

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

**10.30 A.M.**

**11TH DECEMBER 2017**

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

Apologies for Absence:-

Councillors Andrew Kay, Susan Sykes and Malcolm Thomas

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W	-	Withdrawn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

**94 MINUTES**

The minutes of the meeting held on the 13<sup>th</sup> November 2017 were signed by the Chairman as a correct record.

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

There were no items of urgent business.

96 DECLARATIONS OF INTEREST

There were no declarations of interest.

97 SITE VISIT

A site visit was held in respect of the following applications:

17/00669/FUL	Rose Garth, Stanmore Drive, Lancaster	Scotforth West Ward
17/00983/FUL	Greta Bridge House Cottage, Cantsfield Road, Cantsfield	Upper Lune Valley Ward
17/01142/FUL	Land North of Hornby Park School, Melling Road, Hornby	Upper Lune Valley Ward
17/01050/OUT	Land North of Old Hall Farm, Kirkby Lonsdale Road, Over Kellet	Kellet Ward
17/01133/FUL	Land North of Kellet Road, Over Kellet	Kellet Ward

The following Members were present at the site visit, which took place on Monday 4<sup>th</sup> December 2017:

Councillors Carla Brayshaw, Abbott Bryning, Mel Guilding, Jane Parkinson, Sylvia Rogerson and Susan Sykes.

Officers in Attendance:

Andrew Drummond – Development Manager (Planning Applications)  
Mark Potts – Major Applications Planning Officer  
Eleanor Fawcett – Planning Officer  
Tessa Mott – Democratic Support Officer

***Councillors June Ashworth and Sylvia Rogerson left the meeting briefly during the public speaking element of item A5. Councillors June Ashworth and Sylvia Rogerson did not participate in the vote for item A5.***

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION**

98 LAND NORTH OF OLD HALL FARM, KIRKBY LONSDALE ROAD, OVER KELLET

A5	17/01050/OUT	Outline application for the erection of up to 55 residential dwellings for Mr Stephenson.	Kellet Ward	A(106)
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A site visit was held in respect of this item on 4<sup>th</sup> December 2017 minute 97 (2017/2018) refers.

Under the scheme of public participation, Jane Meaden, Chris Pogson, Martin May and Parish Council Representative Nick Ward all spoke against the application. The applicant Graham Stephenson spoke in support and Ward Councillor Roger Mace spoke finally against the application.

It was proposed by Councillor Jon Barry:

“That the application be refused.”

*(The proposal was contrary to the case officer’s recommendation that the application be approved).*

There being no seconder, the proposition fell.

It was then proposed by Councillor Helen Helme and seconded by Councillor Peter Yates:

“That the application be approved.”

Upon being put to the vote, 10 Members voted in favour of the application and 1 against, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That subject to the applicant entering into a Section 106 agreement to control the obligations as detailed within Paragraph 8.1 of the report Outline Planning Permission be granted subject to the following conditions:

1. Timescales.
2. Approved Plans (location plan).
3. Full access details to be submitted.
4. Full details of the pedestrian/cycle connections to the village centre.
5. Surface water scheme to be agreed.
6. Foul drainage scheme to be agreed (to include any pumping station details).
7. Contaminated Land Assessment (including geophysical survey to establish location of burial pits).
8. Details of on -site POS and equipped play equipment.
9. Details of external lighting (to include the site and the pedestrian footway).
10. Maintenance and management of surface water drainage scheme.
11. Off-site highway works - including traffic calming and improved connectivity via the village.
12. Protection of visibility splays.
13. Development to be carried out in accordance with the recommendations within the Ecological appraisal.
14. Garage use condition.
15. Permitted development right removals including parts 1, 2 and 14.
16. Provision of electric vehicle charging points for each property.
17. Written scheme of investigation – Archaeology.
18. Provision for a Tree Survey.
19. Restriction on vegetation clearance unless outside of bird breeding season.
20. Updated Bat Survey to be carried out.
21. Finished floor/site levels to include garden and open space.

