

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

8TH NOVEMBER 2021

PRESENT:- Councillors Keith Budden (Chair), Sandra Thornberry (Vice-Chair), Paul Anderton, Mandy Bannon (Substitute for Councillor Dant), Victoria Boyd-Power, Dave Brookes, Roger Cleet, Mel Guilding, Cary Matthews, Joyce Pritchard, Robert Redfern and Malcolm Thomas

Apologies for Absence:-

Councillors Abbott Bryning, Tim Dant, Kevin Frea and Janice Hanson

Officers in attendance:-

Mark Potts	Interim Service Manager
David Forshaw	Principal Planning Officer
Robert Clarke	Planning Officer
Rephael Walmsley	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W	-	Withdrawn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

35 MINUTES

The minutes of the meeting of 11th October 2021 were agreed as a true record, and would be signed by the Chair.

36 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

37 DECLARATIONS OF INTEREST

Councillor Mandy Bannon declared an interest in agenda item A5: 20/01145/FUL Lune Industrial Estate, New Quay Road, Lancaster. The reason being that, as Ward Councillor, she would be addressing the Planning Regulatory Committee on this item. Councillor Bannon stated that she would not take part in the deliberations nor in the vote for this application.

Councillor Mandy Bannon declared an interest in agenda item A8: 21/00498/FUL Lancaster City FC, Giant Axe, West Road, Lancaster. The reason being that she was Ward Councillor for this application. Councillor Bannon stated that she would be viewing the application fairly and with an open mind.

Solicitor Rephael Walmsley declared an interest in application A7 21/00975/VCN (University of Cumbria, Bowerham Road, Lancaster). The reason being that he resided in the locality where the application was located and had family members in the area. Solicitor Rephael Walmsley stated that this would have no affect on any legal advice he would give.

There were no other declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION.

38 LUNE INDUSTRIAL ESTATE, NEW QUAY ROAD, LANCASTER

A5	20/01145/FUL	Partial demolition and redevelopment of industrial estate including erection of new buildings to create 15 industrial blocks (Use Class B2/B8), erection of amenity block containing nursery, cafe and retail unit (all Use Class E) with associated access, parking and landscaping.	Marsh Ward	A(106)
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Under the scheme of public participation, Ward Councillor Mandy Bannon spoke against the application. Jack Appleton (Broadgrove Planning & Development) responded in favour of the application.

COUNCILLOR MANDY BANNON LEFT THE MEETING AT 10:44 A.M.

It was proposed by Councillor Robert Redfern and seconded by Councillor Paul Anderton:

“That the application be approved subject to the conditions set out in the Committee Report and subject to an S.106 legal agreement to secure financial contributions towards:

- New bus service (£500,000)
- Travel Plan support (£6,000)

and subject to the following revisions to conditions:

Conditions 7, 8 and 16:	re-worded to ensure compliance with submitted details (control conditions).
Conditions 11 and 12:	re-worded to allow demolition to take place before submission of details.
Condition 14:	re-worded to require submission pre-occupation.“

Upon being put to the vote, 9 Councillors voted in favour, 2 against, and none abstained, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to an S.106 legal agreement to secure financial contributions towards:

- New bus service (£500,000)
- Travel Plan support (£6,000)

and subject to the conditions set out in the Committee Report:

1. Standard Timescale 3 years.
2. Approved Plans.
3. Construction Environment Management Plan.
4. Protected Species Method Statement (GCN and Bats).
5. Eradication of Invasive Species.
6. Employment and Skills Plan.
7. Contaminated Land.
8. Asbestos Remediation Plan and Verification Statement.
9. Sustainable Surface Water Drainage Scheme.
10. Construction Phase SW Management Plan.
11. Access, Visibility, Bus Turning and Bus Stop Scheme.
12. Bus Turning Facility Delivery/Management.
13. Cycle/footway Scheme.
14. Travel Plan.
15. Materials Samples.
16. Finished Floor levels.
17. Boundary treatment Details.
18. Cycle Parking Details.
19. Landscape Management/Maintenance Plan.
20. Drainage Management Plan/Verification Report.
21. Access and off site highway works Provision.
22. External Lighting and Security Details.
23. Electric Vehicle Charging Points.
24. Parking Provision.
25. Provision of Acoustic Fencing.
26. Landscaping Implementation.
27. Nesting Birds.
28. Development in Accordance with FRA.
29. Approved Tree Details.
30. Approved Biodiversity Enhancements.
31. Separate Foul Drainage System.

- 32. No SW Infiltration System.
- 33. Plant and Machinery Noise Limit.
- 34. Sustainable construction and energy efficiency.
- 35. Hours of Operation Restriction (Blocks 13, 14, 15).
- 36. Hours of Construction.
- 37. Protection of Visibility Splays.

and subject to the following revisions to conditions:

- Conditions 7, 8 and 16: re-worded to ensure compliance with submitted details (control conditions).
- Conditions 11 and 12: re-worded to allow demolition to take place before submission of details.
- Condition 14: re-worded to require submission pre-occupation.

