

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

**10.30 A.M.**

**24TH AUGUST 2009**

**PRESENT:-** Councillors Keith Budden (Chairman), Joyce Pritchard (Vice-Chairman), June Ashworth (substitute for Roger Dennison), Eileen Blamire, Ken Brown, Anne Chapman, Susie Charles (substitute for Sylvia Rogerson), Chris Coates, Sheila Denwood, Helen Helme, Val Histed, Andrew Kay, Robert Redfern, Peter Robinson, Bob Roe and Roger Sherlock

Apologies for Absence

Councillors Roger Dennison, Mike Greenall, Emily Heath, Sylvia Rogerson and Joyce Taylor

Also present:

Councillor Sarah Fishwick

Officers in attendance:-

David Hall	Development Control Manager
Mark Cassidy	Assistant Development Control Manager
Alan Humphreys	Legal Services Manager
Liz Bateson	Senior Democratic Support Officer

**58 MINUTES**

The Minutes of the meeting held on 27<sup>th</sup> July 2009 were signed by the Chairman as a correct record.

**59 SITE VISITS**

A Site Visit was held in respect of the following application:

A8 09/00551/FUL 4 St Paul's Drive, Lancaster Scotforth West

The following Members were present at the site visit, which took place on Monday 17<sup>th</sup> August 2009:

Councillors Keith Budden, Ann Chapman, Sheila Denwood and Bob Roe

Officers in attendance:

Martin Culbert	-	Senior Planner
Sharon Marsh	-	Democratic Support Officer

**60 DECLARATIONS OF INTEREST.**

Members were advised of the following declarations of interest:

Councillor Roe declared a personal and prejudicial interest in A5 09/00604/CU – being acquainted with the applicant.

Councillor Robinson declared a personal and prejudicial interest in A7 09/00637/CU – Christie Park, Lancaster Road, Morecambe – being a Morecambe Football Club season ticket holder.

Councillor Ashworth declared a personal and prejudicial interest in A7 09/00637/CU – Christie Park, Lancaster Road, Morecambe – in view of her Cabinet portfolio with responsibility for Children and Young People and Cultural Services.

Councillor Denwood declared a personal and prejudicial interest in A8 09/00551/FUL – St Paul's Drive, Lancaster – having spoken as Ward Councillor in objection to the application.

Councillor Budden declared a personal interest in A9 09/00686/CU – Bay View Holiday Park, Bolton-le-Sands – being a member of Bolton-le-Sands Parish Council.

**61 PLANNING APPLICATIONS**

The Head of Planning Services submitted a Schedule of Planning Applications and his recommendations thereon.

***Resolved:***

- (1) That the applications be determined as indicated below (the numbers denote the schedule numbers of the applications).
- (2) That, except where stated below, the applications be subject to the relevant conditions and advice notes, as outlined in the Schedule.
- (3) That, except where stated below, the reasons for refusal be those as outlined in the Schedule.

(a) NOTE

A	-	Approved
R	-	Refused
D	-	Deferred
A(C)	-	Approved with additional conditions
A(P)	-	Approved in principle
A(106)	-	Approved following completion of a Section 106 Agreement
W	-	Withdrawn
NO	-	No objections
O	-	Objections

**CATEGORY A APPLICATIONS**

Applications to be dealt with by the District Council without formal consultation with the County Council

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION**

***It was noted that Councillor Denwood had previously declared a personal and prejudicial interest in A8 09/00551/FUL – 4 St. Pauls Drive, Lancaster, having spoken as Ward Councillor in objection to the application, left the room during its consideration and did not vote on the item.***

62 4 ST PAULS DRIVE, LANCASTER, LANCASHIRE

*(Under the Scheme of Public Participation Rachel Matlock spoke to the Committee in objection to the application)*

A8 09/00551/FUL                      Erection of 2 semi-detached      Scotforth              R  
houses on land adjacent to 4 St      West Ward  
Pauls Drive for Mr and Mrs Clark

Rachel Matlock re-iterated the points summarised in a statement signed by local residents in objection to the proposal, a copy of which had been circulated to Committee Members. Concern was expressed at the nature and design of the proposed development, possible difficulties in selling in view of the number of houses for rent or sale in the surrounding areas, the impact of development work in view of the restrictive nature of the site, loss of light and sense of openness, difficulties with parking and rubbish storage. It was suggested there was significant local interest against the proposals.

Members considered the application.

It was proposed by Councillor Roe and seconded by Councillor Helme:

“That Planning Permission be refused.”

Upon being put to the vote, 9 Members voted in favour of the proposition, 6 against with 1 abstention, whereupon the Chairman declared the proposition to be carried.

***Resolved:***

That Planning Permission be refused for the following reasons:

1. Over-intensive development for the site (including inadequate garden space left for Number 4)
2. Unsatisfactory refuse arrangements.
3. Unsatisfactory vehicular parking/access arrangements for Number 4.

