

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

15TH AUGUST 2022

PRESENT:- Councillors Sandra Thornberry (Chair), Keith Budden (Vice-Chair), Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Roger Dennison, June Greenwell, Mel Guilding, Tim Hamilton-Cox (substitute for Cllr Tim Dant), Mandy King, Sally Maddocks (substitute for Cllr Jack Lenox), Robert Redfern and Peter Yates (substitute for Cllr Malcolm Thomas).

Apologies for Absence:-

Councillors Roger Cleet, Tim Dant, Kevin Frea, Jack Lenox, and Malcolm Thomas.

Officers in attendance:-

Eleanor Fawcett	Principal Planning Officer
Petra Williams	Planning Officer
Charlotte Greenhow	Planning Assistant
Rephael Walmsley	Solicitor
Hannah Little	Trainee 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W	-	Withdrawn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

35 MINUTES

The minutes of 18th July 2022 were agreed as a true record and 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 Roger Dennison declared an interest in agenda item A5 21/01588/LB Sunderland Point Mission Heritage Centre. The reason being a personal connection. Councillor Dennison would recuse himself from the meeting for the duration of consideration of the item.

There were no other declarations of interest.

**COUNCILLOR DENNISON LEFT THE MEETING AT 10:35 A.M.
FOLLOWING HIS DECLARATION.**

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:

38 SUNDERLAND POINT MISSION HERITAGE CENTRE THE LANE SUNDERLAND POINT MORECAMBE

A5	21/01588/LB	Listed Building application for internal alterations to provide kitchen and wc`s including new treatment plant, reset floor levels, works to ceiling, insulation, new partition doors, architraves, skirting and relocation of wall panel.	Overton Ward	A(C)
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A site visit was held in respect of this application on Monday 8th August 2022 by Councillors Dave Brookes, Keith Budden, Roger Cleet, Mel Guilding, Mandy King, Robert Redfern, Malcolm Thomas and Sandra Thornberry. In attendance were Officers Mark Potts, Charlotte Greenhow and Eric Marsden.

Under the scheme of public participation, David Andrew, Hazel Parkinson and Brendan Smith spoke against the application; Brian Holmes (applicant) responded in favour.

It was proposed by Councillor Peter Yates and seconded by Councillor Mel Guilding, contrary to the officer's recommendation:

"That the application be refused on the grounds that the harm to a listed building in a conservation area did not outweigh the public benefits"

Upon being put to the vote, 3 Councillors voted in favour of the proposal with 9 against and no abstentions, whereupon the Chair declared the proposal to have been rejected.

It was proposed by Councillor Sandra Thornberry and seconded by Councillor June Greenwell:

"That the application be approved subject to the conditions in the officer's report and subject to an additional condition requiring details and location of the rails to be removed from the altar, and relocated within the building, and those to be retained on the altar"

Upon being put to the vote, 7 Councillors voted in favour of the proposal with 3 against and 2 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the conditions in the officer's report and subject to an additional condition requiring details and location of the rails to be removed from the altar, and relocated within the building, and those to be retained on the altar:

1. Standard LB timescale.
2. In accordance with amended plans.
3. Prior to their installation, submission of large-scale details of new oak panelling and oak doors.
4. Details and location of the rails to be removed from the altar, and relocated within the building, and those to be retained on the altar.

THE CHAIR ADJOURNED THE MEETING AT 11:43 A.M. AND RECONVENED AT 11:49 A.M.

COUNCILLOR ROGER DENNISON REJOINED THE MEETING AT 11:49 A.M.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

39 MELLISHAW PARK MELLISHAW LANE HEATON WITH OXCLIFFE

A6	22/00519/FUL	Demolition of existing buildings, reconfiguration of existing 19 pitch traveller site to continue to provide 19 traveller pitches, erection of 9 semi-detached amenity buildings and a landlord/caretaker building, associated internal roads, amenity area, foul drainage infrastructure, a flood ramp at the site entrance and boundary fencing.	Overton Ward	A(C)
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It was proposed by Councillor Robert Redfern and seconded by Councillor Mandy King:

“That the application be approved subject to the conditions in the Committee Report and subject to an additional condition regarding noise mitigation.”

Upon being put to the vote, the 13 Councillors voted unanimously in favour of the proposal with none against and no abstentions, whereupon the Chair 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 regarding noise mitigation:

1. Time limit for commencement.

2. Approved plans list.
3. Precise details and samples of materials to be submitted for approval for elevations and fencing.
4. Surface Water Sustainable Drainage Strategy and Maintenance.
5. Asbestos survey.
6. Construction Surface Water Management Plan.
7. Flood emergency evacuation plan.
8. Details of bin storage and external lighting.
9. Submission of details and location of bat boxes.
10. Development in accordance with Tree Protection Plan.
11. Development in accordance with the Preliminary Ecological Appraisal.
12. Development in accordance with Flood Risk Assessment.
13. Implementation of landscape scheme.
14. Use of the site limited to Gypsies and Travellers.
15. Noise mitigation.

40 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 12.15 p.m.)

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