

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

28TH SEPTEMBER 2009

PRESENT: Councillors Keith Budden (Chairman), Joyce Pritchard (Vice-Chairman), Eileen Blamire, Abbott Bryning (substitute for Roger Sherlock), Anne Chapman, John Day, Roger Dennison, Sheila Denwood, Mike Greenall (for Minute Nos. 71 to 86 only), Emily Heath (for Minute Nos. 71 to 86 only), Helen Helme, Val Histed (for Minute Nos. 71 to 89 only), Tony Johnson (substitute for Ken Brown), Andrew Kay, Geoff Marsland, Robert Redfern, Peter Robinson (for Minute Nos. 71 to 88 only), Bob Roe and Sylvia Rogerson

Apologies for Absence

Councillors Ken Brown, Chris Coates and Roger Sherlock

Officers in Attendance:

Andrew Dobson	Head of Planning Services (for Minute Nos. 71 to 83 only)
David Hall	Development Control Manager
Mark Cassidy	Assistant Development Control Manager
Angela Parkinson	Senior Solicitor
Jane Glenton	Democratic Support Officer

71 MINUTES

The Minutes of the meeting held on 24th August 2009 were signed by the Chairman as a correct record.

72 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

73 DECLARATIONS OF INTEREST

Members were advised of the following declarations of interest:

Councillor Bryning declared a personal and prejudicial interest in A16 09/00688/CU – 9C Castle Hill, Lancaster and A17 09/00689/LB – 9C Castle Hill, Lancaster - being acquainted with the applicant.

Councillor Denwood declared a personal and prejudicial interest in A16 09/00688/CU – 9C Castle Hill, Lancaster and A17 09/00689/LB – 9C Castle Hill, Lancaster - being acquainted with the applicant.

Councillor Greenall declared a personal and prejudicial interest in A14 09/00776/FUL – Land at Mossgate Park, Mossgate Park, Heysham – being a director of Heysham Mossgate Board.

Councillor Johnson declared a personal interest in A7 09/00803/RCN – Oxford Court, Lancaster Road, Carnforth – being a member of Carnforth Town Council and a personal and prejudicial interest in A20 09/00768/FUL – being acquainted with the applicant.

Councillor Kay declared a personal and prejudicial interest in A18 09/00681/RCN – Bowerham Tennis Club, Barton Road, Lancaster – being a committee member of Bowerham Tennis Club.

74 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

75 CATEGORY A APPLICATIONS

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

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

76 FORMER CONSERVATIVE CLUB, 173 EUSTON ROAD, MORECAMBE

(Under the Scheme of Public Participation, Alan Beattie, Mike Dennison, Richard Steele, Elizabeth Steele and Councillor Evelyn Archer, Ward Councillor, spoke in opposition to the application. Jerry Sutton of DISC, the applicant, spoke in support.)

A5	09/00789/CU	Change of use from Business (Class B1) to Medical Centre for patients with drug dependency problems, including needle exchange (Class D1) for Mr. P. Mason	POULTON WARD	R
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Alan Beattie addressed the Committee in objection to the application, and advised Members that he had lived in the Poulton Ward for over 20 years and was Honorary Secretary of Poulton Residents' Association, who had asked him to speak at Committee on their behalf. He asked Committee to turn down the application for several reasons, namely that it did not accord with policy objectives for Morecambe and would stigmatize the gateway to Morecambe, giving the perception of a rough and second-class place. It would not encourage new investment or add to the environmental improvements that had taken place in Poulton. The proposal contradicted Royal Town Planning Institute guidelines on effective community involvement and delivery through the business community. The medical centre would be parachuted into the area by agencies from afar. Residents had no perception of who 'Developing Initiatives Supporting Communities' (DiSC) was, nor its predecessor 'Lancashire Care Foundation Trust'. During the regeneration of Poulton, local people had been encouraged to take part in decision-making and this proposal made a mockery of community involvement.