99 LAND AT, BOWERHAM LANE, LANCASTER

A6	16/01551/FUL	Erection of 25 dwellings and creation of a new access and access roads for Mr Chris Middlebrook.	Scotforth East Ward	R
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A site visit was held in respect of this item on 6<sup>th</sup> November 2017 minute 80 (2017/2018) refers.

Under the scheme of public participation, Richard Kirkman, George Long and Julia Harris all spoke against the application. Andrew Tait agent for the application spoke in support and Ward Councillor Anne Whitehead spoke finally against the application.

It was proposed by Councillor Dave Brookes and seconded by Councillor Eileen Blamire:

“That the application be refused.”

*(The proposal was contrary to the case officer’s recommendation that the application be approved).*

Members clarified the reasons for the contrary proposal, being that, this application would have an unacceptable impact on the key urban landscape and the woodland opportunity site. There was also concern for overdevelopment of the site.

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

**Resolved:**

1. The proposal would damage and unacceptably compromise the setting and character of the Key Urban Landscape, and it is considered that the development will not help preserve the open nature of the area, as this would be lost owing to the form of built development across the site. Additionally, the development prejudices the establishment of a genuine belt of new woodland planting due to the over-developed nature of the site and the proximity of the proposed development to the boundary with the motorway. The development is therefore contrary to Policies DM28, DM35 and DM41 of the Development Management Development Plan Document (DPD); Saved Policies E27 and E31 of the Lancaster District Local Plan and Paragraph 58 of the National Planning Policy Framework.
2. It is considered that the development fails to make a positive contribution to the area due to the over-developed nature of the site and the quantum of development, which is considered excessive for this challenging parcel of land. In this regard the proposal departs from the pre-application advice of officers, and therefore the scheme would fail to conform to Policy DM35 of the Development Management DPD, Policy SC5 of the Core Strategy, and Section 7 of the National Planning Policy Framework.

***The meeting adjourned at 12:20 and reconvened at 12:25.***

100 LAND AT ROYAL ALBERT FARM, PATHFINDERS DRIVE, LANCASTER

A7	17/01074/HYB	Hybrid application comprising an outline application for up to 71 dwellings with associated upgrading works to Pathfinders Drive, and a full application for the conversion of Derby Home into six apartments (C3) and creation of associated parking for Homes and Communities Agency.	Scotforth West Ward	A(106)
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A site visit was held in respect of this item on 6<sup>th</sup> November 2017 minute 80 (2017/2018) refers.

Under the scheme of public participation, County Councillor Gina Dowding and Councillor Tim Hamilton-Cox both spoke against the application. Justin Cove agent for the application spoke in support and Ward Councillor Ronnie Kershaw spoke finally against the application.

It was proposed by Councillor Helen Helme and seconded by Councillor Mel Guilding:

“That the application be approved.”

Upon being put to the vote, 10 Members voted in favour of the application and 1 against, with 3 abstentions, whereupon the Chairman declared the proposal to be carried.

**Resolved:**

That subject to the applicant entering into a Section 106 Legal Agreement to secure the obligations noted in Section 8.1 of the report (including the bus service contribution), Outline Planning Permission be granted subject to the following conditions:

1. Timescales.
2. Approved Plans.
3. Access Details.
4. Off-site Highway Improvements.
5. Surface Water Arrangements.
6. Surface Water long term management.
7. Foul Water Arrangements.
8. Development in accordance with the FRA.
9. Unforeseen contaminated land assessment.
10. Provision of electric vehicle charging points.
11. Garage use permitted development right restriction.
12. Open space provision.
13. Removal of PD rights (Parts 1 - Classes A, B, E and F and Part 2).
14. Ecological Mitigation.
15. Provision of AIA.
16. Finished floor and site levels to include garden and open space.

That regarding the full element of this hybrid application, Planning Permission for the conversion of Derby Home be granted subject to the following conditions:

1. Timescales.
2. Development in accordance with plans.
3. Provision of additional bat surveys in connection with Derby Home.
4. Surface Water Drainage Scheme.
- 5.. Hard and Soft landscaping.
6. Provision of an updated AIA.
7. Car parking to be provided prior to occupation.

