

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

26TH FEBRUARY 2024

PRESENT:- Councillors Sandra Thornberry (Chair), Claire Cozler (Vice-Chair), Mandy Bannon (Substitute), Phil Bradley (Substitute), Dave Brookes, Keith Budden, Roger Dennison, Martin Gawith, Alan Greenwell, John Hanson, Colin Hartley (Substitute), Sally Maddocks, Joyce Pritchard and Sue Tyldesley

Apologies for Absence:-

Councillors Louise Belcher, Jack Lenox, Robert Redfern and Paul Tynan

Officers in attendance:-

Mark Potts	Service Manager - Development Management
Richard Byrne	Planning Officer
Rephael Walmsley	Senior Solicitor and Deputy Monitoring Officer
Eric Marsden	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W	-	Withdrawn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
SD	-	Split Decision

98 MINUTES

The minutes of 29th January 2024 were agreed as a true record and signed by the Chair.

99 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

100 DECLARATIONS OF INTEREST

Councillor Sally Maddocks declared an interest in agenda item A5 20/01453/OUT Land at Home Farm, Ellel Grange, Galgate. The reason being that she was Ward Councillor for

this application. Councillor Maddocks stated that she would be viewing the application fairly and with an open mind.

Senior Solicitor and Deputy Monitoring Officer Rephael Walmsley declared an interest in agenda items A6 23/01449/FUL and A7 23/01450/LB Malvern House, Wray. The reason being the applicant was a member of the Legal Services team at the City Council. Mr Walmsley stated that he would leave the room during the consideration of those two items.

There were no other declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:

101 LAND AT HOME FARM ELLEL GRANGE MAIN ROAD GALGATE LANCASTER LANCASHIRE LA2 0HN

A5	20/01453/OUT	Outline application for creation of a holiday village and eco-park comprising the erection of up to 450 holiday lodges, erection of a hotel (Class C1), marketplace (Classes E and Sui Generis), virtual reality wildlife experience (Class F1), artisan workers pods (Class E) with ancillary service and storage, hard and soft landscaping and drainage works and water storage attenuation ponds with full planning permission sought for the creation of a vehicular access off the A6 and across Lancaster Canal.	Ellel Ward	R
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A site visit was held in respect of this application on Monday 11th September 2023 by Councillors Louise Belcher, Dave Brookes, Tom Fish, Martin Gawith, Alan Greenwell, Sally Maddocks, Paul Newton, Joyce Pritchard, Robert Redfern, Sandra Thornberry, and Sue Tyldesley. In attendance was the Service Manager – Development Management Mark Potts and Planning Officer Richard Byrne.

Under the scheme of public participation, Robert Hay and Andy Taylor of Ellel Grange, and Alec Sayer of Cragg Hall Farm, all spoke against the application. Martin Higginson (M Capital Investment Partners) responded in favour.

It was proposed by Councillor Martin Gawith and seconded by Councillor John Hanson:

“That the application be refused for the four reasons given in the Committee Report.”

Upon being put to the vote, 11 Councillors voted in favour of the proposal with 1 against and 2 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be refused for the four reasons given in the Committee Report.

COUNCILLOR MARTIN GAWITH LEFT THE MEETING AT 11:45 A.M.

SENIOR SOLICITOR AND DEPUTY MONITORING OFFICER REPHAEL WALMSLEY LEFT THE MEETING AT 11:45 A.M.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

102 MALVERN HOUSE MAIN STREET WRAY

A6	23/01449/FUL	Erection of a detached rear garage.	Lower Lune Valley Ward	A
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It was proposed by Councillor Roger Dennison and seconded by Councillor Claire Cozler:

“That the application be approved subject to the conditions in the Committee Report.”

Upon being put to the vote, 13 Councillors voted in favour of the proposal with none against and no abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following conditions:

1. Timescales.
2. Development to accord with plans.
3. Samples.

103 MALVERN HOUSE MAIN STREET WRAY

A7	23/01450/LB	Listed Building consent for the erection of a detached garage to the rear and installation of replacement windows.	Lower Lune Valley Ward	A
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It was proposed by Councillor Roger Dennison and seconded by Councillor Claire Cozler:

“That the application for Listed Building consent be approved subject to the conditions in the Committee Report.”

Upon being put to the vote, 13 Councillors voted in favour of the proposal with none against and no abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application for Listed Building consent be approved subject to the following conditions:

1. Timescales.
2. Development to accord with plans.
3. Samples.

104 DELEGATED LIST

The Chief Officer - Planning and Climate Change 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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Chair

(The meeting ended at 11.55 a.m.)

**Any queries regarding these Minutes, please contact
Eric Marsden - Democratic Support: email emarsden@lancaster.gov.uk**