

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

8TH JANUARY 2024

PRESENT:- Councillors Claire Cozler (Vice-Chair), Louise Belcher, Dave Brookes, Keith Budden, Roger Dennison, Martin Gawith (Substitute), Alan Greenwell, Paul Hart (Substitute), Jack Lenox, Sally Maddocks, Sue Tyldesley and Paul Tynan

Apologies for Absence:-

Councillors John Hanson, Joyce Pritchard, Robert Redfern and Sandra Thornberry

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W	-	Withdrawn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

AT THE REQUEST OF THE CHAIR, A ONE MINUTE SILENCE WAS HELD IN RESPECT OF COUNCILLOR AND MEMBER OF THE PLANNING REGULATORY COMMITTEE, PAUL GARDNER.

83 MINUTES

The minutes of 4th December 2023 were agreed as a true record and signed by the Chair.

84 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

85 DECLARATIONS OF INTEREST

There were no declarations of interest.

86 J WEDLAKE AND SON WHEATFIELD STREET LANCASTER LANCASHIRE

A5	23/00921/FUL	Part retrospective application for relevant demolition of existing warehouse (B8), erection of 3-storey building comprising 16 1-bed studios for student accommodation (C3) and erection of a 3-storey building for student accommodation comprising 8 1-bed studios (C3), erection of a bin store, installation of drainage infrastructure and associated parking.	Castle Ward	A
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It was proposed by Councillor Martin Gawith 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, nine Councillors voted in favour of the proposal with none against and three abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following conditions:

1. Approved plans.
2. Ventilation details.
3. Details and sample of materials to be agreed – Stone walling, render, quoins, window surrounds, window and door details.
4. Contaminated land assessment.
5. Employment Skills Plan.
6. Homeowner Information Packs.
7. Provision of cycle storage.
8. Security and lighting details.
9. Provision of parking spaces.
10. Provision of two 7.3kW electric vehicle charging points.
11. Provision of bin storage facilities.
12. Windows in accordance with noise assessment glazing specifications.
13. Drainage Operation and Maintenance Plan.
14. Drainage Verification Report.
15. Surface water drainage strategy.
16. Foul drainage strategy.
17. Agreed material details.
18. Landscaping details.

19. AIA and approved tree works.
20. Ecological mitigation measures.
21. Hours of construction.
22. Gated access arrangement set back a minimum of 5 metres from highway.
23. Restriction to student accommodation.
24. Restricted use to manager accommodation only.

87 CLUB AND CHANGING ROOMS KING GEORGES FIELD LORDSOME ROAD HEYSHAM

A6	23/01197/FUL	Erection of fencing and gates.	Heysham North Ward	A
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It was proposed by Councillor Roger Dennison 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, twelve 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. Timescale.
2. Approved plans.

88 1 LODGE STREET LANCASTER LANCASHIRE LA1 1QW

A7	23/01263/FUL	Demolition of outrigger to former carriage works, construction of three buttresses and erection of a timber post and board security fence.	Castle Ward	A(C)
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It was proposed by Councillor Roger Dennison and seconded by Councillor Alan Greenwell:

“That the application be approved subject to the additional condition of a Construction Management Plan and subject to the additional condition of a Scheme of Archaeological Work and subject to the conditions in the Committee Report.”

Upon being put to the vote, twelve 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 additional condition of a Construction Management Plan and subject to the additional condition of a Scheme of Archaeological Work and subject to the conditions in the Committee Report:

1. Standard 3 Year Timescale.
2. Approved Plans.
3. Render details.
4. A scheme for making good exposed gable.
5. Construction Management Plan.
6. Scheme of Archaeological Work.

89 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 11.20 a.m.)

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