

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

4TH JUNE 2018

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

Apologies for Absence:-

Councillors Stuart Bateson, Jean Parr and Sylvia Rogerson

Officers in attendance:-

Mark Potts	Major Applications Planning Officer
Charlotte Seward	Planning Officer
Tom Graham	Locum Lawyer
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W	-	Withdrawn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

1 APPOINTMENT OF VICE-CHAIRMAN

The Chairman requested nominations for the position of Vice-Chairman of the Planning and Highways Regulatory Committee for the Municipal Year 2018/2019.

It was proposed by Councillor Eileen Blamire and seconded by Councillor June Ashworth that Councillor Helen Helme be appointed Vice-Chairman of the Planning and Highways Regulatory Committee for the Municipal Year 2018/2019.

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

Resolved:

That Councillor Helen Helme be appointed Vice-Chairman of the Planning and Highways Regulatory Committee for the Municipal Year 2018/2019.

2 MINUTES

The minutes of the meeting held on 9th May 2018 were signed by the Chairman as a correct record.

3 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There no items of urgent business.

4 DECLARATIONS OF INTEREST

Councillors Jon Barry and Dave Brookes both declared an interest in agenda item A10 18/00468/FUL 61 Gloucester Avenue, Lancaster. The reason being that the applicant is a Green Councillor colleague.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

5 LAND NORTH OF 1 SUNNY HILL, WESTBOURNE ROAD, LANCASTER

A6	18/00095/FUL	Erection of a three storey building comprising of 6 two-bed apartments (C3) with associated parking, landscaping and creation of a pedestrian access.	Marsh Ward	R
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Under the scheme of public participation, Andrew Jarman, Gaynor Young and Norman Burr all spoke against the application.

It was proposed by Councillor Jon Barry and seconded by Councillor Eileen Blamire:

“That the application be refused.”

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 refused for the following reason:

1. The siting, scale and design of the proposed building and parking area results in the unjustified loss of trees and inadequate re-planting, unacceptable levels of amenity for the two ground floor flat bedrooms, and a disproportionate retained area of soft landscaping in comparison to neighbouring residential plots that results in harmful overdevelopment of the site that fails to preserve and enhance

the Cannon Hill Conservation Area and results in less than substantial harm that is not outweighed by the benefits of the provision of housing. The proposal is therefore considered to be contrary to National Planning Policy Framework Paragraphs 14, 49, 64 and 133, and Development Management Development Plan Document Policies DM29, DM31 and DM35.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

6 1 DOWNHAM COTTAGES, CHAPEL LANE, GALGATE

A9	18/00308/FUL	Erection of a two storey side extension.	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, 9 Members voted in favour of the proposition and 6 against, whereupon the Chairman declared the proposal to be carried.

Resolved:

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

7 LAND OFF SYCAMORE ROAD, BROOKHOUSE

A7	18/00421/VLA	Variation of legal agreement attached to planning permission 14/00270/OUT to alter the affordable housing provisions.	Lower Lune Valley Ward	A
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It was proposed by Councillor Dave Brookes 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 the proposed modifications to the obligation to enable the Owner and Council to agree a revised alternative affordable housing scheme in the event a Registered Provider cannot be found is approved.

8 8 LEVENS CLOSE, LANCASTER

A8	18/00406/FUL	Demolition of existing conservatory and erection of two storey rear extension.	Marsh Ward	A
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It was proposed by Councillor Robert Redfern 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 Planning Permission be granted subject to the following conditions:

1. Standard three year timescale.
2. Development to be in accordance with the approved plans.
3. Materials used to match those of the rear elevation of the property.
4. Obscure glazing to the first floor side elevation study room window.
5. Retention of the western boundary fence.

Councillors Jon Barry and Dave Brookes had previously declared an interest in the following item. Both Councillors left the meeting at this point and returned after determination of the following item.

9 61 GLOUCESTER AVENUE, LANCASTER

A10	18/00468/FUL	Erection of a single storey side and rear extension.	Scotforth East Ward	A
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It was proposed by Councillor Eileen Blamire 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 in accordance with plans.

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

A11	18/00484/FUL	Erection of a single storey extension and bin store and creation of a seated area and children's playground/outdoor activity area to the front.	Skerton West Ward	A
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It was proposed by Councillor June Ashworth and seconded by Councillor Alan Biddulph:

“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 be carried out in accordance to approved plans.
3. Protection/retention of existing trees.

11 QUARTERLY REPORTS

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

Resolved:

That the report be noted.

12 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 11.53 a.m.)

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