24 (External Lighting) 28 (Accessible and Adaptable dwellings) 32 (RAMS for Amphibians) 33 (Badger Survey) 34 (RAMS for Hedgehogs) 36 (Invasive Species) 39 (CHEMP) 41 (Piling Method Statement) 43 (Biodiversity Enhancement Plan) 45 (Management plan for Western ditch retaining wall) 47 (CCTV Survey) 48 (Construction Surfacing Water Management Plan) on previously approved application 2022/41134 (Residential Development)	No comments
2024/00043/CLDP	17 Heyes Drive, Lymm, WA13 0PB	Proposed flat roof rear dormer loft conversion	No comments
2024/00080/DISCON	2a The Poplars, Lymm, WA13 9AZ	Discharge of Condition 2(Contaminated Land) on previous application 2022/42717	No comments
2024/00075/CLDP	78 Burford Lane, Lymm, WA13 0SJ	Part Conversion of existing garage	No comments
2024/00102/DISCON	The Manor Road Tennis Club, Manor Road, Lymm, WA13 0AU	Proposal: Discharge of Condition 3 (Materials) 5 (Levels), 6 (Flood flow paths), 8 (Surface water drainage) 10 (CHEMP) 11 (Characterisation, remediation and verification) 12 (Contaminated land)	No comments

		14 (Road management and maintenance) 19 (RAMS) on previously approved application 2020/38160 (Residential development)	
2024/00151/CLDP	5 Elm Tree Avenue, Lymm, WA13 0NL	Proposed Single storey rear extension	No comments
2024/00135/CLDP	116 Albany Road, Lymm, WA13 9LP	Proposed Hip to Gable Roof Alteration & Increase Rear Dormer	No comments

PL140. Date of next meeting:

12th March 2024 at 6pm in Lymm Village Hall.

Dates of future meetings:

2nd April 2024 6pm Lymm Village Hall

23rd April 2024 6pm Lymm Village Hall

Warrington Borough Council Development Management Committee meeting dates:

14th March 2024 6pm Town Hall, Warrington

10th April 2024 6pm Town Hall, Warrington