

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

16TH OCTOBER 2017

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

Apologies for Absence:-

Councillors Robert Redfern, Sylvia Rogerson and Susan Sykes

Officers in attendance:-

Mark Cassidy	Planning Manager
Andrew Drummond	Development Manager (Planning Applications)
Angela Parkinson	Senior 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W	-	Withdrawn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

63 MINUTES

The minutes of the meeting held on the 18th September 2017 were signed by the Chairman as a correct record.

64 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

65 DECLARATIONS OF INTEREST

Councillor Dave Brookes declared an interest in item A5 17/00345/FUL Royal Lancaster Infirmary, Ashton Road, Lancaster. The reason being that he had previously attended a meeting with the hospital director and a separate public consultation on previous iterations of the scheme prior to 2015 when he was the Ward Councillor. Councillor Dave Brookes stated that his voting intention was never discussed and he has had no involvement since 2015.

Councillor Sheila Denwood declared an interest in item A5 17/00345/FUL Royal Lancaster Infirmary, Ashton Road, Lancaster. The reason being that she had previously attended a Royal Lancaster Infirmary meeting with her fellow Ward Councillor. Councillor Sheila Denwood stated that her voting intention was never discussed.

Councillor Jane Parkinson declared an interest in item A6 17/00770/RCN 23-25 North Road, Lancaster. The reason being that she is a student landlord.

Councillor Ian Clift declared an interest in item A9 17/00868/FUL Bay Scaffolding, Northgate, White Lund Industrial Estate. The reason being that he is a member of Heaton with Oxcliffe Parish Council and was present when the Parish Council made their decision regarding the item.

Councillors June Ashworth, Ian Clift and Claire Cozler all declared an interest in item A12 17/00833/FUL Stone Jetty, Marine Road Central, Morecambe. The reason being that they are all members of Morecambe Town Council, but have had no prior involvement with the application.

Councillor Carla Brayshaw also declared an interest in the item A12 17/00833/FUL Stone Jetty, Marine Road Central, Morecambe. The reason being that she knows the applicant and attended a public presentation on the application. Councillor Carla Brayshaw stated that her voting intention was never discussed.

Councillor Jane Parkinson had previously declared an interest in the following item and left the room during the deliberation of the item. Councillor Jane Parkinson did not participate in the vote.

66 23-25 NORTH ROAD, LANCASTER, LANCASHIRE

A6	17/00770/RCN	Phased change of use and conversion of bar, nightclub and shop (A1/A4) to student accommodation comprising 32 studios, one 3-bed, two 5-bed cluster flats (C3), four 7-bed, two 8-bed and one 9-bed cluster flats (sui generis) and gym area with associated internal and external alterations, erection of two 2-storey rear extensions, associated landscaping and carparking and Relevant	Bulk Ward	D
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Demolition of existing rear extensions (pursuant to the removal of condition 18 on planning permission 16/00274/FUL to remove the need to undertake pre-occupation noise monitoring) for Mr Trevor Bargh.

It was proposed by Councillor Jon Barry and seconded by Councillor Dave Brookes:

“That the application be deferred to the next scheduled meeting of Planning and Highways Regulatory Committee to allow Officers time to obtain further legal advice regarding the matter.”

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 deferred to the next scheduled meeting of the Planning and Highways Regulatory Committee to allow Officers time to obtain further legal advice regarding the matter.

Councillor Ian Clift had previously declared an interest in the following item. Councillor Ian Clift left the meeting room at this point and did not participate in the vote.

67 BAY SCAFFOLDING, NORTHGATE, WHITE LUND INDUSTRIAL ESTATE

A9	17/00868/FUL	Demolition of factory building and erection of 4 industrial units, installation of a raised replacement roof and erection of a single storey infill extension to the front and first floor side extension to existing industrial unit for Bay Scaffolding Ltd.	Westgate Ward	D
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It was proposed by Councillor Helen Helme and seconded by Councillor June Ashworth:

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

Upon being put to the vote, 8 Members voted in favour of the proposition, with 5 against and 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.

Councillors Dave Brookes and Sheila Denwood had previously declared an interest in the following item.

68 ROYAL LANCASTER INFIRMARY, ASHTON ROAD, LANCASTER

A5	17/00345/FUL	Erection of 6 storey staff car park on the site of the existing staff car park (west of main hospital complex) and the regrading, resurfacing and new layout of entrance/exit routes to the existing visitors car park (east of main hospital complex) and erection of a single storey day nursery (D1) for Mr Tristram Reynolds.	Scotforth West Ward	A(P)
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It was proposed by Councillor Dave Brookes and seconded by Councillor Jon Barry:

“That a split decision be reached, and the visitor car park element of the application be approved and the staff car park element be refused.”

