

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

9TH OCTOBER 2023

PRESENT:- Councillors Sandra Thornberry (Chair), Louise Belcher, Roger Dennison, Paul Gardner, Alan Greenwell, Tim Hamilton-Cox (Substitute), John Hanson, Jack Lenox, Sally Maddocks, Paul Newton (Substitute), Joyce Pritchard and Paul Tynan

Apologies for Absence:-

Councillors Dave Brookes, Keith Budden, Robert Redfern and Sue Tyldesley

Officers in attendance:-

Mark Jackson	Planning Applications Manager
Rephael Walmsley	Senior Solicitor and Deputy Monitoring Officer
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W	-	Withdrawn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

53 MINUTES

The minutes of 18th September 2023 were agreed as a true record and signed by the Chair.

54 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

55 DECLARATIONS OF INTEREST

Councillors Joyce Pritchard and Alan Greenwell both declared an interest in agenda item A6 23/00569/FUL Land Adjacent 118 Thornton Road, Morecambe. The reason being that

the applicant was a fellow member of the Liberal Democrat Group. Consequently, Councillors Pritchard and Greenwell would recuse themselves from the meeting for the duration of consideration of this item.

There were no other declarations of interest.

56 LAND OFF LANCASTER ROAD AND ADJACENT TO TURNPIKE FOLD SLYNE LANCASHIRE

A5	21/00722/HYB	Hybrid application comprising a full application for the erection of 58 dwellings (C3) with associated landscaping, infrastructure, public open space and access arrangements, and outline application for extra care (Use Class C3) and a local centre (Use Class E) development with associated landscaping, open space and infrastructure.	Bolton and Slyne Ward	A
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It was proposed by Councillor John Hanson and seconded by Councillor Paul Newton:

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

Upon being put to the vote, 7 Councillors voted in favour of the proposal with none against and 5 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to a satisfactory Highways resolution, and a legal agreement to secure:

- A financial contribution towards provision of a new primary school;
- A contract is entered into to secure land for care facility, or in the event of land not being sold a financial contribution towards affordable housing;
- Public open space scheme and management of non-adopted parts of the site;
- An Ecological Creation and Management Plan; and
- A mechanism for an access road to be provided through to land to the west.

and subject to the following Full Consent conditions:

1. Timescales;
2. Development to Accord with Plans;
3. Drainage Strategy;
4. Surface Water Drainage;
5. Foul Water Drainage;
6. Accessibility M4 (2) Dwellings;
7. Employment and Skills;
8. Land Contamination;

9. Construction Environmental Management Plan;
10. Ecological Survey;
11. External Lighting Scheme;
12. Landscaping Scheme;
13. Drainage Maintenance;
14. Drainage Verification;
15. Bin Collection;
16. Land levels;
17. Noise Mitigation;
18. Fencing Treatment/ Ecology Permeability;
19. FRA Mitigation;
20. Wildlife Enhancement;
21. Bird Breeding Survey;
22. Homeowners Information Pack;
23. Delivery Hours;
24. Garage Retention;
25. Arboricultural Impact Assessment;
26. Obscure Glazed Side Windows.

and subject to the following Outline Consent conditions:

1. Details of Reserved Matters;
2. Timescale for Reserved Matters Details;
3. Drainage Details;
4. Surface Water Drainage Details;
5. Foul Water Drainage;
6. Employment and Skills;
7. Soil Contamination;
8. Construction Environmental Management Plan;
9. Ecological Survey;
10. External Lighting Scheme;
11. Noise Assessment;
12. Biodiversity Improvements;
13. Drainage Maintenance;
14. Drainage Verification;
15. Parking Allocations;
16. Contract Relating to Care Facilities;
17. Land Levels;
18. FRA Mitigation;
19. Bird Surveys;
20. Delivery Hours;
21. Arboricultural Impact Assessment.

THE CHAIR ADJOURNED THE MEETING AT 12.10 AND RECONVENED AT 12:20.

COUNCILLOR ROGER DENNISON LEFT THE MEETING AT 12:10.

**THE CHAIR BROUGHT FORWARD IN THE AGENDA ITEMS A7 23/00938/FUL
18 QUEENS DRIVE MORECAMBE AND THE DELEGATED LIST**

57 18 QUEENS DRIVE MORECAMBE LANCASHIRE LA4 6LN

A7 23/00938/FUL Erection of single storey side and rear extension, construction of dormer extension to the rear elevation and hip to gable roof extension. Bare Ward A

It was proposed by Councillor Sandra Thornberry and seconded by Councillor Jack Lenox:

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

Upon being put to the vote, 11 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:

- Timescales;
- Development to accord with plans;
- Slate tiles to match;
- Dormer to be finished in colour to match roof slope;
- Obscure glazing to first floor side window.

58 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.

COUNCILLORS JOYCE PRITCHARD AND ALAN GREENWELL LEFT THE MEETING AT 12:37 FOLLOWING THEIR DECLARATIONS OF INTEREST (ABOVE).

59 LAND ADJACENT 118 THORNTON ROAD MORECAMBE LANCASHIRE

A6 23/00569/FUL Erection of single storey building comprising of four lock-up garages with solar panels. Poulton Ward A

It was proposed by Councillor John Hanson and seconded by Councillor Louise Belcher:

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

Upon being put to the vote, 9 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. Drainage Strategy;
4. Lock up garages will only be used to house vehicles and for storage.

Chair

(The meeting ended at 12.45 p.m.)

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