Mike Dennison spoke in objection to the application and informed Members that he was Licensee of the York Hotel, which was situated 100 yards away from the former Conservative Club. He reported that, for the last 3 years, he had turned around a failing business with a drug dependent clientele, so that there was now a zero tolerance policy to drugs. If patients from York Bridge Surgery came into the hotel, they were troublesome and argumentative, and this would not be tolerated. He advised Members that he had started a petition and gathered over 100 signatures from residents on the Lancaster Road side of the area, adjacent to where he lived. Parents had expressed concerns regarding the type of people their children would come into contact with should the proposal go ahead. The nearby school crossing was used by at least 3 primary schools, Poulton-le-Sands, Morecambe Bay and Lancaster Road. The off-licence situated across the road was not ideally situated and patients of the medical centre could use this and sell other things as well. The residents from the Lancaster Road side of York Bridge had said 'no' resoundingly to the proposal.

Richard Steele addressed the Committee in objection to the application, and advised Members that people would not choose to live close to such a facility. He informed Committee that he would not have bought his house had he realised that such a proposal would be made. It had been said that drug users would not congregate, but who would police the situation? Morecambe had been spruced up to increase the number of businesses in the area. Did Committee feel that the proposal was a good idea, being on a main route to town? It would give a bad impression to visitors and there would be the danger of discarded needles. It only took one needle to give a child hepatitis or aids. A lot of drug users came from the West End so why not establish the centre there?

Elizabeth Steele spoke in objection to the proposal and advised that she was semi-retired and had lived in the south before moving locally. It had been her dream to retire to the north and so had undertaken an extensive search, which had shown that this was an up and coming area in which to live and retire. She was proud of the regeneration that had taken place. She was also concerned for the people who needed help, but the medical centre should be based in a quieter area, not the entrance to Morecambe, which would lead visitors to view the town detrimentally. She was shocked to think that she had purchased her home as a result of having been led to believe this was an up and coming area, when the proposal indicated otherwise.

Councillor Evelyn Archer spoke as Ward Councillor in objection to the application, and advised Members that, in contravention to Pathfinder status, there had been no consultation of local people on the proposal, and the views of residents had not been considered. Over the last 7 years, millions of pounds had been spent on properties in Euston Road and houses in multiple occupation (HMOs) to create quality housing, which had resulted in families returning to the area and businesses carrying out improvements, giving visitors a positive view on entry to the town. DISC had promised to effectively control patients' behaviour in the Deansgate area, but there had been instances of anti-social behaviour, threats to staff at the premises and discarded needles. Residents in Deansgate had moved, as they could not undertake works in their front garden, and their daughter had to seek medical attention when she caught her fingers on an abandoned needle. Residents had asked how they could be sure that their children would be safe, concerned that the proposal would impact on family residences and fearful of needles being discarded in their back gardens. The lollipop man also had concerns for children's safety. The area was severely congested with traffic flow in a heavily populated residential area and residents' quality of life would be further affected should the proposal go ahead. A meeting, held at the Friends' Meeting House, Lancaster, had found that people needed to access services close to home and access those services as and when. Would the facility therefore be open 7 days a week? A multi-agency approach, including the Lancaster District Community Safety Partnership, was desirable. Government guidelines advised that an integrated system was being rolled out to prisons including community consultation. She hoped, therefore, that this was not the sort of proposal that the Committee would agree to.

Jerry Sutton addressed the Committee in support of the application. He advised Members that he was Chief Executive of the Inward House Project, in partnership with DISC and other local providers. The proposal was a new contract, replacing the previous one based at Deansgate, replacing like with like and resulting in the closure of the existing premises. It would be difficult to respond to the objections raised in detail in the allotted timespan, but the organisation had provided services from premises in Lancaster, Morecambe and Lancashire and had never experienced problems with anti-social behaviour or clients congregating outside premises. The premise was that drug dependency treatment programmes were associated with criminal behaviour, when government research indicated otherwise. He could understand the concerns of Poulton residents regarding anti-social behaviour and crime, but the fact was that services such as this would lead to a diminution of this kind of behaviour.

