

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

8TH MAY 2017

PRESENT:- Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Stuart Bateson, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Claire Cozler, Sheila Denwood (Substitute for Margaret Pattison), Andrew Kay, Robert Redfern, Sylvia Rogerson, Malcolm Thomas and Peter Yates

Apologies for Absence:-

Councillor Margaret Pattison

Officers in attendance:-

Mark Cassidy	Planning Manager
Andrew Drummond	Development Manager (Planning Applications)
Sarah Hope	Solicitor
Tessa Mott	Democratic Support Officer

Applications were determined as indicated below (the numbers denote the schedule numbers of the applications).

Except where stated below, the applications were subject to the relevant conditions and advice notes, as outlined in the Schedule of Planning Applications.

Except where stated below, the reasons for refusal were those as outlined in the Schedule of Planning Applications.

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W	-	Withdrawn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

166 MINUTES

The minutes of the meeting held on the 3rd April 2017 were signed by the Chairman as a correct record.

167 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

168 DECLARATIONS OF INTEREST

There were no declarations of interest.

169 LAND BETWEEN LOW ROAD AND FORGE LANE, HALTON, LANCASHIRE

A5	17/00165/OUT	Outline application for the erection of up to 90 dwellings with associated new access for Mr Martin Nugent	Halton-with-Aughton Ward	A(106)(C)
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A site visit was held in respect of this item on 27th March 2017 minute 156 (2016/2017) refers.

It was proposed by Councillor Robert Redfern and seconded by Councillor Sheila Denwood:

“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 Outline Planning Permission be granted subject to a section 106 securing up to 40% affordable housing (to be reviewed at reserved matters stage only with justifiable viability evidence); the education contribution (to be reviewed at reserved matters stage); an off-site playing pitch improvements contribution; the provision and calculation of informal amenity space (POS) on site, and; mechanisms for ‘in-perpetuity’ maintenance and management of open space, landscaping, private roads and SuDS; and the following conditions:

1. Standard outline time limit condition.
2. Development to be carried out in accordance with the ‘developable area’ plan.
3. All other plans illustrative only.

Pre-commencement

4. Surface Water Drainage scheme to be agreed.
5. Archaeological Investigation.
6. Ground levels for roads/landscaped areas/POS/SuDS and finish floor levels to dwellings to be submitted and agreed including details of retaining features.
7. Submission of ecological mitigation and enhancement plan (including method statement to protect River Lune from construction pollution).

Pre-construction

6. Details of the on-site open space to be provided, managed and retained.
7. Survey for invasive plant species and any scheme for avoidance and eradication.

Pre-occupation

8. Surface water management and maintenance plan.

Control conditions (some with details to be agreed)

9. Access to be provided in accordance with agreed plan.
10. Protection of visibility splays.
11. Off-site highway works, including:
- a suitable pedestrian crossing facility on Low Road;
 - formalising the pinch point on Low Road through signing and lining;
 - provision of continuous footway west of approved access towards the pinch point on the south side of Low Road;
 - provision of footway east of access for 10-15m;
 - relocation and replacement of any lighting columns affected by above works;
 - upgrades to bus stops 2500DCL2176 (Penny Stone Road (by) High Road & 2500DCL2110 (Penny Stone Road (opp)) High Road to quality bus stop standard,
- to be implemented before first occupation or an alternative agreed phased timetable for implementation to be agreed with the LPA in advance.
12. Development to be carried out in accordance with the recommendations of the Arboricultural Report.
13. Development to be carried out in accordance with the recommendations of the Noise Report.
14. A pedestrian footpath, details of such to first be agreed with the LPA, shall be provided between Low Road and the PROW (FP01) before first occupation or in accordance with an alternative agreed phased timetable for implementation. The above changes do not materially alter the purpose of the condition – just potentially allow some flexibility for phasing of the development.
15. Within 6 months of Forge Lane becoming adopted a formal cycle/pedestrian link shall be provided, in a location to be determined at the reserved matters stage where the cycle/pedestrian link can connect directly between the development site and the adopted part of the highway, made available and retained at all times thereafter.
16. Development to be carried out in accordance with contaminated land reports, plus additional site investigation required (in the form of vapour monitoring) to be carried out before development commences. The results to be provided with (if necessary) appropriate remediation. Condition to include validation of the site wide remediation before occupation.
17. Development to be carried out in accordance with the Flood Risk Assessment. Foul Drainage.
18. Electric Charging points to dwellings with garages.

