

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

24TH MAY 2021

PRESENT:- Councillors Keith Budden (Chair), Sandra Thornberry (Vice-Chair), Paul Anderton, Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Mel Guilding, Janice Hanson, Colin Hartley (Substitute for Councillor Redfern), Cary Matthews, Joyce Pritchard and Malcolm Thomas

Apologies for Absence:-
Councillor Robert Redfern

Officers in attendance:-
Andrew Drummond Service Manager – Development Management
Rephael Walmsley Solicitor
Jenny Kay Civic & Ceremonial Democratic Support 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W	-	Withdrawn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

1 APPOINTMENT OF VICE-CHAIR

The Chair requested nominations for the position of Vice-Chair of the Planning Regulatory Committee for the municipal year 2021-2022.

It was proposed by Councillor Abbott Bryning and seconded by Councillor Tim Dant that Councillor Sandra Thornberry be appointed Vice-Chair of the Planning Regulatory Committee for the municipal year 2021-2022.

With no further nominations received, the Chair declared the proposition to be carried.

Resolved:

That Councillor Sandra Thornberry be appointed Vice-Chair of the Planning Regulatory Committee for the municipal year 2021-2022.

The Chair noted that Councillor Thornberry had risen to the challenge of a difficult year of virtual meetings whilst being the previous Chair, and thanked her and all of the team who had made the meetings possible.

The Chair noted that with the return to physical meetings, a Covid19 protocol had been circulated for everyone at the meeting to follow.

2 MINUTES

The minutes of the meeting of 26th April 2021 were agreed as a true record, and would be signed by the Chair at a later date.

3 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

4 DECLARATIONS OF INTEREST

There were no declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

5 UNIT 10, LANSIL WALK, LANSIL WAY, LANCASTER

A6	20/01109/FUL	Retrospective application for the change of use of Industrial Unit (B2) to a dog day care centre (Sui Generis).	Bulk Ward	A
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Under the scheme of public participation, Councillor Tim Hamilton-Cox spoke in support of the application.

It was proposed by Councillor Tim Dant and seconded by Councillor Cary Mathews:

“That the application be approved subject to the conditions set out in the Committee Report and that the Head of Planning and Place be delegated to approve the application after the consultation period has expired subject to their being no new material planning issues raised in any further representations.”

Upon being put to the vote, all 14 Councillors voted unanimously in favour, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be approved subject to the conditions set out in the Committee Report and that the Head of Planning and Place be delegated to approve the application

after the consultation period has expired subject to their being no new material planning issues raised in any further representations subject to the following conditions:

1. Development in accordance with plans.
2. Provision of car parking and bike parking area.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

6 SITE OF FORMER FILTER HOUSE, SCOTFORTH ROAD, LANCASTER, LANCASHIRE

A7	21/00249/VCN	Erection of two 4-storey student accommodation buildings comprising of 12 7-Bed cluster flats (sui generis) and 14 6-bed cluster flats (C4) with associated car parking and bin and cycle stores (Pursuant to the variation of condition 9 on planning permission 19/00996/VCN in relation to hard and soft landscaping including increasing length of access and repositioning of some bins stores and cycle units).	University and Scotforth Ward	A
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It was proposed by Councillor Joyce Pritchard and seconded by Councillor Cary Matthews:

“That the application be approved subject to the conditions set out in the Committee Report and that the Head of Planning and Place be delegated to approve the application following receipt of comments from National Grid subject to their being no new material planning issues raised.”

Upon being put to the vote, 13 Councillors voted in favour, with none against, and 1 abstained, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be approved subject to the conditions set out in the Committee Report and that the Head of Planning and Place be delegated to approve the application following receipt of comments from National Grid subject to their being no new material planning issues raised and subject to the following conditions:

1. Approved Plans.
2. Surface Water Drainage Scheme.
3. Surface Water Management Scheme.
4. Materials.
5. Ventilation Scheme.
6. Electric Vehicle Charging Points.
7. Car Parking Management Scheme.

8. Covered cycles/motorbike parking and refuse stores.
9. Hard and Soft Landscaping.
10. Off-site highways work associated with Phase I.
11. Off-site highways work associated with Phase II.
12. Remediation Certificate.
13. Access road detail.
14. Management Plan.
15. Finished Floor Levels.
16. Foul water drainage scheme.
17. CCTV and security.
18. Noise attenuation.
19. Southern Access Stopped up.
20. Student Restriction.

7 LAND SOUTH OF HALA CARR FARM, BOWERHAM ROAD, LANCASTER

A8	21/00151/VCN	Erection of 25 dwellings and creation of a new access and access roads (pursuant to the variation of condition 1 on planning permission 20/00307/VCN to amend the site plan to relocate garage on plot 4).	Scotforth East Ward	A
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It was proposed by Councillor Sandra Thornberry and seconded by Councillor Joyce Pritchard:

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

Upon being put to the vote, all 14 Councillors voted unanimously in favour, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be approved subject to the conditions set out in the Committee Report:

1. Development in accordance with approved plans.
2. Development in accordance with approved access detail.
3. Offsite highway works in accordance with the approved plans.
4. Boundary treatments.
5. Development in accordance with the approved measures within the noise mitigation document.
6. Landscaped bund in accordance with approved documents.
7. Development in accordance with the submitted Arboricultural Implications Assessment.
8. Development in accordance with the approved landscaping scheme.
9. Surface water drainage scheme implementation.
10. Foul water drainage scheme.
11. Garages and parking to be provided in full.
12. Finished floor levels.

13. Approved visibility splays.
14. Removal of Permitted Development rights.
15. Approved building materials.
16. Protection of the water main.

8 DELEGATED LIST

The Service Head for Planning and Place submitted a Schedule of Planning Applications dealt with under the Scheme of Delegation of Planning Functions to Officers.

Resolved:

That the report be noted.

Chair

(The meeting ended at 11.05 a.m.)

**Any queries regarding these Minutes, please contact
Democratic Services: email democracy@lancaster.gov.uk**