

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**9TH JANUARY 2023**

**PRESENT:-** Councillors Sandra Thornberry (Chair), Keith Budden (Vice-Chair), Victoria Boyd-Power, Dave Brookes, Roger Dennison, Kevin Frea, June Greenwell, Colin Hartley (Substitute), Mandy King, Robert Redfern, Malcolm Thomas, Sue Tyldesley and Peter Yates (Substitute)

Apologies for Absence:-

Councillors Abbott Bryning, Roger Cleet, Mel Guilding and Jack Lenox

Officers in attendance:-

Mark Potts	Service Manager – Development Manager
Mark Jackson	Planning Applications Manager
Steve Ingram	Planning Officer
Rephael Walmsley	Senior Solicitor
Hannah Little	Legal Assistant
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W	-	Withdrawn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

**76 MINUTES**

The minutes of 5<sup>th</sup> December 2022 were agreed as a true record and signed by the Chair.

**77 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR**

There were no items of urgent business.

**78 DECLARATIONS OF INTEREST**

There were no declarations of interest.

## 79 HAWESWATER AQUEDUCT, HELKS BROW, WRAY, LANCASHIRE

A5	21/00792/FUL	Proposed works for and use of replacement section of aqueduct, including earthworks and ancillary infrastructure including: a new valve house building within fenced compound with permanent vehicular access provision and an area of proposed ground raising for landscaping, with the installation of a tunnel shaft and an open cut connection area within a temporary construction compound, to include site accesses, storage areas, plant and machinery, and drainage infrastructure. In addition, a temporary satellite park and ride facility with vehicle marshalling area, a temporary residents' parking area; and a series of local highway works.	Lower Lune Valley Ward	A(106)
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A site visit was held in respect of this application on Monday 12<sup>th</sup> December 2022 by Councillors Victoria Boyd-Power, Dave Brookes, Keith Budden, Mandy King, Sandra Thornberry and Sue Tyldesley. In attendance were Officers Mark Jackson, Steve Ingram and Eric Marsden.

It was proposed by Councillor Keith Budden and seconded by Councillor Roger Dennison:

“That the application be approved subject to the conditions in the Committee Report and subject to satisfactory completion of the related Section (106) Agreement in order to secure the required temporary mitigations and long term enhancements and then delegated back to the Head of Planning and Place to resolve any outstanding issues.”

Upon being put to the vote, 13 Councillors voted 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 satisfactory completion of the related Section (106) Agreement in order to secure the required temporary mitigations and long term enhancements and then delegated back to the Head of Planning and Place to resolve any outstanding issues and subject to:

1. Time Limit – to allow for the necessary commencement of the scheme.
2. Approved Plans and Documents – to ensure effective alignment between the proposed working arrangements and required environmental mitigations.
3. Phasing of Works – to allow for the agreement of the LPA to the specific timing/phasing of the proposed works. No works to commence at any specific location until appropriate complete details (including final extent and complete reinstatement proposals) have been submitted to and agreed in writing by the LPA. All works to then accord with those approved details.
4. Operating/Construction Code of Practice and Environmental Management Strategies – to tie the proposed ways of working to the agreed method statements and management strategies during the construction phase.
5. Agreed Construction Traffic Management Plan – to require and ensure the appointed contractor's strict adherence with the agreed construction traffic management plan (CTMT) and arrangements (including specified access routes/impact mitigation measures and other actions).
6. Implementation of Highway Improvements – to ensure that the required highway improvements as required by Lancashire Highways are implemented prior to any construction works commencing at the Lower Houses compound.
7. Appropriate Landscape Restoration, Reinstatement and Aftercare – to ensure the implementation of the required/agreed landscape and other reinstatements and for appropriate extended maintenance period.
8. Lower Houses and Other Compounds Schemes – to require the temporary working compound to be appropriately screened (including hoardings and other mechanisms), to be sympathetically illuminated and otherwise appropriately marshalled and operated.
9. Valve House Materials – to ensure the use of appropriate local building materials.
10. Approved Hours of Working – to ensure compliance with specified/agreed local working arrangements/the CTMP.
11. Tree/Landscape Safeguarding and Reinstatement Measures – no works to commence until required/agreed tree and landscape protection measures are in place/comprehensive reinstatement plans submitted and thereafter appropriately reinstated.
12. Scheme of Archaeological Works – in order to safeguard areas of archaeological importance.
13. Footpath Diversions and Reinstatements – in order to appropriately safeguard and reinstate the affected public footpaths.
14. AONB Safeguarding Conditions – requiring a Construction Environment Management Plan, Precautionary Working Methods, Habitat Creation Restoration and Management Plans and the appropriate removal of all temporary construction features.
15. Drainage/Flood Risk Assessment/Surface Water Sustainable Drainage/surface Water and Private Water Supply Management Plans – to ensure compliance with all the agreed water management solutions.
16. Employment and Skills Plan – to ensure compliance with the proposed related local employment opportunities.

and subject to the following Related Planning Obligations:

1. No Implementation until Waddington Fell Quarry Permission Extant.
2. Delivery of Biodiversity Net Gains/Compensatory habitats.
3. Provision of the Community Liaison Officer.
4. Ecological Clerk of Works.
5. Safeguarding of Existing Residences and Premises.

6. Traffic Impact Reinstatements.
7. Traffic Management Contributions.
8. Delivery of North Yorkshire Traffic Enhancements.

**80 LAND WEST OF SEA VIEW DRIVE HEST BANK LANCASHIRE**

A6	22/01071/FUL	Erection of 27 specialist bungalows for older people, with detached garage and associated access, internal roads, infrastructure, open space, landscaping and parking.	Bolton and Slyne Ward	R
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It was proposed by Councillor Roger Dennison and seconded by Councillor Keith Budden:

“That the application be refused for the reasons given in the Committee Report.”

Upon being put to the vote, 13 Councillors voted 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 refused for the reasons given in in the Committee Report.

**81 LAND ADJACENT 1 SOUTHGATE WHITE LUND INDUSTRIAL ESTATE MORECAMBE LANCASHIRE**

A7	22/01291/FUL	Siting of 5 portable buildings to provide temporary office space and creation of associated car parking.	Westgate Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Keith Budden:

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

Upon being put to the vote, 13 Councillors voted 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:

1. Temporary planning permission for a period of 18 months.
2. Development in accordance with the approved plans.

**82 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 11.30 a.m.)

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