

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

23RD MAY 2022

PRESENT:- Councillors Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Roger Dennison, Kevin Frea, June Greenwell, Colin Hartley (substitute for Councillor Thornberry), Mandy King, Geoff Knight, Robert Redfern, Malcolm Thomas and Peter Yates (substitute for Councillor Budden)

Apologies for Absence:-

Councillors Victoria Boyd-Power, Keith Budden, Jack Lenox and Sandra Thornberry

Officers in attendance:-

Mark Potts	Planning Applications Manager
Andrew Clement	Senior Planning Officer
Reph Walmsley	Solicitor
Eric Marsden	Democratic Support Officer
Phil Abel	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W	-	Withdrawn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

In the absence of the Chair, the Clerk requested nominations for the position of Vice-Chair of the Planning Regulatory Committee for the municipal year 2022-2023.

It was proposed by Councillor Tim Dant and seconded by Councillor Kevin Frea that Councillor Dave Brookes be appointed to the position of Vice-Chair of the Planning Regulatory Committee for the municipal year 2022-2023.

It was proposed by Councillor Peter Yates and seconded by Councillor Malcolm Thomas that Councillor Keith Budden be appointed to the position of Vice-Chair of the Planning

Regulatory Committee for the municipal year 2022-2023.

Upon being put to the vote, Councillor Brookes received no votes and Councillor Keith Budden received 13 votes, whereupon the Clerk declared that the proposition to appoint Councillor Keith Budden had been carried.

Resolved:

That Councillor Keith Budden be appointed to the position of Vice-Chair of the Planning Regulatory Committee for the municipal year 2022-2023.

In the absence of the Chair and the Vice-Chair, it was proposed by Councillor Tim Dant and seconded by Councillor Roger Dennison that Councillor Dave Brookes be the Chair for the meeting. With no further nominations received, the Clerk declared the proposition to be carried.

Resolved:

That Councillor Dave Brookes be the Chair for the meeting.

In the absence of the Chair for the meeting for items A10 22/00388/FUL City Lab, A11 22/00481/FUL Palatine Hall, and A12 Ryelands House following his declaration at item 5, it was proposed by Councillor Tim Dant and seconded by Councillor Colin Hartley that Councillor Roger Dennison be the Chair of the meeting for those items. With no further nominations received, the Chair for the meeting declared the proposition to be carried.

Resolved:

That Councillor Roger Dennison be the Chair for the meeting for items A10 22/00388/FUL City Lab, A11 22/00481/FUL Palatine Hall, and A12 Ryelands House.

2 MINUTES

The minutes of 25th April 2022 were agreed as a true record and signed by the Chair for the meeting.

3 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

The Chair for the meeting requested nominations for the Planning Regulatory Committee representative on the Crook O' Lune Advisory Committee for the duration of the municipal year 2022-2023.

It was proposed by Councillor Dave Brookes and seconded by Councillor Roger Dennison that Councillor June Greenwell be appointed as the Planning Regulatory Committee representative on the Crook O' Lune Advisory Committee for the duration of the municipal year 2022-2023.

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

Resolved:

That Councillor June Greenwell be appointed as the Planning Regulatory Committee representative on the Crook O' Lune Advisory Committee for the duration of the municipal year 2022-2023.

There were no other items of urgent business.

4 DECLARATIONS OF INTEREST

Councillor Tim Dant declared an interest in agenda item A6 22/00144/REM Land to the East of Lancaster Road and North of Willey Lane Cockerham. The reason being that he is a member of the Lune Valley Rural Housing Association Board which had explored the Cockerham proposal. Councillor Dant stated that he would be viewing the application fairly and with an open mind.

Councillors Dave Brookes and Kevin Frea each declared an interest in agenda item A10 22/00388/FUL City Lab, 6 Dalton Square, Lancaster. The reason being that each of them were members of the Cabinet of Lancaster City Council and this item had been previously discussed at Cabinet. Consequently, both Councillors would recuse themselves from the meeting for the duration of consideration of this item.

Councillors Dave Brookes and Kevin Frea each declared an interest in agenda item A11 22/00481/FUL Lancaster City Council, Palatine Hall, Dalton Square, Lancaster. The reason being that each of them were members of the Cabinet of Lancaster City Council and this item had been previously discussed at Cabinet. Consequently, both Councillors would recuse themselves from the meeting for the duration of consideration of this item.

