

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

4TH SEPTEMBER 2023

PRESENT:- Councillors Sandra Thornberry (Chair), Louise Belcher, Dave Brookes, Roger Dennison, Tom Fish, Martin Gawith (Substitute), Alan Greenwell, Sally Maddocks (Substitute), Paul Newton (Substitute), Joyce Pritchard, Robert Redfern and Sue Tyldesley

Apologies for Absence:-

Keith Budden, Claire Cozler, Paul Gardner, John Hanson, Jack Lenox and Paul Tynan

Officers in attendance:-

Mark Potts	Service Manager - Development Management
Mark Jackson	Planning Applications Manager
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W	-	Withdrawn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

36 MINUTES

The minutes of 17th July 2023 were agreed as a true record and signed by the Chair.

37 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

38 DECLARATIONS OF INTEREST

There were no declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:

39 CROOK O LUNE HOLIDAY PARK LANCASTER ROAD QUERNMORE LANCASTER

A5	22/00341/FUL	Change of use of land for the siting of 19 static holiday caravans together with associated parking, access roads, drainage and landscaping and the retention of earthworks.	Lower Lune Valley Ward	R
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Under the scheme of public participation, residents Chris Mellor, Terry Mellor, Timothy Sarney and Christopher Austin spoke against the application. Alexis De Pol (De Pol Associates Ltd) responded in favour.

It was proposed by Councillor Joyce Pritchard and seconded by Councillor Alan Greenwell:

“That the application be refused for reasons 1 and 2 as given in the Committee Report.”

Upon being put to the vote, 12 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 application site includes an area of ancient woodland. The standing advice offered by Natural England with respect to ancient woodlands advises that a buffer of at least 15 metres should be installed between development and ancient wooded areas. In addition, paragraph 180c of the NPPF states that where the loss or deterioration of irreplaceable habitats such as ancient woodland may arise, development should be refused. In this instance, the application proposes to site nine caravans on associated hardstandings within 15 metres of the ancient woodland. The scheme layout fails to incorporate a suitable buffer between the proposed development and the existing woodland as required by the standing advice offered by Natural England. Given their contribution towards the landscape, their amenity value and their remaining lifespan, inflicting harm upon trees believed to comprise ancient woodland is not acceptable and represents a material conflict with policy SP8 of the Strategic Policies and Land Allocations DPD and policy DM45 of the Development Management DPD, paragraph 180c of the NPPF and the standing advice offered by Natural England.
2. Policies SP8 of the SPLA DPD and DM44 of the DM DPD seek to ensure undue ecological harm is avoided and mitigated where appropriate. The application does not provide sufficient information within the Habitat Survey & Ecological Impact Assessment regarding the 4 trees that are proposed to be felled. As such the LPA cannot reasonably conclude that harm to bats has been sufficiently avoided or mitigated. Accordingly, the scheme fails to satisfy the advice within the NPPF at paragraphs 8c, 174 and 179 whilst also representing a material conflict with policies

SP8 of the Strategic Policies and Land Allocations DPD and policies DM44 and DM52 of the Development Management DPD (insofar as ecology and species impact is concerned).

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

40 LAND SOUTH OF ALDCLIFFE HALL LANE ALDCLIFFE HALL LANE ALDCLIFFE LANCASHIRE

A6	23/00567/OUT	Outline application for erection of 7 dwellings with associated access and landscaping.	Scotforth West Ward	W
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Officers informed the committee that item A6 23/00567/OUT Land South of Aldcliffe Hall Lane had been withdrawn from the agenda by the applicant.

41 LANCASTER BREWERY LANCASTER LEISURE PARK WYRESDALE ROAD LANCASTER

A7	23/00231/VCN	Erection of a side extension and creation of an additional parking area to the rear (pursuant to the variation of condition 3 in relation to surface water drainage and maintenance regime on planning permission 22/01137/FUL).	John O’Gaunt Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Martin Gawith:

“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 no abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following conditions:

1. Timescales;
2. Development to accord with plans;
3. Development to accord with drainage details;
4. Implementation of AIA.

42 PALATINE HALL DALTON SQUARE LANCASTER

A8	23/00637/LB	Listed building application for the installation of a new rear	Castle Ward	A
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service door including a roller shutter, replacement windows and door, alterations to courtyard windows and internal alterations including alterations to doors, new partitions, new ramp and freestanding booth.

It was proposed by Councillor Sandra Thornberry and seconded by Councillor Tom Fish:

“That the application be approved subject to the conditions in the Committee Report as recommended by the Planning Officer.”

Upon being put to the vote, 12 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 as recommended by the Planning Officer:

1. Standard Listed Building Consent Timescale;
2. Works in Accordance with Approved Plans and Details;
3. Details of external works.

43 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 11.45 a.m.)

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