COUNCILLOR MANDY BANNON REJOINED THE MEETING AT 11:20 A.M.

39 THE BRITANNIA 101 - 103 ULLSWATER ROAD LANCASTER

A6	21/00469/FUL	Change of use of drinking establishment into ten 1-bed self-contained student studios with associated cycle and bin stores.	Bulk Ward	A
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Under the scheme of public participation, Alan Chapman, Chris Selkirk and Ward Councillor Tim Hamilton-Cox spoke against the application. Michael Harrison (architect, for the applicant) responded in favour of the application.

It was proposed by Councillor Mandy Bannon and seconded by Councillor Dave Brookes, contrary to the officer’s recommendation in the report:

“That, given the unprecedented pandemic situation when the marketing exercise was undertaken, the strength of feeling amongst residents, and issues regarding on-street parking, the application be deferred for the opportunity for the building to be used as a community facility to be explored.”

Upon being put to the vote, 3 Councillors voted in favour, 9 against, and none abstained, whereupon the Chair declared the proposal to have been rejected.

It was proposed by Councillor James Thomas 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, 9 Councillors voted in favour, 3 against, and none 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. Time limit.
2. Approved plans.
3. Details and provision of Homeowner packs and information boards.
4. Details and provision of cycle storage.
5. Provision of bin storage facilities.
6. Restriction to student accommodation.

THE CHAIR ADJOURNED THE MEETING AT 12:05 P.M.

THE CHAIR RECOMMENCED THE MEETING AT 12:15 P.M.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION.

40 UNIVERSITY OF CUMBRIA, BOWERHAM ROAD, LANCASTER

A7	21/00975/VCN	Demolition of buildings including Sarah Witham Thompson, Gressingham and Melling Halls, Black Box Theatre, Old Dining Room and the Long Corridor and erection of a 4 storey Extra Care residential building (use class C3), partial demolition, conversion and change of use of the Art Studio from education facility (use class D1) to ancillary space associated with the Extra Care residential building and change of use and conversion of Barbon Hall and Hornby Hall from education facility (use class D1) to provide affordable residential apartments (use class C3) with associated landscaping, parking, access and service infrastructure (pursuant to the variation of conditions 2 and 26 on planning permission 20/00554/FUL to enlarge the building footprint, amend the site layout, fenestration and car parking (including reduction by one space) and addition of lift overruns and a safety railing to the roof on the extra care building and to update the Energy Statement).	John O'Gaunt Ward	A
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It was proposed by Councillor Dave Brookes and seconded by Councillor Cary Matthews:

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

Upon being put to the vote, all 12 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 (to be 3 years from the date of the original consent).
2. Approved plans.
3. Final Sustainable Drainage Strategy.
4. Construction Phase Surface Water Management Plan.
5. Foul Water Drainage.
6. Employment Skills Plan.
7. Access construction.
8. Contaminated land.
9. Building recording and written scheme of archaeology.
10. Finished floor levels (extra care building) and site levels.
11. Off site highway works.
12. Details of fenestration/rainwater goods/details for converted buildings.
13. Materials samples.
14. Homeowner packs.
15. Landscaping details.
16. Details of Roof Top Railings.
17. Completion of conversion.
18. Travel Plan.
19. Drainage Operation and Maintenance Plan and Verification Report.
20. Security details.
21. Car parking management strategy, cycle store and EV charging points.
22. Approved tree works.
23. Ecological mitigation measures.
24. Hours of construction.
25. Nesting birds.
26. Separate drainage.
27. Sustainable construction and energy efficiency.
28. Nationally described space standards and M4(2) and M4(3) standards.
29. Removal of Telecommunications Apparatus Permitted Development.
30. Extra Care Use within C3 Only.
31. Affordable Housing.
32. Retention of pedestrian/cycle routes.

41 LANCASTER CITY FC THE GIANT AXE WEST ROAD LANCASTER

A8	21/00498/FUL	Installation of a water supply pipe.	Marsh Ward	A
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It was proposed by Councillor Mandy Bannon and seconded by Councillor Robert Redfern:

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

Upon being put to the vote, all 12 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 plans and details.
3. Land to be made good and fully restored.

42 27 ARROW LANE HALTON LANCASTER

A9	21/00825/FUL	Erection of a single storey side extension and construction of a raised decking area to the rear elevation.	Halton-with-Aughton Ward	A
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It was proposed by Councillor Robert Redfern 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 12 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 Planning Permission timescale.
2. Development in accordance with Plans.
3. Privacy screen.

43 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 12.45 p.m.)

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