Upon being put to the vote, 2 Members voted in favour of the application and 13 against, whereupon the Chairman declared the proposal to be lost.

It was then proposed by Councillor Sheila Denwood and seconded by Councillor Eileen Blamire:

“That the application be approved.”

Upon being put to the vote, 13 Members voted in favour of the application and 2 against, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Planning Permission be granted but delegated back to the Chief Officer (Regeneration and Planning) to negotiate screening to the top floor, and subject to a legal agreement to secure the items listed in section 8 of the report and the following conditions:

1. Time limit.
2. Approved plans.

Pre-commencement

3. Construction and traffic management plan.
4. Tree Protection Plan and AMS.
5. Surface water drainage condition.
6. Archaeological recording condition.
7. Scheme for all off-site highway works covering the required mitigation to the Pointer roundabout and all other works specified in the submitted, including phasing plan.
8. Phasing plan to be provided.

9. Site Investigation.
10. Details of electric vehicle charging points (number, type and location) and provision for additional cabling for future EV points to be agreed.

Before above ground works

11. External lighting details to be agreed.
12. Details of boundary treatments/enclosures.
13. Landscaping to be agreed based on landscape strategy plans and ecology recommendations.
14. MSCP details – cladding system (including mesh); window details, lighting; concrete finish.
15. Nursery details – roofing details (materials, fascias and rainwater goods); cladding details (timber effect cladding and feature panel to main entrance); acoustic fencing.
16. Cycle parking shall be covered and secure – details to be agreed – then provided and retained.
17. Scheme for security and crime prevention measures to be agreed and implemented.

Pre-use/occupation of development

18. Full Travel Plan to be provided before first use.
19. Surface water drainage management and maintenance condition.
20. Car Park management plan.
21. Ecology Mitigation – bat lighting strategy/bat boxes to retained retains.

Control

22. All access/egress points indicated on the approved plans to be provided in full before first use.
23. Oil Interceptors.
24. Occupation and use of the crèche limited to D1 nursery use only.
25. Parking and drop off to be provided for the D1 use and retained at all times.
26. Hours of use D1 nursery.

69 LAND NORTH OF RECTORY GARDENS, LANCASTER ROAD, COCKERHAM

A7	17/00723/OUT	Outline application for the erection of 18 dwellings and creation of a new access for Messrs Kirkby & Sherrington.	Ellel Ward	A(106)
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It was proposed by Councillor Helen Helme and seconded by Councillor Stuart Bateson:

“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 subject to a Section 106 legal agreement being entered into, Outline Planning Permission be granted subject to the following conditions:

1. Time Limit.
2. Approved Plans.
3. Access Detail.
4. Offsite Highway works to include provision of a bus shelter at the existing Northbound bus stop.
5. Protection of visibility splays.
6. Surface Water Drainage Layout.
7. Foul Water Drainage Arrangements.
8. Surface Water Long term management scheme.
9. Finished Floor and site levels.
10. Contaminated Land Assessment.
11. Development in accordance with AIA.
12. Ecological mitigation and enhancement.
13. Removal of Permitted Development Rights.
14. Written scheme of archaeological investigation.
15. Scheme for open space across the site.
15. Electric Vehicle Charging Points.
16. Footway links to be provided.
17. Landscaping scheme.
18. Reasonable Avoidance Methods (Great Crested Newts).
19. Restriction on vegetation clearance (during Bird Breeding season).

The meeting adjourned at 12:32 and reconvened at 12:37.

With the agreement of the Committee, the Chairman brought forward agenda items A11 and A12, to allow the members of the public present to leave after the deliberation of the items.

70 GUNNERTHWAITE, LOCKA LANE, ARKHOLME

A11	17/00950/OUT	Outline application for the erection of an agricultural workers dwelling for Mr & Mrs Barker.	Kellet Ward	A
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It was proposed by Councillor Helen Helme and seconded by Councillor Dave Brookes:

“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 the following conditions:

1. Standard outline consent timescale.
2. Land contamination condition.
3. Foul drainage scheme.
4. Surface water drainage scheme.
5. Tree Survey and Arboricultural Impact Assessment.
6. Agricultural worker's restriction.

7. Implementation of the reasonable avoidance measures for Great Crested Newts.

Councillors June Ashworth, Carla Brayshaw, Ian Clift and Claire Cozler had all previously declared an interest in the following item.

71 STONE JETTY, MARINE ROAD CENTRAL, MORECAMBE

A12	17/00833/FUL	Installation of a Time and Tide bell sculpture for Miss Sian Johnson.	Poulton Ward	A
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It was proposed by Councillor June Ashworth and seconded by Councillor Claire Cozler:

“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 in accordance with plans.
3. Details of interpretation board including precise location.

