

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**24TH APRIL 2023**

**PRESENT:-** Councillors Keith Budden (Vice-Chair), Dave Brookes, Roger Cleet, June Greenwell, Mel Guilding, Tim Hamilton-Cox (Substitute), Colin Hartley, Mandy King, Geoff Knight (Substitute), Jack Lenox, Robert Redfern, Malcolm Thomas and Sue Tyldesley

Apologies for Absence:-

Councillors Victoria Boyd-Power, Roger Dennison, Kevin Frea, and Sandra Thornberry

Officers in attendance:-

Mark Potts	Service Manager - Development Management
Mark Jackson	Planning Applications Manager
Eleanor Fawcett	Principal Planning Officer
Jennifer Rehman	Principal Planning Officer
Andrew Clement	Senior Planning Officer
Rephael Walmsley	Senior Solicitor and Deputy Monitoring Officer
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W	-	Withdrawn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

**119 MINUTES**

The minutes of 27<sup>th</sup> March 2023 were agreed as a true record and signed by the Chair.

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

There were no items of urgent business.

**121 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:****122 LAND EAST OF FULWOOD DRIVE MORECAMBE LANCASHIRE**

A5	21/01341/OUT	Outline application for the development of 129 residential dwellings and creation of new access.	Bolton and Slyne Ward	D
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A site visit was held in respect of this application on Monday 17<sup>th</sup> April 2023 by Councillors Dave Brookes, Roger Cleet, Keith Budden, Roger Dennison, Mel Guilding, and Peter Yates. In attendance was Principal Planning Officer, Jennifer Rehman.

Under the scheme of public participation, Bryn Huffen, Lachlan MacDonald, Ian White, Morecambe Town Council CEO Luke Trevaskis, Morecambe Town Councillor John Bates, and City Councillor Roger Dennison all spoke against the application. Graham Love (Smith & Love Planning Consultants) responded in favour.

It was proposed by Councillor Geoff Knight and seconded by Councillor June Greenwell, contrary to the officer's recommendation in the report:

"That the application be refused."

Upon being put to the vote, 3 Councillors voted in favour of the proposal with 9 against and 1 abstention, whereupon the Chair declared the proposal to have been rejected.

It was proposed by Councillor Tim Hamilton-Cox and seconded by Councillor Sue Tyldesley, contrary to the officer's recommendation in the report:

"That the application be deferred, to allow for investigation of alternative access onto the site to mitigate the impact of construction traffic, and to establish whether a footpath can be provided to the site from Hasty Brow Road / Slyne Road."

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 deferred, to allow for investigation of alternative access road onto the site to mitigate the impact of construction traffic, and to establish whether a footpath can be provided to the site from Hasty Brow Road / Slyne Road.

**THE CHAIR ADJOURNED THE MEETING AT 12:35 AND  
RECONVENED AT 13:10.**

**COUNCILLOR JUNE GREENWELL LEFT THE MEETING AT 14:00.****123 LAND SOUTH OF HAWTHORN AVENUE HAWTHORN AVENUE BROOKHOUSE LANCASHIRE**

A6	21/01284/FUL	Erection of 25 adaptable bungalows for over 55's with associated access, internal roads and landscaping.	Lower Lune Valley Ward	A
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A site visit was held in respect of this application on Monday 17<sup>th</sup> April 2023 by Councillors Dave Brookes, Keith Budden, Roger Dennison, Mel Guilding, Joyce Pritchard and Peter Yates. In attendance was Principal Planning Officer, Jennifer Rehman.

Under the scheme of public participation, Pam Cheetham, Chrissy Dowker, Tony Harman, Dr Sally Leigh and Ward Councillor Joyce Pritchard all spoke against the application. Daniel Hughes (PWA Planning) responded in favour.

It was proposed by Councillor Colin Hartley and seconded by Councillor Geoff Knight:

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

Upon being put to the vote, 8 Councillors voted in favour of the proposal with none against and 4 abstentions, whereupon the Chair declared the proposal to have been carried.

***Resolved:***

That the application be approved subject to an additional condition regarding boundary treatments;

and subject to a legal agreement to secure the following:

- Occupation limited to 55 years and over.
- Provision of on-site amenity greenspace as per the approved layout plans.
- Provision of a Landscape and Ecological Creation Management and Maintenance Plan providing 30 years management.
- Setting up of management company for the ongoing maintenance of open space, landscaping and unadopted highway and drainage infrastructure.

and subject to the conditions in the Committee Report:

1. Time Limit (2 years).
2. Approved Plans.
3. Employment and Skills Plan.
4. Details of the access, visibility splays and new retaining structures adjacent to the highway and implementation.
5. Diversion of public right of way and details of the connections.
6. Phase II Site Investigation.
7. Archaeological investigation condition.
8. Surface water construction method statement.
9. Construction method statement.

