

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

5TH MARCH 2018

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

Apologies for Absence:-

Councillors Helen Helme (Vice-Chairman) and Robert Redfern

Officers in attendance:-

Andrew Drummond	Development Manager (Planning Applications)
Jennifer Rehman	Major Applications Planning Officer
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W	-	Withdrawn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

136 MINUTES

The minutes of the meeting held on 5th February 2018 were signed by the Chairman as a correct record.

137 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

138 DECLARATIONS OF INTEREST

There were no declarations of interest.

Councillor Claire Cozler left the meeting during the question section of the following item and returned shortly after. Councillor Cozler participated in the vote.

139 LAND SOUTH OF LOW ROAD, HALTON

A5	17/01423/REM	Reserved matters application for the erection of 60 dwellings and associated infrastructure.	Halton-with-Aughton Ward	A
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It was proposed by Councillor Eileen Blamire 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 approval of reserved matters be granted but delegated back to the Planning Manager to allow: for the consultation period on the amended plans to expire; for the wording of conditions to reflect amended plans and/or outcome of consultation with the relevant consultees; and for the re-examination of viability if this is the applicant's intention following their correspondence over sales values immediately prior to the Committee meeting (though if there is any variation to the provision of affordable housing set out in the report then the application is to be reported to Planning Committee) and subject to the following conditions:

1. Time limit for reserved matters.
2. Development to be constructed in accordance with approved plans (list of drawings).
Details to be agreed before construction of the super structures
3. Notwithstanding the details submitted, precise details of the boundary treatments forming the plot enclosures and raised garden patios to be submitted and agreed in writing with the LPA.
4. Scheme for the pedestrian and cycle link connections to be provided and agreed with the LPA including phased timetable for implementation. Such connections shall be retained at all times.
5. Notwithstanding the details submitted, for the gateway feature, a scheme to be submitted to and agreed in writing by the LPA.
6. Notwithstanding the details submitted, final materials of the external finished to the dwellings, including the flue details and external surfaces, to be agreed and sample panels of the stonework/brickwork render detailing to be agreed with the LPA.
7. Precise construction details and external finishes of the windows/doors/dormers/feature windows/curtain glazing/junctions between materials are submitted and agreed with the LPA.
8. Details of the location, size and finish of external cycle storage for plots without garages to be agreed and implemented before occupation of respective

9. dwellings, to be retained at all times thereafter.
Development to be carried out in accordance with the Landscape Strategy and Proposals Plan (as amended) and thereafter maintained in accordance with the Landscape and Ecology Management Plan, phasing of landscaping scheme to be agreed before construction of superstructures.
10. Precise landscaping of the Swale to be agreed with the LPA.
Control conditions
11. Development to be carried out in accordance with the amended AIA and AMS.
12. Retention of existing hedgerow to western boundary.
13. Parking to be provided in accordance with the site layout plan and provided before occupation and thereafter retained.
14. Internal highway to be constructed in accordance with submitted highway plans.
15. Garages to be retained for the parking of vehicles only for specific plots.
16. Removal of PD (extensions, roof additions, outbuildings).
17. No insertion of new, altered windows/doors.
18. Removal of PD relating to fences, gates and means of enclosures.
19. Removal of PD relating to the formation of hardstanding.

Councillor Andrew Kay left the meeting during the question section of the following item and returned shortly after. Councillor Kay participated in the vote.

140 LAND ADJACENT TO BULK ROAD, LANCASTER

A6	17/01413/VCN	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (Pursuant to the variation of condition 2 on planning permission 16/01084/FUL to amend the approved plans relating to the fenestration of Blocks A, C1 and C2; and Block B from a pitched to flat roof, and condition 4 with respect to modification to the pedestrian route across the site and amendment to the phase 1 vehicular and pedestrian access) for Eric Wright Construction.	Bulk Ward	A
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A site visit took place in respect of this site location on 7th November 2016 minute 88 (2016/2017) refers.

It was proposed by Councillor Claire Cozler and seconded by Councillor Sheila Denwood: "That the application be approved."

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

Resolved:

That Planning Permission 16/01084/FUL be varied and Planning Permission be granted subject to the following conditions:

1. Timescales – **No longer needed as development has commenced.**
2. Approved Plans – **Amended to reflect approved plans.**
3. Phasing Plan – **Amended to reflect approved phasing plan.**
4. Details for access – **Scheme to be provided within 6 months of the date of the decision notice.**
5. Scheme for off-site highway works – **Amended to be within 6 months of the date of the decision notice no change for the works to be carried out.**
6. Finished Floor Levels and site levels – **Amended to reflect approved details for Phase 1.**
7. No soils to be brought to the site unless detail provided.
8. Contaminated Land Assessment; **Amended, however Part E of the condition shall remain.**
9. Construction Environment Management Plan (CEMP); - **Amended to reflect approval for Phase 1.**
10. Phased Programme of Archaeological Works – **First element of the Written Scheme of Investigation is approved – condition to be amended to reflect that that this is just the first phase.**
11. Surface Water Drainage; - **Outstanding information still required in the form of flood exceedance routes and the drawings updated to reflect the finished floor levels, to be submitted within 2 months of the date of the decision notice.**
12. Foul water drainage scheme – **Amended to reflect the approved scheme.**
13. Landscaping scheme for the site; **To be submitted within 12 months of the date of the decision notice.**
14. Details of the public realm surfacing, landscaping to the main entrance plaza, the public route from Back Caton Road to Bulk Road, the Courtyard, the Sidings and the Goods Yard. **Amended - To be submitted within 12 months of the date of the decision notice.**
15. Details of external refuse enclosures, provision for drop offs, provisions for cycle storage and cycle runners – **Amended to be provided within 2 months of the date of the decision notice.**
16. Crime Prevention Methods – **Amended to be no later than 6 months prior to occupation.**
17. Amended Noise Assessment and Final Glazing Specification;- **Condition remain.**
18. Mechanical ventilation throughout the approved buildings - **Condition amended for the ventilation to be submitted within 6 months of the date of the decision notice.**

19. Materials; - **Condition remain and approve those elements which have already been approved.**
20. Travel Plan to be submitted; - **Remain.**
21. A delivery, servicing and maintenance plan detailing the servicing and ongoing maintenance arrangements – **Remain.**
22. Refuse and Cycle facilities to be implemented prior to the occupation of any of the buildings hereby approved in writing by the local planning authority – **Remain.**
23. Lighting (Free Standing or Fixed) – **Remain.**
24. Façade cleaning and maintenance strategy – **Remain.**
25. Communal Satellite – **Remain.**
26. Flood Warning and Evacuation – **Remain.**
27. Sustainable Energy Measures – **Remain.**
28. Removal of Permitted Development Rights – **Remain.**
29. Restriction to Students – **Remain.**
30. Development in accordance with the Flood Risk Assessment – Mitigation to be implemented – **Remain.**
31. Vegetation Clearance; **Remain – Amended to reflect phasing.**
32. Development in accordance with the Arboricultural Implications Assessment; **Remain.**
33. Submission of a scheme to deal with impact on television and radio reception - **Amended to be submitted within 3 months of the date of the permission.**

141 DELEGATED PLANNING LIST

The Planning Manager 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 11.44 a.m.)

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