Councillors Dave Brookes and Kevin Frea each declared an interest in agenda item A12 22/00543/FUL Ryelands House, Owen Road, Lancaster. The reason being that each of them were members of the Cabinet of Lancaster City Council and this item had been previously discussed at Cabinet. Consequently, both Councillors would recuse themselves from the meeting for the duration of consideration of this item.

There were no other declarations of interest.

5 LAND TO THE SOUTH OF LAWSONS BRIDGE SITE

A5	22/00423/VCN	Outline application for the erection of up to 95 residential dwellings with associated access (pursuant to the variation of conditions 2 and 6 on planning permission 19/00332/OUT for changes to the approved site access arrangements and proposed great crested newt mitigation strategy).	Scotforth West Ward	D
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Following officer advice, it was proposed by Councillor Roger Dennison and seconded by Councillor Robert Redfern:

“That the application be deferred for further consideration of conditions and to be re-presented at a future date.”

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

Resolved:

That the application be deferred for further consideration of conditions and to be re-presented at a future date.

6 LAND TO THE EAST OF LANCASTER ROAD AND NORTH OF WILLEY LANE

A6	22/00144/REM	Reserved matters application for the erection of 24 dwellings.	Ellel Ward	A
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It was proposed by Councillor Geoff Knight and seconded by Councillor Robert Redfern:

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

Upon being put to the vote, 8 Councillors voted in favour of the proposal with 4 against and 1 abstention, whereupon the Chair for the meeting declared the proposal to have been carried.

Resolved:

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

1. Time limit for commencement.
2. Approved plans list.
3. Precise details and samples of materials to be submitted for approval for elevations, external treatments and boundaries.
4. Bike sheds (remove PD for outbuildings for smaller 2-bed units).
5. Waste collection provision.
6. Hedging to units 8 and 16 grown to 1.8m prior to occupation.
7. Implement parking provision, control use of parking provision and garages for parking cars and bicycles only.
8. Implementation of landscape.
9. Regraded land from site material only and grass seeded.
10. Obscure glaze side window facing neighbours.
11. Removal of permitted development rights.

7 LAND AT GRID REFERENCE E346580 N452460, LANCASTER ROAD, COCKERHAM

A7	22/00147/FUL	Erection of 1 dwelling with associated internal road and access.	Ellel Ward	A(106)
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It was proposed by Councillor Roger Dennison and seconded by Councillor Malcolm Thomas:

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

Upon being put to the vote, 12 Councillors voted in favour of the proposal with none against and 1 abstention, whereupon the Chair for the meeting declared the proposal to have been carried.

Resolved:

That the application be approved subject to the conditions in the Committee Report and subject to a Section 106 to secure:

- Linked to the outline planning permission 19/01223/OUT to only be developed as aggregate development to this wider housing scheme;
- Provision of half a unit of affordable housing as a financial contribution;
- Financial contribution to provision of secondary school places;
- Financial contribution to off-site open space based on the needs of the village of Cockerham;
- Management and long-term maintenance of all landscaping, unadopted roads, drainage infrastructure and on-site open space;

and subject to the following conditions:

1. Time limit for commencement.
2. Approved plans list.
3. Precise details and samples of materials to be submitted for approval for elevations, external treatments and boundaries.
4. Archaeological investigation.
5. Energy efficiency measures, insulation.
6. Surface water drainage scheme.
7. Foul drainage details.
8. EV charging.
9. Implement parking provision, control use of parking provision and garages for parking cars and bicycles only.
10. Ecological mitigation measures.
11. Homeowner pack to inform future residents of recreational disturbance to Morecambe Bay.
12. Removal of permitted development rights.
13. Unforeseen contamination.

8 LAND AT GRID REFERENCE E346580 N452460, LANCASTER ROAD, COCKERHAM

A8	22/00145/FUL	Raising and filling of land using excess spoil and topsoil.	Ellel Ward	A(106)
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It was proposed by Councillor Geoff Knight and seconded by Councillor Robert Redfern:

“That the application be approved subject to the conditions in the Committee Report and subject to an additional condition associated with pipeline protection.”