Members considered the application and the public representations.

It was proposed by Councillor Dennison and seconded by Councillor Greenall:

"That the application be deferred to enable a site visit to take place."

Upon being put to the vote, 6 Members voted in favour of the proposition and 13 against, whereupon the Chairman declared the proposal to be lost.

There was some debate on the application.

It was then proposed by Councillor Chapman and seconded by Councillor Heath:

"That the application be approved, subject to further conditions."

Upon being put to the vote, 8 Members voted in favour of the proposition and 9 against, with 2 abstentions, whereupon the Chairman declared the proposal to be lost.

Further debate followed.

It was then proposed by Councillor Dennison and seconded by Councillor Greenall:

“That the application be refused.”

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

Resolved:

That the application be refused, contrary to officer recommendation, for the following reasons:

1. Insufficient information has been submitted to demonstrate that the use can be accommodated satisfactorily within the premises without causing harm to the character of the area, which has benefited from recent regeneration initiatives, and the amenities of local residents.
2. The proposal would conflict with policy SC2 of the Core Strategy, as it would detract from the vitality of the centre of Morecambe in that it would encourage people with drug and alcohol dependency problems to move to the Poulton area in order to access its facilities.
3. The proposal is contrary to policy ER2 of the Core Strategy, in that it would conflict with the City Council's objective of regenerating central Morecambe as a visitor destination drawing on its natural and built heritage and as an office and service centre with a revived housing market.
4. The development would conflict with the City Council's Community Safety Strategy in that it would lead to a perception of the Poulton area as one that has an over concentration of residents and visitors with substance dependency problems.

It was noted that Councillor Bryning had previously declared a personal and prejudicial interest in A16 and A17, being acquainted with the applicant, left the room during its consideration and did not vote on the item.

It was noted that Councillor Denwood had previously declared a personal and prejudicial interest in A16 and A17, being acquainted with the applicant, left the room during its consideration and did not vote on the item.

77 9C CASTLE HILL, LANCASTER

(Under the Scheme of Public Participation, Councillor Jon Barry addressed the Committee as Ward Councillor on Applications A16 and A17.)

A16	09/00688/CU	Change of use of lower ground floor from office to residential one bedroomed flat (Class C3) for Mrs. Lynda Burke	CASTLE WARD	D
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Councillor Jon Barry spoke as Ward Councillor, and advised Members that he was requesting that a site visit take place. He informed Committee that the two principal reasons for the officer recommendation for refusal were the lack of natural daylight and poor outlook. He had visited the property and felt that this was a subjective view and that Members should visit the property in order to reach a decision. The property was much better than others in town and ticked boxes in terms of location and suitability for single, professional people. He had been advised that there had been no rain penetration to the property or dampness, or other health associated problems over the past 10 years.

Members considered the application.

It was proposed by Councillor Chapman and seconded by Councillor Heath:

“That the application be deferred to enable a site visit to take place.”

Upon being put to the vote, 15 Members voted in favour of the proposition and 1 against, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be deferred to enable a site visit to take place.

78 9C CASTLE HILL, LANCASTER

A17	09/00689/LB	Change of use of lower ground floor from office to residential one bedroomed flat (Class C3) for Mrs. Lynda Burke	CASTLE WARD	D
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It was proposed by Councillor Chapman and seconded by Councillor Heath:

“That the application be deferred to enable a site visit to take place.”

Upon being put to the vote, 15 Members voted in favour of the proposition and 1 against, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be deferred to enable a site visit to take place.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

79 SUMMERFIELDS CARE HOME, WHITE LUND ROAD, MORECAMBE

A6 09/00523/CU Change of use of existing 19 WESTGATE A
bedrooms and common room WARD
to form six self-contained
sheltered flats and a new level
entrance for Ms. Maureen
MacKay

It was proposed by Councillor Greenall and seconded by Councillor Dennison:

“That the application be approved.”

