

**Minutes of the PLANNING COMMITTEE meeting of LYMM PARISH COUNCIL held on Tuesday 12<sup>th</sup> March 2024 at 6pm in Lymm Village Hall.**

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

**PL141. Welcome and Introductions**

The meeting opened at 6pm.

**PL142. Apologies for Absence**

None received.

**PL143. 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.

**PL144. Public Participation**

1 member of the public was in attendance to outline changes made to the proposal 2023/01039/FUL following recent concerns raised.

4 members of the public were in attendance to raise concerns about application 2024/00087/FULM, a 2.5 MW solar farm, in particular the impact of the construction phase on local residents and loss of green belt.

1 member of the public was present to observe the meeting.

**PL145. Approval of Previous Meeting's Minutes**

**RESOLVED:** Minutes of the meeting on 20<sup>th</sup> February 2024 were approved as an accurate representation and signed by the chair.

**PL146. Enforcement notices**

Cases relating to Lymm were noted.

**PL147. Conservation Area**

No specific comments or recommendations were made.

**PL148. Update on previously submitted planning applications:**

PLANNING REFERENCE	ADDRESS	PROPOSAL	UPDATE
<a href="#">2023/01074/OUTM</a>	Land Off Warrington	The erection of up to 170 residential dwellings, public open space, landscaping	The application has been

	Road, Lymm	and sustainable drainage system (SuDS) and vehicular access points. All matters reserved except for means of access.	referred to the Development Management Committee meeting for determination.
<a href="#">2023/01528/VARC</a>	Land South of Rushgreen Road, Lymm.	<p>Variation of conditions</p> <p>13 (approved plans)</p> <p>25 (landscape)</p> <p>37 (badger mitigation strategy)</p> <p>38 (badger license) on previously approved application 2022/41134 (Residential development).</p> <p>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), 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.</p> <p>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. 37 and 38 seek to allow some works to commence at the site outside of works that require a badger license.</p> <p>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>	The application has been referred to the Development Management Committee meeting for determination.

**PL149. New full planning applications. It was RESOLVED that:**

<b>Planning Reference</b>	<b>Address</b>	<b>Proposal</b>	<b>Parish Council Comments</b>
<a href="#">2023/01039/FUL</a>	Greygarth The Avenue, Lymm, WA13 OSU	The Demolition and Rebuild of the Existing Dwelling	The Council commented on recent amendments and supports the change in the proposed building footprint to be in line with neighbouring properties and that the height of the garage has been reduced with the removal of the habitable room.  Parish Council removes its main objection to Greygarth as neighbours are satisfied with new development proposal. It supports the waiving of future development rights and any potential future development, within the greenbelt, on the site.
<a href="#">2024/00177/FULH</a>	75 Booths Lane, Lymm, WA13 OPF	First Floor Side and Part Two Storey Rear Extension.	No comments
<a href="#">2023/00966/FULH</a>	12 Dane Bank Road East, Lymm, WA13 9DW	Replacement of the existing roof and installation of 14no. solar panels	No comments
<a href="#">2024/00133/FULH</a>	34 Pepper Street, Lymm, WA13 OJN	Addition of single storey rear extension and 2 storey side extension including new entrance porch and widening of driveway	No comments
<a href="#">2024/00087/FULM</a>	Land At Wildersmoor Hall Farm, Higher Lane, Lymm, WA13 OBY	2.5MW solar farm including PV panels mounted on metal frames, new access tracks, underground cabling, perimeter fencing with CCTV cameras and access gates, a temporary	The Council objected to this application on the grounds of traffic and safety and requests it is determined at DMC. It supports objections from the public concerned about access to the site along Whiteleggs Lane being inappropriate for the size of vehicle and level of traffic and the impacts on local residents during the construction phase.

		construction compound and all ancillary grid infrastructure and associated works.	In addition, the Council raised concerns about the special circumstances in the green belt. Concerns are raised about the construction of ancillary buildings outside the current curtilage of the farmyard.
<a href="#">2024/00194/FULH</a>	38 Wellcroft Gardens, Lymm, WA13 0LU	Single storey rear extension including part conversion of existing garage	No comments
<a href="#">2024/00199/FULH</a>	20 Park Road, Lymm, WA13 0RU	Erection of single storey side extension	No comments
<a href="#">2024/00221/FULH</a>	13 Fairfield Road, Lymm, WA13 0JW	Demolition of existing dilapidated garage, and erection of proposed two storey, side extension and part single storey front extension.	No comments

**PL150. Other new planning applications. It was RESOLVED that:**

Planning Reference	Address	Proposal	Parish Council Comments
<a href="#">2024/00079/TPO</a>	36 Lakeside Road, Lymm, WA13 0QE	Remedial Works to 3 trees	No comments
<a href="#">2024/00261/TPO</a>	27 Higher Lane, Lymm, WA13 0BA	Remedial Work to 1 tree	No comments

**PL151. Date of next meeting:**

**9<sup>th</sup> April 2024** at 6pm in Lymm Village Hall.

Warrington Borough Council Development Management Committee meeting dates:

10<sup>th</sup> April 2024 6pm Town Hall, Warrington