

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

11TH OCTOBER 2021

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

Apologies for Absence:-

Councillors Abbott Bryning and Vicki Boyd-Power

Officers in attendance:-

Mark Potts	Interim Service Manager
Jennifer Rehman	Principal Planning Officer
Dan Spencer	Lawyer
Eric Marsden	Democratic Support Officer
Alec Reid	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W	-	Withdrawn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

24 MINUTES

The minutes of the meeting of 13th September 2021 were agreed as a true record, and would be signed by the Chair.

25 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

26 DECLARATIONS OF INTEREST

Councillor Paul Anderton declared an interest in agenda item A11 21/00820/FUL 49 Bare Avenue Morecambe. The reason being that he had previously advised the applicant. Councillor Anderton stated that he would play no part in the discussion of the application and would abstain in the vote.

Councillor Mike Greenall declared an interest in agenda item A10 21/00801/CU 11 Berwick Way Heysham. The reason being that he was Ward Councillor where the application was located and had requested that the application be determined by the Planning Regulatory Committee. Councillor Greenall stated that he would play no part in the discussion of the application and would abstain in the vote.

**APPLICATION A10 21/00801/CU WAS BROUGHT FORWARD IN
THE AGENDA BY THE CHAIR**

COUNCILLOR MIKE GREENALL LEFT THE MEETING AT 10:35 A.M.

APPLICATION SUBJECT TO PUBLIC PARTICIPATION

27 11 BERWICK WAY HEYSHAM

A10	21/00801/CU	Retrospective change of use of dwellinghouse (C3) to a residential care home for children (C2).	Heysham South A Ward
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Under the scheme of public participation, Karen Loynd, Armani Mauger and Gary McLintock all spoke against the application; Paul Johnson (Bay View Child Care) responded in favour of the application; and Ward Councillor Colin Hartley spoke against the application.

It was proposed by Councillor Dave Brookes and seconded by Councillor Tim Dant, contrary to the officer's recommendation in the report:

"That the application be deferred for the applicant to engage with the residents."

Upon being put to the vote, 4 Councillors voted in favour, 8 against, and 1 abstained, whereupon the Chair declared the proposal to have been rejected.

It was proposed by Councillor Kevin Frea and seconded by Councillor Mel Guilding:

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

Upon being put to the vote, 11 Councillors voted in favour, none against, and 2 abstained, whereupon the Chair declared the proposal to have been carried.

Resolved:

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

1. Standard 3-year timescale.
2. Development to accord with plans.
3. No more than three young persons, aged 18 years or under.
4. Cascade mechanism for local occupancy.
5. Limitation to use class.
6. Provision of permeable car parking spaces.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

COUNCILLOR MIKE GREENALL REJOINED THE MEETING AT 11:25 A.M.

28 WARD FIELD FARM MAIN ROAD GALGATE

A5	19/01100/REM	Reserved matters application for the demolition of existing agricultural buildings, retention and residential conversion of stone barn for up to 2 dwellings and erection of up to 67 dwellings with associated access.	Ellel Ward	A(C)
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It was proposed by Councillor Joyce Pritchard and seconded by Councillor Robert Redfern:

“That the application be approved subject to the conditions set out in the Committee Report and subject to the following additional condition:

- The use of garages be controlled.”

Upon being put to the vote, 12 Councillors voted in favour, with none against, and 2 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:

1. Time limit.
2. Approved plans list.
3. Parking provision plan.
4. Precise details and samples of materials to be submitted for approval for elevations, external treatments and boundaries.
5. Precise details of architectural features (eaves/fascia’s, windows/doors inc. reveals).
6. Precise details for windows, doors, rooflights to barn conversion).
7. Details of bin storage for apartments.
8. Precise details of all play equipment, street furniture and paths to Open Space to be provided in accordance with the POS plans.

9. Landscaping maintenance plan.
10. Landscaping scheme to be implemented.
11. Removal of PD (Parts 1, A – G, Parts 2, A and C).

and subject to the following additional condition:

- The use of garages be controlled.

COUNCILLOR KEVIN FREA LEFT THE MEETING AT 11:50 A.M.

29 LAND EAST OF SCOTLAND ROAD CARNFORTH

A6	20/00694/REM	Reserved matters application requesting consideration of scale and appearance for 213 dwellings.	Carnforth and Millhead Ward	A
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It was proposed by Councillor Mel Guiding and seconded by Councillor James Thomas:

“That the application be approved subject to the conditions set out in the Committee Report with the removal of condition 4 (Roof tile specification to be agreed).”