**101 DERBY HOME, PATHFINDERS DRIVE, LANCASTER**

A8	17/01076/LB	Listed Building application for the conversion of Derby Home into six apartments (C3) for Homes and Communities Agency.	Scotforth West Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor Helen Helme:

“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 Listed Building Consent be granted subject to the following conditions:

1. Standard 3 year timescales.
2. Approved Plans.
3. Building Materials.
4. Level 3 Building Recording.
5. Stonework repair methodology.
6. Details of ramp access to front elevation.

***Councillor Jane Parkinson left the meeting at this point and did not return.***

***The meeting adjourned at 13:02 and reconvened at 13:34.***

**102 6 COASTAL ROAD, HEST BANK, LANCASTER**

A9	17/01232/CU	Change of use of ground floor from cafe/restaurant (A3) into drinking establishment (A4) for Mr John Hughes.	Bolton and Slyne Ward	A
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Under the scheme of public participation, Councillor Colin Hartley spoke against the application. Alan Jolley, Kathleen Rodowicz and the applicant John Hughes spoke in support.

It was proposed by Councillor Sylvia Rogerson and seconded by Councillor Robert Redfern:

“That the application be approved.”

Upon being put to the vote, 12 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 condition.
2. Development to be carried out in accordance with the approved plans.
3. Development to be operated in accordance with the approved noise management plan.
4. Development to be operated in accordance with the approved opening hours.
5. Installation of the approved sound insulation measures prior to first use.
6. Installation of obscure glazing to 50cm in height from cill level to rear elevation window and adjacent door prior to first use.
7. Raised terrace and rear garden not to be used by customers.

***Councillors Sylvia Rogerson and Jon Barry left the meeting at this point and did not return.***

**103 GRETA BRIDGE HOUSE COTTAGE, CANTSFIELD ROAD, CANTSFIELD**

A10	17/00983/FUL	Demolition of existing outbuilding, erection of a replacement two storey side extension and a single storey garage/utility room for Mr Chris Reddy.	Upper Lune Valley Ward	A
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A site visit was held in respect of this item on 4<sup>th</sup> December 2017 minute 97 (2017/2018) refers.

Under the scheme of public participation, Peter Winter spoke against the application and the applicant Elizabeth Fox spoke in support.

It was proposed by Councillor Helen Helme and seconded by Councillor Mel Guilding:

“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 to accord with plans.

3. Development to be used in conjunction with the main house.
4. Garage use restriction.
5. Details of windows and doors.
6. Protected species mitigation.

**104 ROSE GARTH, STANMORE DRIVE, LANCASTER**

A11 17/00669/FUL	Erection of a new detached two-storey dwelling and demolition of part of the existing dwelling for Mrs Barbara Vollands.	Scotforth West Ward	R
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A site visit was held in respect of this item on 4<sup>th</sup> December 2017 minute 97 (2017/2018) refers.

Under the scheme of public participation, Matthew Wyatt spoke against the application. Jonathan Miller the Applicant Representative spoke in favour and Ward Councillor Ronnie Kershaw spoke finally in support of the application.

It was proposed by Councillor Dave Brookes and seconded by Councillor Mel Gilding:

“That the application be refused.”

Upon being put to the vote, 7 Members voted in favour of the proposition and 4 against, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be refused for the following reasons:

1. By reason of its size, siting and scale, the proposed dwelling would result in a cramped form of development and would visually dominate the existing bungalow and have a detrimental impact on the amenities of this property. It is therefore considered that the proposal represents an overdevelopment of the site, and is contrary to aims and objectives of the NPPF, in particular the Core Planning Principles and Section 7, and Policy DM35 of the Development Management Development Plan Document.