63 LAND TO THE REAR OF BRENTIM COTTAGE, SHORE ROAD, SILVERDALE

*Under the Scheme of Public Participation Councillor Fishwick spoke in favour of the proposal but in objection to proposed conditions regarding local need.*

A11 09/00422/OUT                      Outline application for the      Silverdale Ward      A(C)  
erection of a new dwelling  
and treatment plant for Mr  
and Mrs Proctor

Councillor Fishwick advised the Committee that as a Ward Councillor she supported the proposed development and her request to address the Committee related to concern at proposals to impose local needs conditions. Councillor Fishwick referred to Policies SC3 and SC4 and provided examples of recent applications when permission had been granted without restrictions on ownership or occupancy. Councillor Fishwick reiterated her support for the Committee to grant planning permission without local occupancy conditions.

The Development Control Manager informed the Committee that a report on local need issues was being prepared by the Head of Planning Services for consideration at a future meeting.

It was proposed by Councillor Sherlock and seconded by Councillor Kay:

“That planning permission be approved with the addition of an Advice Note to the effect of: Applicant to investigate potential for both properties (Brentim Cottage and approved dwelling) to be served by the proposed waste treatment plant.”

Upon being put to the vote, 16 Members voted in favour of the proposition and 1 Member abstained, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That planning permission be approved with the addition of an Advice Note to the effect of: Applicant to investigate potential for both properties (Brentim Cottage and approved dwelling) to be served by the proposed waste treatment plant.

***It was noted that Councillor Roe had previously declared a personal and prejudicial interest in the following item being a acquainted with the applicant, left the room during its consideration and did not vote on the item.***

**64 HIGHER ADDINGTON BARN , LONG DALES LANE, NETHER KELLET**

**A5 09/00604/CU** Change of Use of Barn to form Kellet Ward D  
Live/Work Unit (as Consent  
06/00462/CU) for Mr Richard  
Dennison

It was proposed by Councillor Kay, seconded by Councillor Sherlock and agreed unanimously:

“That the matter be deferred for further investigation of the changes to access arrangements including consideration of the tree issue and for the submission and consultation regarding the Bat Survey.”

***Resolved:***

That the matter be deferred for further investigation of the changes to access arrangements including consideration of the tree issue and for the submission and consultation regarding the Bat Survey.

**65 FORMER CINEMA, KING STREET, LANCASTER**

A6 09/00628/RCN Withdrawn W

***It was noted that Councillor Robinson had previously declared a personal and prejudicial interest in the following item being a Morecambe Football Club season ticket holder. It was noted that Councillor Ashworth had previously declared a***

*personal and prejudicial interest in the following item in view of her Cabinet portfolio with responsibility for Children and Young People and Cultural Services. Councillors Robinson and Ashworth left the room during consideration of the item and did not vote on the item.*

**66 CHRISTIE PARK, LANCASTER ROAD, MORECAMBE**

A7 09/00637/CU	Change of use of an existing area of Car parking to accommodate a Temporary Club Shop facility in a portable building until June 2010 for MFC Club Shop	Poulton Ward	R
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It was proposed by Councillor Blamire and seconded by Councillor Sherlock:

“That planning permission be refused.”

Upon being put to the vote 9 Members voted in favour of the proposition, 4 against and 2 Members abstained, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be refused for the following reasons:

The development would be contrary to National Planning Policy Statement 1: Delivering Sustainable Development and Policy SC5 of the Lancaster City Council's Core Strategy Document in that the type of structure proposed would not constitute a satisfactory form of development for this prominent site adjoining one of the main roads in Morecambe, and would be detrimental to the visual amenities of this predominantly residential site.

***It was noted that Councillor Budden had previously declared a personal interest in the following item being a member of Bolton-le-Sands Parish Council.***

**67 BAY VIEW HOLIDAY PARK , (PREVIOUSLY KNOWN AS DETRON GATE CARAVAN PARK), BOLTON LE SANDS**

A9 09/00686/CU	Change of use of land within the North Lancashire Green Belt to allow relocation of touring caravan pitches (no increase in number of pitches) for Mr M Holgate	Bolton-Le-Sands Ward	A
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**68 1 EPOCH COTTAGES, BORWICK MEWS, BORWICK**

A10 09/00665/RCN	Removal of condition on Section 106 Agreement on application no. 87/00300 relating to occupancy for holiday use only for Mr John Fletcher	Kellet Ward	A
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It was proposed by Councillor Blamire and seconded by Councillor Sherlock:

“That the application be approved.”

Upon being put to the vote, 16 Members voted in favour of the proposition and 1 Member voted against, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That the application be approved, subject to the following variation of the planning legal agreement, as set out in the report:

1. Consent does not grant or imply permission for the occupation of Numbers 2-5 Epoch Cottages other than as holiday accommodation.
2. Occupation of Number 1 Epoch Cottages shall be restricted to that of a person(s) responsible for managing the remaining Holiday Cottages (Numbers 2-5 Epoch Cottages).

**69 DELEGATED LIST**

The Head of Planning Services submitted a Schedule of Planning Applications dealt with under the Scheme of Delegation of Planning Functions to Officers.

***Resolved:***

That the Schedule of Planning Applications dealt with under the Scheme of Delegation of Planning Functions to Officers be noted.

**70 PLANNING ENFORCEMENT LIST**

The Head of Legal and Human Resources submitted a report with regard to enforcement action being taken by the City Council.

***Resolved:***

That the report be noted.

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Chairman

(The meeting ended at 11.55 a.m.)

**Any queries regarding these Minutes, please contact  
Liz Bateson, Democratic Services - telephone (01524) 582047 or email  
ebateson@lancaster.gov**