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

Resolved:

That the application be approved subject to the conditions in the Committee Report and subject to an additional condition associated with pipeline protection and subject to a Section 106 to secure:

- Linked to the outline planning permission 19/01223/OUT to only be deposit material from the adjacent site as part of this housing scheme;

and subject to the following conditions:

1. Time limit for commencement.
2. Approved plans list.
3. Surface water drainage scheme.
4. Only materials from adjacent development site, transported within the site.
5. Grass seeded and restoration timescales.

9 MIDDLETON CLEAN ENERGY PLANT, MIDDLETON ROAD, MIDDLETON

A9	22/00358/VCN	Installation of 99.95MW battery storage facility including 2m security fence, battery units, cabling and creation of attenuation ponds (pursuant to the variation of condition 2 on approved application 18/01203/FUL to amend the layout and container specifications).	Overton Ward	A
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It was proposed by Councillor Kevin Frea and seconded by Councillor Colin Hartley:

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

Upon being put to the vote, all 13 Councillors voted in favour, with none against, and no abstentions, whereupon the Chair for the meeting declared the proposal to be carried.

Resolved:

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

1. 3 year time limit from 17 January 2020.
2. Approved plans.
3. Obligation entered into to provide contribution towards the Middleton Former Refinery Biological Heritage Site for ecology mitigation.
4. Standard contaminated land condition.
5. Construction environment management plan.
6. Control of invasive species.

7. Scheme for surface water drainage.
8. Details of materials: colour and finish to containers; details of fencing; and details of surfacing.
9. Details of external lighting.
10. Soft landscaping scheme.

**COUNCILLORS DAVE BROOKES AND KEVIN FREA LEFT THE MEETING
AT 11:32 A.M. AS PER THEIR DECLARATIONS AT ITEM 5.**

**THE CHAIR FOR THE MEETING ADJOURNED THE MEETING
AT 11:32 A.M. AND RECONVENED AT 11:39 A.M.**

10 CITY LAB, 6 DALTON SQUARE, LANCASTER

A10	22/00388/FUL	Installation of PV panels to the rear elevation and installation of 2 air source heat pumps to courtyard.	Castle Ward	A(P)
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It was proposed by Councillor Robert Redfern and seconded by Councillor Tim Dant:

“That the application be approved subject to the conditions in the Committee Report and then delegated back to the Head of Planning and Place to resolve outstanding issues with noise in line with the recommendation.”

Upon being put to the vote, all 11 Councillors voted in favour, with none against, and no abstentions, whereupon the Chair for the meeting declared the proposal to be carried.

Resolved:

That the application be approved subject to the conditions in the Committee Report and then delegated back to the Head of Planning and Place to resolve outstanding issues with noise in line with the recommendation and subject to the following conditions:

1. Time limit
2. Approved plans
3. Provision of noise attenuation measures
4. Development in accordance with ASHP details

11 LANCASTER CITY COUNCIL, PALATINE HALL, DALTON SQUARE

A11	22/00481/FUL	Installation of air source heat pumps.	Castle Ward	A(P)
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It was proposed by Councillor Robert Redfern and seconded by Councillor Geoff Knight:

“That the application be approved subject to the conditions in the Committee Report and be delegated back to the Head of Planning and Place to resolve outstanding issues associated with noise and heritage / design in line with the recommendation.”

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

Resolved:

That the application be approved subject to the conditions in the Committee Report and be delegated back to the Head of Planning and Place to resolve outstanding issues associated with noise and heritage / design in line with the recommendation and subject to:

1. Standard Planning Permission Timescale.
2. Development in accordance with approved plans.
3. Details and provision of noise attenuation measures.

12 RYELANDS HOUSE, OWEN ROAD, LANCASTER

A12	22/00543/FUL	Installation of air source heat pumps, including associated security fencing.	Skerton East Ward	W
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Officers informed the Committee that this application had been withdrawn.

COUNCILLORS DAVE BROOKES AND KEVIN FREA RETURNED TO THE MEETING AT 11:55 A.M.

13 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.

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Chair

(The meeting ended at 12.05 p.m.)

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