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be approved, subject to the following conditions, as set out in the report:

1. Standard three year condition.
2. Development to be carried out in accordance with the approved plans.
3. Materials used in construction of porch to match the existing building.
4. Accommodation to be occupied by people over 55 only.
5. Reserved car parking spaces to be marked out.
6. Secure cycle parking to be provided.
7. Building work to take place only between 0800 to 1800 hours Monday to Friday, 0800 to 1400 hours on Saturday and no work on Sundays or officially recognised public holidays.

It was noted that Councillor Johnson had previously declared a personal interest in the following item, being a member of Carnforth Town Council.

80 OXFORD COURT, LANCASTER ROAD, CARNFORTH

A7 09/00803/RCN Removal of condition no. 5 on CARNFORTH R
application 06/1494/FUL WARD
relating to occupancy
restriction to persons aged 55
and over for Daffodil Homes
(Lancashire) Ltd.

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

“That the application be refused.”

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be refused for the following reason, as set out in the report:

1. Contrary to saved policy H19 of Lancaster District Local Plan – inadequate car parking to meet the needs of accommodation intended for general occupation.

Advice Note

The applicant is advised to explore other possibilities involving car-free or car management (car club) schemes which may realistically address the car parking problems.

81 HAZELWOOD HALL, HOLLINS LANE, SILVERDALE

A8 09/00747/RCN Removal of condition no. 3 on SILVERDALE R
approved application WARD
03/01547/CU relating to use
as holiday accommodation or
as a second home only for
Pringle Homes

Members considered the application.

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

“That the application be approved, contrary to officer recommendation.”

Upon being put to the vote, 6 Members voted in favour of the proposition and 12 against, with 1 abstention, whereupon the Chairman declared the proposal to be lost.

It was then proposed by Councillor Blamire and seconded by Councillor Dennison:

“That the application be refused.”

Upon being put to the vote, 11 Members voted in favour of the proposition and 6 against, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be refused, subject to the following reasons, as set out in the report:

1. The site is in a relatively isolated rural location within the Arnside/Silverdale Area of Outstanding Natural Beauty and the use of the properties for year round occupation would be contrary to Policy SC3 of the adopted Core Strategy which seeks to provide housing in villages to meet local needs.
2. No contribution has been offered by the developers towards meeting the affordable housing needs of the District.

and the following additional reason (suitably worded):

3. Precedent for loss of other holiday units.

82 REDWELL FISH FARM, KIRKBY LONSDALE ROAD, OVER KELLET

A9 09/00759/VCN Variation of conditions 4, 5 and KELLET WARD R
7 on application no.
08/01219/CU relating to
occupancy for Mr. K. Hall

It was proposed by Councillor Dennison and seconded by Councillor Blamire:

“That the application be refused.”

Upon being put to the vote, 17 Members voted in favour of the proposition, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be refused, for the following reason, as set out in the report:

1. The development was approved because of the benefits it would offer the tourism related economy of the area. Allowing year round use of the chalet accommodation would be contrary to “saved” policy TO8 of the Lancaster District Local Plan in that it would be difficult to ensure that it was used for holiday purposes only. The site is in the countryside where dwellings for permanent occupation would not be appropriate – would conflict with the principles set out in central government advice as set out in PPS7 and policy SC3 of the Core Strategy.

The meeting was adjourned at 1.05 p.m. for lunch.

The meeting reconvened at 1.35 p.m.

Councillors Dennison, Marsland and Day declared personal interests in the following item at this point, being Morecambe Town Councillors.

83 FORMER FRONTIERLAND SITE, MARINE ROAD WEST, MORECAMBE

A10 09/00644/OUT Renewal of Phase 2 element HARBOUR A(C)
of application 05/00928/OUT WARD
for Outline application for
mixed use development
including residential, hotel and
leisure with associated parking
and servicing for WM Morrison
Supermarkets PLC

It was proposed by Councillor Blamire and seconded by Councillor Robinson:

“That outline planning permission be approved.”