10. Surface water and foul drainage scheme
11. Habitat and species protection and enhancement scheme including CEMP (and RAMS).
12. Precise finished finish flood levels and site levels.
13. Material samples (dwellings and hard landscaping).
14. In accordance with Energy Statement with precise details of final scheme and PV panels to be agreed.
15. Lighting scheme.
16. Detailed scheme for construction, heights and appearance of all retaining features on the site.
17. Details of scheme for cycle storage provision.
18. Off-site highway improvement to street lighting and 4 local bus stops to encourage and improve use of public transport.
19. Management and maintenance of estate street prior to adoption.
20. Validation, management and maintenance of surface water drainage scheme.
21. Scheme for improvements to PROW gates/connections.
22. In accordance with the AIA and Tree Protection Measures to be implemented before construction of development.
23. Implementation of landscaping scheme.
24. Removal of PD.
25. M4(2).

**THE CHAIR ADJOURNED THE MEETING AT 14:10 AND  
RECONVENED AT 14:15.**

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:**

**124 LAND EAST OF ARKHOLME METHODIST CHURCH KIRKBY LONSDALE ROAD  
ARKHOLME LANCASHIRE**

A7	22/01463/OUT	Outline application for the development of up to 23 residential dwellings and creation of a new access.	Kellet Ward	A(106)
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A site visit was held in respect of this application on Monday 17<sup>th</sup> April 2023 by Councillors Dave Brookes, Keith Budden, Roger Dennison, Mel Guilding, and Peter Yates. In attendance was Principal Planning Officer, Jennifer Rehman.

It was proposed by Councillor Geoff Knight and seconded by Councillor Dave Brookes:

“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 none against and 4 abstentions, whereupon the Chair declared the proposal to have been carried.

***Resolved:***

That the application be approved subject to a Section 106 legal agreement to secure the following:

- 40% provision of affordable housing (percentage, size, type, phasing to be agreed at Reserved Matters stage based on local housing needs and the tenure of affordable homes split into 50/60% affordable/social rent and 50/40% intermediate tenure).
- Detail, contribution and provision for open space (to be calculated at Reserved Matters Stage).
- Biodiversity net gain, including an updated metric at the time of a reserved matters application, that continues to demonstrate 10% net gain and a Landscape and Ecological Creation and Management Plan showing 30 year management.
- Provision for long term drainage, open space and landscaping/BNG, maintenance and management company.
- Contribution to Education (to be calculated at Reserved Matters Stage).

and subject to the conditions in the Committee Report:

1. Timescale for commencement (2 years).
2. Development in accordance with approved plans.
3. Arboricultural Impact Assessment details, submission of Arboricultural Method Statement and Tree Protection Plan.
4. Final surface water sustainable drainage strategy (SuDS).
5. Foul water scheme.
6. Finished site and floor levels (including gardens and open space).
7. Full landscaping and ecological management plan.
8. Ecology mitigation measures, including updated protected species appraisal.
9. Full energy efficiency measures, at least 4% enhancement.
10. Submission of an Employment and Skills Plan.
11. Submission of construction management plan.
12. Submission of construction surface water management plan.
13. Full details of site access/footway/crossing/lighting.
14. Contaminated land - following recommendations of the report.
15. Boundary and surface treatments remove permitted development.
16. Scheme for the full engineering, drainage and construction details of the internal estate roads.
17. Off-site highway works, including pavements.
18. Visibility splays.
19. Sustainable drainage system operation and maintenance manual.
20. Verification report of constructed sustainable drainage system.
21. Scheme of archaeological work.
22. Public right of way (PROW) connection scheme.
23. Cycle and bin storage details.
24. Housing mix address local need/policy.
25. Requirements of M4(2) accessibility and adaptability.
26. Nationally Described Space Standards.
27. Limit up to 2 storey.

**125 LAND TO THE NORTH AND SOUTH OF CINDER LANE NURSERIES CINDER LANE LANCASTER LANCASHIRE**

A8	22/01518/OUT	Outline application for the erection of 2 dwellings with associated accesses.	Scotforth West Ward	A(C)
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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 to enable a passing place to be accommodated into condition 7.”

Upon being put to the vote, 10 Councillors voted in favour of the proposal with none 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 Committee Report and subject to an additional condition to enable a passing place to be accommodated into condition 7:

1. Time limit (Reserved matters required – except access).
2. Approved plans.
3. Illustrative drawings only.
4. Submission of homeowner packs.
5. Construction environmental management plan.
6. Implementation of AIA.
7. Provision of vehicular access.
8. Construction management plan.
9. Highway condition survey.
10. Construction deliveries.
11. New road.
12. Surface water details.
13. Foul drainage system details.
14. Nationally Described Space Standards.

**126 DELEGATED LIST**

The Chief Officer - Planning and Climate Change 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 3.05 p.m.)

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