

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

10.30 A.M.

21ST AUGUST 2017

**PRESENT:-** Councillors Helen Helme (Vice-Chairman), June Ashworth, Jon Barry, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Mel Guilding (Substitute for Jane Parkinson), Claire Cozler, Joan Jackson (Substitute for Susan Sykes), Andrew Kay, Robert Redfern, Sylvia Rogerson and Malcolm Thomas

Apologies for Absence:-

Councillors Carla Brayshaw (Chairman), Jane Parkinson and Susan Sykes

Officers in attendance:-

Mark Cassidy	Planning Manager
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W	-	Withdrawn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

**40 MINUTES**

The minutes of the meeting held on the 24<sup>th</sup> July 2017 were signed by the Vice-Chairman as a correct record.

**41 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN**

There were no items of urgent business.

**42 DECLARATIONS OF INTEREST**

There were no declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

43 LAND OFF SYCAMORE ROAD, BROOKHOUSE

A5	17/00730/REM	Reserved matters application for the erection of 22 dwellings for Oakmere Homes.	Lower Lune Valley Ward	A
----	--------------	--	------------------------	---

A site visit was held in respect of this site location on 27<sup>th</sup> March 2017 minute 156 (2016/2017) refers.

Under the scheme of public participation, Humph Walter spoke against the application and Daniel Hughes agent for the application spoke in support.

It was proposed by Councillor Dave Brookes and seconded by Councillor Andrew Kay:

“That the application be approved.”

Upon being put to the vote, 10 Members voted in favour of the proposition and 2 against, with 2 abstentions, whereupon the Vice-Chairman declared the proposal to be carried.

**Resolved:**

That Approval of Reserved Matters be granted subject to the following conditions:

1. Reserved Matters time limit.
2. Approved Plans List.
3. **Pre-construction of dwellings.**  
Stonework panel to be agreed.  
**Control conditions.**
4. Development to be carried out in accordance with the Tree Report, in particular tree protection fencing to be installed before commencement of site activity.
5. Submitted AMS to be implemented (subject to Tree protection Officer comments).
6. Provision of electric charging points within the development to be provided in accordance with submitted details before occupation and maintained/retained at all times thereafter.
7. Cycle storage provision for dwellings without garages to be provided as set out in accordance with submitted details and retained at all times thereafter.
8. Driveway parking/garages to be provided before occupation of each unit.
9. Boundary details/layout to be provided as set out in submission and maintained/retained at all times thereafter.
10. Development to be carried out in accordance with agreed Materials Schedule.
11. Landscaping scheme to be implemented in full and maintained in accordance with submitted Management Plan.
12. Open space as indicated on the site layout plan to be provided in full before 1<sup>st</sup> occupation or completion of the development whichever occurs first, unless an alternative phased timetable for implementation is first agreed with the LPA.

13. Ecology/landscaped area indicated on the site layout plan shall be provided full before 1<sup>st</sup> occupation or completion of the development whichever occurs first, unless an alternative phased timetable for implementation is first agreed with the LPA, and shall be maintained for such purposes at all times thereafter.
14. No windows or doors to be inserted without prior express consent of the LPA.
15. Removal of PD rights (Part 1 (except for Class G and H) and Part 2 (except for class D, E and F).
16. No gates, fences, enclosures to be installed or hardstanding between the highway and the frontages/sides of the dwellings hereby approved.
17. Garage use restriction (parking or storage only).
18. Garages to plots 2, 3, 12 and 13 to be fitted with roller garage doors (or alternative garage door which has no external overhang) to provide suitable off-street parking.

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION**

**44 LAND OFF SYCAMORE ROAD, BROOKHOUSE**

A6	17/00924/VLA	Variation of legal agreement attached to planning permission 14/00270/OUT to remove the obligation relating to the allotment contribution for Oakmere Homes.	Lower Lune Valley Ward	D
----	--------------	--	------------------------	---

A site visit was held in respect of this site location on 27<sup>th</sup> March 2017 minute 156 (2016/2017) refers.