Upon being put to the vote, 13 Members voted in favour of the proposition, 3 against, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

Resolved:

That outline planning permission be approved, subject to the following conditions, as set out in the report, and amendment of conditions 3, 7 and 36:

1. Outline permission – all reserved matters required except access.
2. Masterplan drawings are illustrative only.
3. *At least* 10% on site renewable energy – details required.
4. Affordable housing scheme to be agreed in accordance with the Council's adopted policy at the time of the Reserved Matters application.
5. Provision of an area of public open space – details required.
6. Public art/realm – details required.
7. *Require applicant to remove Polo Tower in accordance with a timetable of works to be agreed.*
8. Temporary hoardings to Marine Road West – details required.
9. Landscaping scheme – details required.
10. Retention of all existing trees/hedges unless otherwise agreed in the detailed landscape scheme.
11. Tree protection scheme – details required.
12. Boundary treatments – details required.
13. Adoptable highway details required.
14. Construction of a new access – details required including its precise location.
15. On-site footpath/cycle links to Cedar Street, Grove Street, Highfield Crescent and Phase 1 to be agreed.
16. Off-site works to facilitate pedestrian/cycle linkages.
17. Travel plan – details required.
18. Car parking – details required.
19. Cycle parking – details required.
20. Site management arrangements for construction period (including security fencing).
21. Construction hours 0800 to 1800 Monday to Saturday only.
22. Wheel cleaning facilities (temporary during construction) – details required.
23. Noise assessment and control.
24. Construction noise – pile driving.
25. Scheme for dust control.
26. Standard land contamination condition.
27. Contaminated land – importation of soil and materials.
28. Contaminated land – prevention of new contamination.
29. Bunding of tanks.
30. Scheme for odour control – cooking and food.
31. Ventilation details.
32. Separate drainage system.
33. Use of SUDS.
34. Provision of interceptor – car parks.
35. Refuse storage – details required.
36. *At least* Level 3 of Code for Sustainable Homes.
37. Bat survey to be undertaken prior to any works on site commencing, and the mitigation measures to be agreed with the Local Planning Authority and implemented.

and the following additional condition (suitably worded):

38. Scheme for play area(s) and outdoor sports space/area.

The Head of Planning Services left the meeting at this point.

84 FORMER CINEMA, KING STREET, LANCASTER

A11 09/00787/VCN Variation of condition number DUKE'S WARD A
24 on 08/01129/FUL to extend
opening hours from 0830 to
2200 daily to 0600 to 2300
daily for Gala Lancaster

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

"That planning permission be granted to amend Condition 24 attached to Planning Permission 08/01129/FUL."

Upon being put to the vote, 14 Members voted in favour of the proposition and 2 against, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

Resolved:

That planning permission be granted to amend Condition 24 attached to Planning Permission 08/01129/FUL to state the following:

24. No operations or activities shall occur within the ground and first floor retail space outside of the hours of 0600 and 2300 without the prior approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

85 NORTH FARM, MOSS ROAD, HEATON-WITH-OXCLIFFE

A12 09/00672/FUL Erection of agricultural OVERTON A
livestock building for WARD
Mr. Alan Bargh

It was proposed by Councillor Blamire and seconded by Councillor Redfern:

"That the application be approved."

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be approved, subject to the following conditions, as set out in the report:

1. Standard 3 year time limit.
2. Development in accordance with the approved plans.

3. Development in accordance with the standard amended application condition.
4. Further details of the landscaping scheme to be submitted and approved.
5. Unforeseen land contamination condition.

86 37 LATHOM GROVE, MORECAMBE

A13 09/00713/FUL WITHDRAWN POULTON W
WARD

Councillor Heath left the meeting at this point.

It was noted that Councillor Greenall had previously declared a personal and prejudicial interest in the following item, being a director of Heysham Mossgate Board and left the meeting at this point.