The meeting adjourned at 12:48 and reconvened at 13:16.

72 LAND OFF SYCAMORE ROAD, BROOKHOUSE, LANCASHIRE

A8	17/00925/RCN	Outline application for the demolition of existing bungalow and erection of up to 31 dwellings with associated access (pursuant to the variation of condition 4 on planning permission 14/00270/OUT to vary the scheme for off-site highway works for Oakmere Homes.	Lower Lune Valley 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, 12 Members voted in favour of the proposition and 3 against, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the variation of Condition 4 to reduce the scale of off-site highway works be granted subject to the following conditions:

1. Time Limit Condition (varied to account for the approved of reserved matters application).
2. Access details.
3. Off-site highway works (previously condition 4) requiring kerb improvements to bus stops 2500DCL3172 & 2500LAA00237 to be undertaken and provided in full before occupation of the 1st dwelling on site.
4. Foul and surface water drainage details.
5. External lighting details.
6. Nesting bird season condition.
7. Scheme for compensation of nesting bird habitat loss.
8. Development to be carried out in accordance with the bat survey addendum.
9. Tree condition – no works without consent.
10. Tree Protection Plan.
11. Construction and Traffic Method Statement.
12. Hours of construction condition.
13. No impact pile driving without approval of noise assessment.
14. Details of finished flood levels.
15. Risk Assessment condition.
16. Soil Importation standard condition.
17. Unforeseen contaminated land condition.

73 LANCASTER LEISURE PARK, WYRESDALE ROAD, LANCASTER

A10	17/00732/VCN	Erection of 71 dwellings including associated parking and landscaping (pursuant to the variation of condition 2 in relation to boundary treatments, condition 6 in relation to the phasing of the highway works, condition 14 amending the timescales for the implementation of on-site play and fulfilling the requirements of condition 19 (contaminated land) and condition 23 (cycle stores/refuse) on planning permission 16/01183/VCN) for Mr Matthew Buckle.	John O’Gaunt Ward	A
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It was proposed by Councillor Claire Cozler and seconded by Councillor Eileen Blamire:

“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. Approved Plans – **Retain.**
2. Boundary Fencing – **Approve details.**
3. Affordable Housing Units – **Retain.**
4. Access Roads and connection to the highways – **Retain.**
5. Visibility Splays – **Retain.**
6. Off-site highway improvements - **Amend condition** to be fully implemented no later than 7 months from the date of this permission.
7. Construction Method Statement - **Retain.**
8. Foul and Surface Water systems - **Retain.**
9. Flood Risk Assessment Drainage – **Retain.**
10. Surface water drainage proposals – **Retain.**
11. Tree Protection Measures – **Retain.**
12. Tree Work schedule - **Retain.**
13. Hard and Soft Landscaping – **Amended to reflect approved scheme.**
14. Play Equipment; - **Amend** to be implemented within 10 weeks of the date of this planning permission.
15. Pile Driving; - **Retain.**
16. Site Clearance; - **Retain.**
17. Development in accordance with contaminated land assessment; - **Retain.**
18. No Soils brought from the site; - **Retain.**
19. Contaminated Land Assessment - **Amend condition.**
20. Any tanks, fuel and chemicals to be in accordance with approved plans – **Retain.**
21. Ecological Mitigation – **Retain.**
22. Removal of Permitted Development Rights – **Retain.**
23. Cycle / Refuse Storage – **Retain.**
24. Car parking areas – **Retain.**
25. Travel Plan – **Retain.**
26. Noise Mitigation – **Retain.**

74 CRAGGS OF CONDER GREEN, THURNHAM MILL, THURNHAM

A13	17/00947/FUL	Erection of extension to existing agricultural retail premises, and change of use of agricultural retail storage area to general self-storage units (B8) for Mr Richard Cragg.	Ellel Ward	D
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It was proposed by Councillor Helen Helme and seconded by Councillor Jane Parkinson:

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

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 deferred to enable a site visit to take place.

75 12 KNOWLYS DRIVE, HEYSHAM, MORECAMBE

A14	17/01029/FUL	Partially retrospective application for the erection of a single storey side and rear extension for Mr Tyrone Lewis.	Heysham Central Ward	A
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It was proposed by Councillor Dave Brookes and seconded by Councillor Claire Cozler:

“That the application be approved.”

Upon being put to the vote, 14 Members voted in favour of the proposition and 1 against, 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 in accordance with plans.
3. Garage use restriction.
4. Development in accordance with AIA.
5. Development in accordance with Tree Planting and Management Plan.

76 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 1.58 p.m.)

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