It was proposed by Councillor Joan Jackson and seconded by Councillor Ian Clift:

“That the application be deferred for future consideration following discussion at the Planning Policy Cabinet Liaison Group”.

Upon being put to the vote, 12 Members voted in favour of the proposition with 2 abstentions, whereupon the Vice-Chairman declared the proposal to be carried.

***Resolved:***

That the application be deferred for future consideration following discussion at the Planning Policy Cabinet Liaison Group.

**45 THE TRACTOR YARD, CAPERNWRAY ROAD, CAPERNWRAY**

A7	17/00731/FUL	Demolition of existing buildings and erection of five industrial buildings comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and parking for Mr S	Kellet Ward	D
----	--------------	--	-------------	---

Wightman.

It was proposed by Councillor Mel Guilding and seconded by Councillor Joan Jackson:

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

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

***Resolved:***

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

**46 LAND TO THE REAR OF BURR TREE COTTAGE, LONG LEVEL, COWAN BRIDGE**

A8	17/00623/VLA	Variation of legal agreement on planning application 15/00537/FUL to remove the provision relating to the delivery of affordable housing for Mr Colin Hetherington.	Upper Lune Valley Ward	A
----	--------------	---	------------------------	---

It was proposed by Councillor Jon Barry and seconded by Councillor Andrew Kay:

“That the recommendation set out in the report be approved.”

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

***Resolved:***

That a Deed of Variation be approved (but delegated back to the Chief Officer of Regeneration and Planning to refuse the application if the Deed of Variation is not signed) on the following basis:

- (i) A Deed of Variation to make provision to alter the rental tenure model from social rent to affordable rent, and to amend the tenure allocation of proposed units to 3 x two-bedroomed ‘Casterton’ units (affordable rent tenure) and 4 x three-bedroomed ‘Lupton’ units (shared ownership tenure).

**47 7 ASHMEADOW GROVE, NETHER KELLET**

A9	17/00488/FUL	Demolition of existing garage, erection of a replacement single storey garage, construction of a dormer extension to the northwest elevation and installation of first floor window and Juliet balcony to side elevation for Mr Darren Moore	Kellet Ward	A
----	--------------	--	-------------	---

It was proposed by Councillor Sylvia Rogerson and seconded by Councillor Dave Brookes:

“That both parts of the application be approved.”

*(The proposal was contrary to the case officer’s recommendation of a split decision).*

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

**Resolved:**

That planning permission be granted subject to the following conditions:

1. Standard 3 years.
2. In accordance with amended plans.
3. Material to accord with correspondence dated 9 August 2017.
4. Landscaping to accord with the amended layout plan received 5 July 2017 and email dated 4 July 2017 and be maintained at a height of 1.8 metres above ground level once established.
5. Restriction of the use of the garage.

**48 FAR LODGE, POSTERN GATE ROAD, QUERNMORE**

A10	17/00899/VLA	Variation of legal agreement attached to planning permission 99/00304/CU to remove holiday let restrictions on cottages for Mr D Gardner	Lower Lune Valley Ward	D
-----	--------------	--	------------------------	---

It was proposed by Councillor Ian Clift and seconded by Councillor Eileen Blamire:

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

Upon being put to the vote, 13 Members voted in favour of the proposition and 1 against, whereupon the Vice-Chairman declared the proposal to be carried.

**Resolved:**

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

**49 DANCE INC THE COACH HOUSE, EDWARD STREET, LANCASTER**

A11	17/00223/FUL	Relevant demolition of 3 existing ancillary buildings and installation of security gates for Mrs Sarah Price.	Bulk Ward	A
-----	--------------	---	-----------	---

It was proposed by Councillor Dave Brookes and seconded by Councillor Sylvia Rogerson:

“That the application be approved.”

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

***Resolved:***

That Planning Permission be granted subject to the following conditions:

1. Standard three year timescale.
2. Works to be carried out in accordance with the approved plans.
3. Works to be undertaken in accordance with agreed details.
4. Works to be undertaken in accordance with the recommended bat mitigation measures.

**50 QUARTERLY REPORTS**

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

***Resolved:***

That the report be noted.

**51 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 11.55 a.m.)

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