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION**

**105 THE STATION PUB, MARINE ROAD CENTRAL, MORECAMBE**

A12 17/01366/ADV	Advertising application for the display of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign, 1 externally illuminated double sided post mounted sign, 1 non-illuminated post mounted sign, 5 non-illuminated wall signs and 1 brass plaque for Company Greene King.	Poulton Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor June Ashworth:

“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 Advertisement Consent be granted subject to the following conditions:

1. Standard Advertisement Timescale (5 years).
2. Advertisements to be carried out in accordance to amended approved plans.
3. Advertisement not to be displayed without permission of the site's owner or any other person with an interest in the site.
4. Advertisement not to be sited or displayed so as to endanger persons, obscure or hinder traffic signs/signals, hinder the operation of any device used for security or measuring vehicle speeds.
5. Maintenance of site/sign so not to impair the visual amenity of the site.
6. Structure of sign to be maintained so not to endanger the public.
7. After the advertisement is removal the site shall be left in a condition so not to endanger the public or impair visual amenity.

**106 THE STATION PUB, MARINE ROAD CENTRAL, MORECAMBE**

A13	17/01367/LB	Listed Building application for the fitting of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign, 1 externally illuminated double sided post mounted sign, 1 non-illuminated post mounted sign, 5 non-illuminated wall signs, and 1 brass plaque for Company Greene King.	Poulton Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor June Ashworth:

“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 Listed Building Consent be granted subject to the following conditions:

1. Standard Listed Building time limit.
2. Development to accord to approved plans.
3. Removal of existing signs and redundant hanging brackets.

**107 THE STATION PUB, MARINE ROAD CENTRAL, MORECAMBE**

A14 17/01382/LB Listed Building application for replacement and installation of various fixtures and fittings internally for Mr Tim Wass. Poulton Ward A

It was proposed by Councillor Eileen Blamire and seconded by Councillor June Ashworth:

“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 Listed Building Consent be granted subject to the following conditions:

1. Standard Listed Building time limit.
2. Development to accord to approved plans.

**108 BUS STATION, CENTRAL DRIVE, MORECAMBE**

A15 17/01431/PAD Prior approval for the demolition of Bus Station building for Mr Julian Inman. Poulton Ward A

It was proposed by Councillor June Ashworth and seconded by Councillor Mel Guilding:

“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 Prior Approval is required, and the details subsequently submitted to accompany the application are acceptable and be approved.

1. Works to accord with the application form dated 16 November 2017 and supporting email dated 27 November 2017.

**109 STONEHAVEN, BAY HORSE LANE, BAY HORSE**

A16 17/01341/FUL Erection of a two storey side extension and the construction of a rear balcony to form a granny annexe for Mr & Mrs Armer. Ellel Ward A

It was proposed by Councillor Helen Helme and seconded by Councillor Robert 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 Planning Permission be granted subject to the following conditions:

1. Standard 3 year timescale.
2. Development in accordance with approved plans.
3. Development to be ancillary to use of main dwelling (i.e. not a separate dwelling).
4. All new external finishes to match existing.

**110 46 SHREWSBURY DRIVE, LANCASTER, LANCASHIRE**

A17 17/01315/PLDC	Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr & Mrs S. Metcalfe.	John O'Gaunt Ward	A
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It was proposed by Councillor Robert Redfern 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 a Certificate of Lawfulness of Proposed Use or Development be granted.

**111 PLANNING COMMITTEE MEMBER APPOINTMENT TO THE CROOK O'LUNE  
ADVISORY COMMITTEE**

The Committee considered a report of the Democratic Services Manager to consider appointing a Planning and Highways Regulatory Committee representative to the Crook O'Lune Advisory Committee outside body following the recent vacancy.

It was proposed by Councillor Dave Brookes and seconded by Councillor Mel Guilding that Councillor Carla Brayshaw be appointed as the Planning and Highways Regulatory Committee representative to the Crook O'Lune Advisory Committee outside body.

There being no further nominations, the Chairman declared the proposal to be carried.

***Resolved:***

That Councillor Carla Brayshaw be appointed as the Planning and Highways Regulatory Committee representative to the Crook O'Lune Advisory Committee outside body.

112 DELEGATED PLANNING LIST

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.

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Chairman

(The meeting ended at 3.00 p.m.)

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