87 LAND AT MOSSGATE PARK, MOSSGATE PARK, HEYSHAM

A14 09/00776/FUL Relocation of two bowling HEYSHAM A
greens with associated SOUTH WARD
landscaping for Rushcliffe
(Heysham) Ltd.

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

“That the application be approved.”

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be approved, subject to the following conditions, as set out in the report:

1. Standard planning permission timescale.
2. Development to accord with plans.
3. Constructed in accordance with Sport England’s technical design guidance note “Natural Tuft for Sport”.
4. Management and maintenance arrangements – details to be agreed.
5. Submission of surfacing materials (paths).
6. Submission of Details – Boundary Treatment.
7. Implementation of Approved Landscaping Scheme.
8. Hours of construction – 0800 to 1800 Monday to Friday and 0800 to 1400 Saturday.
9. Disabled access arrangements – details to be agreed.
10. Footpath access from Middleton Way (available prior to the bowling greens coming into use and available continuously thereafter) – details to be agreed.
11. Existing bowling greens to remain in situ and available for use until the new facilities have been completed and come into use.

88 THE LILACS, KELLET ROAD, OVER KELLET

A15 09/00795/RCN Removal of condition no. 4 KELLET WARD A
on application number
09/00247/FUL requiring front
elevation to be faced in local
stone for Mr. Paul Jackson

It was proposed by Councillor Chapman and seconded by Councillor Day:

“That the request to remove condition 4 be approved.”

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the request to remove condition 4 on application number 09/00247/FUL be approved, subject to the following condition, as set out in the report:

1. Unconditional approval – subject to all conditions imposed on the original permission.

Councillor Robinson left the meeting at this point.

It was noted that Councillor Kay had previously declared a personal and prejudicial interest in the following item, being a committee member of Bowerham Tennis Club, left the room during its consideration and did not vote on the item.

89 BOWERHAM TENNIS CLUB, BARTON ROAD, LANCASTER

A18 09/00681/RCN Removal of condition 4 on SCOTFORTH A
application 08/01007/FUL EAST WARD
relating to screen fencing for
Bowerham LTC

Members were advised that the officer recommendation contained in the report had been changed following comments received from Environmental Health and at Planning Briefing.

It was proposed by Councillor Blamire and seconded by Councillor Histed:

“That removal of condition 4 on application 08/01007/FUL relating to screen fencing be approved.”

Upon being put to the vote, 13 Members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That removal of condition 4 on application 08/01007/FUL relating to screen fencing be approved.

Councillor Histed left the meeting at this point.

90 40 PENNY STREET, LANCASTER

A19 09/00602/CU Change of use from A1 (retail) DUKE'S WARD A
to A2 (financial and
professional services) for
Instant Cash Loans Ltd.

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

"That the application be approved."

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be approved, subject to the following conditions, as set out in the report:

1. Standard time limit.
2. Use as approved plans.
3. Use by limited selling to that applied for i.e. a 'Money Shop' at all times.
4. Maintenance of a shop type display window.

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

91 BRECKENFIELD , BRETTARGH DRIVE, LANCASTER

A20 09/00768/FUL Demolition of existing dwelling SCOTFORTH A(C)
and erection of new dwelling WEST WARD
with integral garage and the
change of use of part of field to
domestic curtilage for Mr. M.
Woodhouse

It was proposed by Councillor Denwood and seconded by Councillor Rogerson:

"That the application be approved."

Upon being put to the vote, 12 Members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the application be approved, subject to the following conditions, as set out in the report:

Resolved:

That the application be approved, subject to the following conditions, as set out in the report:

1. Standard Time Limit.
2. Amended plans (25th August 2009).
3. Materials to match existing.

93 DELEGATED PLANNING DECISIONS

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 report be noted.

Chairman

(The meeting ended at 3.03 p.m.)

**Any queries regarding these Minutes, please contact
Jane Glenton, Democratic Services - telephone (01524) 582068 or email
jglenton@lancaster.gov.uk**