

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

8TH JANUARY 2018

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

Apologies for Absence:-

Councillors Claire Cozler, Andrew Kay, Jane Parkinson, Robert Redfern 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W	-	Withdrawn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

113 MINUTES

The minutes of the meeting held on 11th December 2017 were signed by the Chairman as a correct record.

114 DECLARATIONS OF INTEREST

Councillor Malcolm Thomas declared an interest in item A6 17/01244/FUL Church Hall, St Luke's Church, Shady Lane, Hest Bank. The reason being that he is a member of St Luke's Church.

During the meeting, Councillor Eileen Blamire also declared an interest in item A6 17/01244/FUL Church Hall, St Luke's Church, Shady Lane, Hest Bank. The reason being that she is a Cabinet member and part of the land being used for development is owned by Lancaster City Council.

With the Committee's agreement the Chairman moved item 3 'Items of Urgent Business authorised by the Chairman' to the end of the agenda.

115 WALNUT COTTAGE, MAIN STREET, WRAY

A5	17/01272/FUL	Retrospective application for the retention of a detached wood store to the rear for Mr T Huddleston.	Lower Lune Valley Ward	A
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Under the scheme of public participation, Robert Smith spoke against the application.

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

"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. Development to accord with approved plans.
2. Development to be used in conjunction with the main house and in particular no commercial use shall take place within it.
3. The wall to the southern elevation to be finished in stone to match the existing walls on the north and south-west elevations.

Councillor Malcolm Thomas had previously declared an interest in the following item.

During the Officer presentation Councillor Eileen Blamire also declared an interest in the following item. Councillor Eileen Blamire left the meeting during the Officer presentation and returned after deliberation of the item. Councillor Eileen Blamire did not participate in the vote.

116 CHURCH HALL, ST LUKES CHURCH, SHADY LANE, HEST BANK

A6	17/01244/FUL	Demolition of existing church hall and erection of replacement two storey	Bolton and Slyne Ward	A
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church hall for Slyne-with-Hest
Church.

It was proposed by Councillor Sylvia Rogerson 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 Planning Permission be granted subject to the following conditions:

1. Standard three year timescale.
2. Development in accordance with the approved plans.
3. Submission of a photographic survey of existing church hall prior to demolition.
4. Details, finishes and samples of materials, including aluminium windows and doors (including recesses), render panel, roof tile, ridge tile, rooflights (including dimensions), fascia/eaves/verges, rainwater goods, underside of overhangs/canopy and timber support post.
5. Submission and agreement of all replacement planting/landscaping.
6. Development in accordance with the submitted Arboricultural Implications Assessment, including tree protection measures.
7. Implementation of protected species mitigation measures.
8. Provision of vehicle parking spaces and bicycle stands.
9. The café/catering facilities shall not be operated as an independent A3 use.

117 BERRYS FARM, CONDER GREEN ROAD, CONDER GREEN

A7	17/00939/VLA	Variation of legal agreement attached to planning permission 02/00416/CU to allow the properties to be used for unrestricted residential use for Mr T And E Lawson.	Ellel Ward	A
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It was proposed by Councillor Helen Helme and seconded by Councillor Sylvia Rogerson:

“That the legal agreement attached to planning permission 02/00416/CU be discharged.”

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

Members clarified the reasons for the contrary proposal, being that, there was a precedent set by the unusual wording contained within the existing legal agreement that allowed for some degree of permanent residential use, which had already been established.

Upon being put to the vote, 7 Members voted in favour of the proposition and 4 against, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

Resolved:

That the legal agreement attached to planning permission 02/00416/CU be discharged. This formally removes the occupancy restrictions previously imposed.

118 SALT AYRE SPORTS CENTRE, DORIS HENDERSON WAY, HEATON WITH OXCLIFFE

A8	17/01094/VCN	Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin (pursuant to the variation of condition 3 on planning permission 16/00552/FUL to amend the approved plans for the jump tower) for Ms Suzanne Lodge.	Skerton West Ward	A
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It was proposed by Councillor Jon Barry 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 condition 3 on planning permission 16/00552/FUL be varied subject to the following conditions:

1. Development to be carried out in accordance to approved and amended plans and details.
2. Floodlight Hours 08:00-22:00.

119 ASHTON MEMORIAL, WILLIAMSON PARK, WYRESDALE ROAD, LANCASTER

A9	17/01193/LB	Listed building application for the installation of a replica chandelier to the first floor gallery for Ms Sarah Price.	John O’Gaunt 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. The ceiling bracket finish is to match that of the existing ceiling bracket to the ground floor.

120 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

In accordance with Section 100(B)(4) of the Local Government Act 1972 the Chairman had agreed with this item being considered as an item of urgent business. The reason being that this planning application is connected to the upcoming closure of the Greyhound Bridge on 29th January 2018 and therefore is considered urgent business as the next meeting of the Planning and Highways Regulatory Committee is not scheduled until after this date (i.e. 5th February 2018).

17/01500/FUL	Change of use of existing multi use games area to create a car park.	Skerton East Ward	A
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It was proposed by Councillor Helen Helme and seconded by Councillor Eileen Blamire:

“That the application be approved.”

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

Resolved:

That Planning Permission be granted subject to the conditions listed below, but the application be delegated back to the Chief Officer for Regeneration and Planning for issuing a decision upon the conclusion of the consultation period (unless valid material considerations are raised in correspondence received after Members’ resolution that have not been considered by Members in reaching their decision):

1. Standard 3 year timescale.
2. Works in accordance with approved plans.
3. White lining to mark out parking bays and re-surfacing to occur prior to car park being brought into use.

Councillor Eileen Blamire left the meeting at this point and did not return.

121 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.

Chairman

(The meeting ended at 11.49 a.m.)

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