170 LAND NORTH OF 27 COACH ROAD, WARTON

A6	17/00226/FUL	Erection of one 4-bed dwelling with associated landscaping, re-grading of land and creation of a new access point for Mr & Mrs M.Dawson & P.Brown	Warton Ward	A
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It was proposed by Councillor Helen Helme and seconded by Councillor Malcolm Thomas:

“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 Planning Permission be granted subject to the following conditions:

1. Standard 3 year timescale.
2. Development in accordance with plans.
3. Details of foul and surface water drainage.
4. Ecology mitigation including: protection measures for reptiles and amphibians during construction; provision of bird boxes; precautionary badger survey; creation of bat roosting opportunities; construction method statement to outline how dust and pollution will be managed during construction.
5. Scheme for wildlife buffer/habitat creation area including management/maintenance.
6. Finished site and floor levels.
7. Details/ materials including: natural stone, render, roof tile, ridge tile, windows, doors, eaves, verges, rainwater goods, surfacing materials, boundary treatments (including to the northern boundary).
8. Installation of obscure glazing in first floor windows in the north and south elevation.
9. Development in accordance with Arboricultural Implications Assessment, Method Statement and Landscaping scheme.
10. Creation of visibility splays and parking/ turning area.
11. Removal of permitted development rights for extensions and outbuildings.

171 81 HEST BANK LANE, HEST BANK, LANCASTER

A7	17/00351/VCN	Partially retrospective application for the erection of a two storey side extension, construction of a dormer extension to the rear elevation and creation of a new access point (pursuant to the variation of condition 6 and 7 on planning permission 17/00028/FUL to vary fencing height to the rear garden and increase the maximum height of the highway boundary wall to 1.2 metres) for Mr Paul Jackson	Bolton and Slyne Ward	A
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It was proposed by Councillor Dave Brookes and seconded by Councillor Andrew Kay:

“That the application be approved.”

Upon being put to the vote, 14 Members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Planning Permission be granted subject to the following conditions:

1. Development in accordance with approved plan.
2. Use as a single dwellinghouse.
3. Removal of selected PD rights - Class D porches and Class E outbuildings.
4. Obscure glazing to side elevation garage window and door.
5. Raising of 3.5 panels (adjacent to the side brick boundary wall) to the shared boundary with No. 79 Hest Bank Lane to 1.8m in height.
6. Retention of existing two 1.8m high fence panels to shared boundary with No. 79 Hest Bank Lane.
7. Maintenance of existing boundary fences (apart from those already identified) at a minimum height of 1.3m.
8. Raising of highway boundary wall to a maximum height of 1.2m to create a continuous and level profile along its length.
9. Implement third parking space before occupation and retain.
10. Driveway surfacing.

172 25 CHURCH BROW, BOLTON LE SANDS, CARNFORTH

A8	17/00167/FUL	Demolition of existing outbuilding and erection of a single storey side and rear extension for Mr Greenwood	Bolton and Slyne Ward	A
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It was proposed by Councillor Malcolm Thomas and seconded by Councillor Peter Yates:

“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 Planning Permission be granted subject to the following conditions:

1. Standard three year timescale.
2. Development to be carried out in accordance with submitted plans.
3. Retention of existing 1.8m high wall and fence to shared boundary with No. 26 Church Brow.

Councillor Robert Redfern left the room at this point and returned during the officer presentation of the following item.

173 QUARTERLY REPORTS

Members received the Quarterly Planning Report from the Development Management Service.

Resolved:

That the report be noted.

174 DELEGATED PLANNING DECISIONS

The Chief Officer (Regeneration and Planning) 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 11.36 a.m.)

**Any queries regarding these Minutes, please contact
Tessa Mott, Democratic Services: telephone (01524) 582074 or email
tmott@lancaster.gov.uk**