

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

19TH JULY 2021

PRESENT:- Councillors Keith Budden (Chair), Sandra Thornberry (Vice-Chair), Paul Anderton, Dave Brookes, Roger Cleet, Tim Dant, Roger Dennison (Substitute for Councillor Boyd-Power), Kevin Frea, Janice Hanson, Cary Matthews, Joyce Pritchard, Robert Redfern, Malcolm Thomas and Peter Yates (Substitute for Councillor Guilding)

Apologies for Absence:-

Councillors Abbott Bryning, Vicki Boyd-Power and Mel Guilding

Officers in attendance:-

Mark Potts	Principal Planning Officer
Rephael Walmsley	Solicitor
Hannah Little	Trainee Solicitor
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W	-	Withdrawn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

9 MINUTES

The minutes of the meeting held on 24th May 2021 were signed by the Chair as a correct record.

10 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

The Chair noted that a query regarding the protocol to be followed when considering an application where a Councillor is also a parish or town councillor had been answered by the Solicitor, and the email would be circulated to committee members.

There were no other items of urgent business.

11 DECLARATIONS OF INTEREST

There were no declarations of interest.

12 LAND AT ASHTON ROAD, LANCASTER, LANCASHIRE

A5	20/00305/OUT	Outline planning application for up to 55 residential units and creation of a new access.	Scotforth West Ward	D
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The Planning Officer confirmed that following the receipt of additional information after the Committee Report had been published the recommendation had changed and it was to now defer this application.

It was proposed by Councillor Dave Brookes and seconded by Councillor Tim Dant:

“That the application be deferred.”

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

Resolved:

That the application be deferred.

13 LAND OFF SAND LANE, WARTON, LANCASHIRE

A6	20/00358/OUT	Outline planning application for the erection of up to 12 2-storey dwellings and creation of 2 new accesses.	Warton Ward	A
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It was proposed by Councillor Janice Hanson and seconded by Councillor Robert Redfern:

“That the application be approved subject to the conditions set out in the Committee Report and that the S.106 recommendation be amended to be up to 50% affordable housing provision subject to viability.”

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 S.106 recommendation be amended to be up to 50% affordable housing provision subject to viability and subject to the following planning obligations:

- Up to 50% affordable housing provision
- Education contribution (1 x secondary place but to be confirmed at reserved matters stage)

- Provision of onsite amenity space to be calculated and agreed as part of the reserved matters application
- Off-site public open space financial contribution to be agreed at reserved matters
- Provision of Management Company to manage and maintain open space, landscaping and other land/infrastructure that is not adopted by public bodies.

and the following planning conditions:

- 1 Time limit and submission of reserved matters.
- 2 In accordance with plans.
- 3 Land contamination condition.
- 4 Submission of a surface water drainage scheme.
- 5 Submission of a surface water drainage scheme during construction.
- 6 Submission of access details.
- 7 Submission of site level details.
- 8 Hedge translocation and delivery of visibility splays.
- 9 Off site highway works.
- 10 Provision of pedestrian linkage.
- 11 Boundary treatments.
- 12 EV points and cycle stores.
- 13 Submission of foul drainage scheme.
- 14 Verification / maintenance for surface water drainage.
- 15 Ecological enhancements.
- 16 Homeowner packs.
- 17 Specification of internal estate road.
- 18 Ecological mitigation measures (site specific).
- 19 Houses to be NDSS compliant.
- 20 20% of houses to be compliant with M4(2) Building Regulations.
- 21 Removal of permitted development.
- 22 Subject to the scheme agreed under condition 8, retention of hedge.

14 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 11.25 a.m.)

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