Upon being put to the vote, 13 Councillors voted in favour, with none against, and none 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 with the removal of condition 4 (Roof tile specification to be agreed):

1. Time Limit.
2. Approved Plans List.
3. Notwithstanding the brick details submitted, sample panels of brickwork, render and stonework to be agreed.
4. Removal of Permitted Development to allow for the insertion of windows/doors.

THE CHAIR ADJOURNED THE MEETING AT 12:02 AND RECONVENED IT AT 12:15 P.M.

COUNCILLOR KEVIN FREA REJOINED THE MEETING AT 12:15 P.M.

30 JACKDAW QUARRY, CAPERNWRAY ROAD, CAPERNWRAY, CARNFORTH

A7	21/00543/FUL	Erection of 19 holiday chalets with associated access, car parking, landscaping, retention of existing soil mound and installation of a package treatment plant.	Kellet Ward	A(C)
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It was proposed by Councillor Robert Redfern and seconded by Councillor Mike Greenall:

“That the application be approved subject to the conditions set out in the Committee Report and subject to a Legal Agreement controlling occupancy and that the Head of Planning and Place be delegated to approve the application after the consultation period has expired subject to there being no new material planning issues raised in any further representations and subject to the following additional condition:

- Construction to take place only on Monday to Friday between 0800-1800 and 0930-1400 on Saturdays with no working on Sundays and Bank Holidays.”

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 subject to a Legal Agreement controlling occupancy and that the Head of Planning and Place be delegated to approve the application after the consultation period has expired subject to there being no new material planning issues raised in any further representations:

1. Standard timescale 3 years.
2. Approved Plans.
3. Foul Drainage Details.
4. Protected Species Method Statement.
5. Eradication of Invasive Species.
6. Submission of Employment and Skills Plan.
7. Contaminated Land.
8. Sustainable Drainage Scheme.
9. Construction SW Management Plan.
10. Materials Samples.
11. Finished Floor levels.
12. External Lighting.
13. Landscape Details and Management Plan.
14. Drainage Management Plan/Verification Report.
15. Homeowner Pack.
16. Electric Vehicle Charging Points.
17. Access and Parking.
18. Landscaping Implementation.
19. Nesting Birds.
20. Development in Accordance with FRA.
21. Approved Tree Details.
22. Approved Biodiversity Enhancements.

and subject to the following additional condition:

- Construction to take place only on Monday to Friday between 0800-1800 and 0930-1400 on Saturdays with no working on Sundays and Bank Holidays.

31 J WEDLAKE AND SON WHEATFIELD STREET LANCASTER

A8	20/00964/FUL	Change of use and conversion of existing warehouse (B8) to student accommodation (C3) comprising of 16 1-bed studios, erection of 3-storey side extension, installation of dormer extensions, installation of new window and door openings, installation of rooflights and solar panels to the roof and erection of a 3-storey building for student accommodation comprising 8 1-bed studios with associated plant room and bin store and erection of a bin store and installation of drainage infrastructure.	Castle Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor James Thomas:

“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 in favour, with none against, and none 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:

1. Time limit.
2. Approved plans.
3. Detailed sustainable drainage strategy.
4. Detailed foul drainage strategy.
5. Contaminated land assessment.
6. Employment Skills Plan.
7. Details and samples of materials and details of fenestration, external walls, roofs, eaves and fascia, dormers, bin store and boundary treatments.
8. Details of ventilation systems.
9. Details of landscaping and associated maintenance.
10. Details and provision of Homeowner packs and information boards.
11. Details and provision of cycle storage.
12. Provision of parking spaces.
13. Provision of two 7.3kW electric vehicle charging points.
14. Provision of bin storage facilities.
15. Windows in accordance with noise assessment glazing specifications.
16. Lighting details.
17. Security details.

18. Drainage Operation and Maintenance Plan and Verification Report.
19. Approved tree works.
20. Ecological mitigation measures.
21. Hours of construction.
22. Separate drainage.
23. Gated access arrangement set back a minimum of 5 metres from highway.
24. Restriction to student accommodation.

32 STOREYS FC YORK ROAD LANCASTER

A9	21/00551/FUL	Demolition of two outbuildings, erection of single storey side extension and erection of detached outbuilding.	Scotforth West Ward	A
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It was proposed by Councillor Tim Dant and seconded by Councillor Sandra Thornberry:

“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 in favour, with none against, and none 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:

1. Standard three year timescale.
2. Development in accordance with amended plans.
3. Use tied to main use.

33 49 BARE AVENUE MORECAMBE

A11	21/00820/FUL	Retrospective application for the retention of a single storey rear extension.	Bare Ward	A
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It was proposed by Councillor Dave Brookes and seconded by Councillor Mel Guiding:

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

Upon being put to the vote, 13 Councillors voted in favour, with none against, and none 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:

1. Development in accordance with plans.

34 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 1.15 p.m.)

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