

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

19TH JUNE 2023

PRESENT:- Councillors Sandra Thornberry (Chair), Claire Cozler (Vice-Chair), Louise Belcher, Dave Brookes, Tom Fish, Martin Gawith (Substitute), Alan Greenwell, John Hanson, Jack Lenox (Substitute), Sally Maddocks (Substitute), Paul Newton (Substitute), Joyce Pritchard, Robert Redfern and Sue Tyldesley

Apologies for Absence:-

Councillors Martin Bottoms, Keith Budden, Roger Dennison, Paul Gardner, Grace Russell and Paul Tynan

Officers in attendance:-

| | |
|-----------------|-------------------------------|
| Mark Jackson | Planning Applications Manager |
| Jennifer Rehman | Principal Planning Officer |
| Kim Ireland | Planning Assistant |
| Daniel Spencer | Lawyer |
| 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.

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| 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| W | - | Withdrawn |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 |

14 MINUTES

The minutes of 30th May 2023 were agreed as a true record and signed by the Chair.

15 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

16 DECLARATIONS OF INTEREST

There were no declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:**17 CANAL BANK STABLES LAND NORTH OF ASHFORD HOUSE ASHTON ROAD LANCASTER**

| | | | | |
|----|--------------|--|---------------------|---|
| A5 | 22/00885/OUT | Outline application for development of up to 70 dwellings with public open space and associated infrastructure and creation of a new access. | Scotforth West Ward | R |
|----|--------------|--|---------------------|---|

A site visit was held in respect of this application on Monday 12th June 2023 by Councillors Louise Belcher, Martin Bottoms, Dave Brookes, Claire Cozler, Roger Dennison, Alan Greenwell, John Hanson, Paul Newton, Robert Redfern, Sandra Thornberry, Sue Tyldesley and Paul Tynan. In attendance were Planning Applications Manager Mark Jackson and Principal Planning Officer Jennifer Rehman.

Under the scheme of public participation, Aldcliffe-with-Stodday Parish Councillors Tim Dant and Kevan Walton, County and City Councillor Gina Dowding, and residents William Fullerton, Christopher Greaves and John Heywood spoke against the application. Rachel Wilkinson (WCV Lancaster Ltd) responded in favour.

It was proposed by Councillor Dave Brookes and seconded by Councillor Jack Lenox:

“That the application be refused for the reason given in the Committee Report, and for the additional reason that the submitted Transport Assessment fails to provide sufficient information to fully consider and accurately assess the level of impact the development could have on the operation and safety of the local highway network and if suitable mitigation could overcome any identified impacts. Furthermore, given the existing poor pedestrian connectivity between the site and nearby local services and amenities, it is also difficult to understand how the proposal would contribute to necessary modal shifts to improve the accessibility and overall sustainability of the site. Accordingly, the proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular Section 9, and also contrary to the objectives of Policies SG3 and SP10 of the Strategic Policies and Land Allocations Development Plan Document and Policies DM60, DM61, DM63 and DM64 of the Review of the Development Management Development Plan Document.”

Upon being put to the vote, 14 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 following reasons:

1. The proposed site is located within a valued landscape, designated as an Urban Setting Landscape (USL), alongside Lancaster Canal that forms an important green space network in the district. The character of the area is open, rural, and tranquil and provides an important visual frame to the existing urban area and offers a peaceful retreat along the canal from the urban area. The proposal for residential development fails to preserve the open nature and character of the area resulting in a significant harm to the landscape character of the site, the visual amenity of the area and the value and integrity of the canal corridor as an important green space. Consequently, the development would significantly reduce the extent and function of this valuable local landscape designation and would fail to improve the amenity and character of the canal corridor in this location. Accordingly, the proposed development is considered contrary to paragraphs 130 and 174 of the NPPF and policies SP8, EN5, SC4 and T3 or the Strategic Policies and Land Allocations DPD and policies DM1, DM29 and DM46 of the Review of the Development Management DPD.

2. The submitted Transport Assessment fails to provide sufficient information to fully consider and accurately assess the level of impact the development could have on the operation and safety of the local highway network and if suitable mitigation could overcome any identified impacts. Furthermore, given the existing poor pedestrian connectivity between the site and nearby local services and amenities, it is also difficult to understand how the proposal would contribute to necessary modal shifts to improve the accessibility and overall sustainability of the site. Accordingly, the proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular Section 9, and also contrary to the objectives of Policies SG3 and SP10 of the Strategic Policies and Land Allocations Development Plan Document and Policies DM60, DM61, DM63 and DM64 of the Review of the Development Management Development Plan Document.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

18 SOFIDEL UK CATON ROAD QUERNMORE

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|----|--------------|--|------------------------|---|
| A6 | 23/00063/FUL | Demolition of part of existing warehouse building (B2) and detached outbuilding, refurbishment and recladding of remaining warehouse, installation of solar panels to the roof, erection of 2 storey rear office extension, associated access, parking, service yard, refuse storage, landscaping and drainage infrastructure. | Lower Lune Valley Ward | A |
|----|--------------|--|------------------------|---|

It was proposed by Councillor Robert Redfern and seconded by Councillor Claire Cozler:

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

Upon being put to the vote, 14 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 following conditions:

1. Standard 3 Year Timescale;
2. Development in accordance with approved plans;
3. Employment Skills Plan and Method Statement;
4. Construction and Traffic Management Plan;
5. Construction Environmental Management Plan;
6. Final Surface Water Sustainable Drainage Strategy;
7. Construction Surface Water Management Plan;
8. Site-Specific Verification Report for the Surface Water Drainage System;
9. Site-Specific Operation and Maintenance Manual for the Surface Water Drainage System;
10. Site-Specific for the Foul Drainage System;
11. Details and Samples of External Materials to the Building and External Surface Materials;
12. Provision of Parking and Turning Head in accordance with the approved plan;
13. In accordance with submitted Ground Investigation and Contamination Assessment and Validation of Remediation Strategy;
14. In accordance with submitted FRA;
15. In accordance with submitted AIA;
16. In accordance with submitted Travel Plan Framework;
17. In accordance with submitted Preliminary Ecological Appraisal and Bat Survey;
18. In accordance with the mitigation set out within the Energy Statement to be BREEAM Very Good Standard.

19 FRANKIE AND BENNYS HILMORE WAY MORECAMBE

| | | | |
|----|--------------|---|-----------------|
| A7 | 23/00502/FUL | Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping. | West End Ward A |
|----|--------------|---|-----------------|

It was proposed by Councillor Sandra Thornberry and seconded by Councillor John Hanson:

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

Upon being put to the vote, 10 Councillors voted in favour of the proposal with 1 against and 3 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following conditions:

1. Standard Timescale;
2. Approved Plans and Details;
3. Landscaping Scheme;
4. Car park and drive-through layout implemented before first use;
5. Opening Hours;
6. Waste Management.

20 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.

Chair

(The meeting ended at 11.45 a.m.)

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