

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

29TH JANUARY 2024

PRESENT:- Councillors Sandra Thornberry (Chair), Claire Cozler (Vice-Chair), Louise Belcher, Dave Brookes, Keith Budden, Roger Dennison, Martin Gawith, Alan Greenwell, John Hanson, Colin Hartley (Substitute), Jack Lenox, Sally Maddocks, Joyce Pritchard, Sue Tyldesley and Paul Tynan

Apologies for Absence:-
Councillor Robert Redfern

Officers in attendance:-
Mark Jackson Planning Applications Manager
Rephael Walmsley Senior Solicitor and Deputy Monitoring Officer
Eric Marsden Democratic Support Officer
Philip Clews Executive Support Apprentice

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W	-	Withdrawn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

90 MINUTES

The minutes of 8th January 2024 were agreed as a true record and signed by the Chair.

91 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

92 DECLARATIONS OF INTEREST

Councillor Sally Maddocks declared an interest in agenda item A5 22/00618/FUL Development Land North of Rectory Gardens, Lancaster Road, Cockerham. The reason

being that she was Ward Councillor for this application. Councillor Maddocks stated that she would be viewing the application fairly and with an open mind.

Councillor Dave Brookes declared an interest in agenda item A6 23/01356/LB John O' Gaunt 55 Market Street Lancaster. The reason being that he was Ward Councillor for this application. Councillor Brookes stated that he would be viewing the application fairly and with an open mind.

Councillor Sally Maddocks declared an interest in agenda item A6 23/01356/LB John O' Gaunt, 55 Market Street, Lancaster. The reason being that she had known the agent for the application over several years. Councillor Maddocks stated that she would be viewing the application fairly and with an open mind.

There were no other declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:

APPLICATION A6 23/01356/LB WAS BROUGHT FORWARD IN THE AGENDA BY THE CHAIR.

93 JOHN O GAUNT 55 MARKET STREET LANCASTER

A6	23/01356/LB	Listed building application for the retention of a performance area stage.	Castle Ward	A
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Under the scheme of public participation, residents Sam Frank, Rachel Harrison, Jack Spencer, Jamie Walker, Dan Millican, applicant Claire Tomlinson, and Ward Councillor Nick Wilkinson all spoke in favour of the application.

It was proposed by Councillor Sandra Thornberry and seconded by Councillor John Hanson, contrary to the officer's recommendation in the report:

"That the application be approved without conditions for the following reason:

- That the public benefits to the performers and audience, to the music culture and local economy generally, and to the continued viability and use of a listed building, outweigh the less than substantial harm of the stage."

Upon being put to the vote, 14 Councillors voted in favour of the proposal with none against and one abstention, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved without conditions for the following reason:

- That the public benefits to the performers and audience, to the music culture and local economy generally, and to the continued viability and use of a listed building, outweigh the less than substantial harm of the stage.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

94 DEVELOPMENT LAND NORTH OF RECTORY GARDENS LANCASTER ROAD COCKERHAM

A5	22/00618/FUL	Demolition of existing agricultural buildings and erection of 22 dwellings (C3) with associated garages, internal roads and open space.	Ellel Ward	A(106)
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It was proposed by Councillor Sandra Thornberry 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, 11 Councillors voted in favour of the proposal with 3 against and 1 abstention, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following conditions:

a Section 106 Legal Agreement is sought to secure the following:

- Provision of a minimum of 30% affordable housing (7 units on site, 4x affordable/social rent, 3x intermediate tenure);
- Open space provision (on-site amenity green space provision and financial contribution of £10,000 for young persons provision and £22,328.70 for outdoor sports in Cockerham);
- Biodiversity net gain to demonstrate 10% net gain and a Landscape and Ecological Creation and Management Plan showing 30 year management; and
- Provision for long term drainage, open space and landscaping/BNG, maintenance and management company;

and subject to the following conditions:

1. Timescale for commencement (2 years).
2. Development in accordance with approved plans.
3. Scheme of archaeological work.
4. Final surface water sustainable drainage strategy (SuDS).
5. Foul water scheme.
6. Finished site and floor levels (including gardens and open space) and M4(2) compliance.
7. Full landscaping and ecological management plan.
8. Ecology mitigation measures.
9. Full energy efficiency measures.
10. Submission of an Employment and Skills Plan.
11. Submission of construction management plan.
12. Submission of construction environmental management plan, including avoiding noise disturbance activities during wintering bird season.

13. Submission of construction surface water management plan.
14. Full details of site access/footway/lighting.
15. Elevations and external treatment material details and samples.
16. Contaminated land – further surveys following recommendations of the report.
17. Boundary and surface treatments, method statement for such works within tree protection fencing area, remove permitted development.
18. Site lighting scheme.
19. Scheme for the full engineering, drainage and construction details of the internal estate roads.
20. Off-site highway works, including pavements and bus shelter.
21. Visibility splays.
22. Sustainable drainage system operation and maintenance manual.
23. Verification report of constructed sustainable drainage system.
24. Obscure glazed openings 18 and 20.
25. Cycle storage details.
26. Waste bin provision details.
27. Homeowner packs ecology.
28. EV charging.
29. Implementation of approved tree protection measures.
30. Provide and control parking provision.

95 LANCASTER MARITIME MUSEUM CUSTOM HOUSE ST GEORGES QUAY LANCASTER

A7	23/01459/LB	Listed building application for alterations to form accessible WC and removal of partition wall.	Castle Ward	A(C)
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It was proposed by Councillor Roger Dennison 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, 15 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 Listed Building Consent Timescale.
2. Works in Accordance with Approved Plans and Details.

THE DELEGATED LIST WAS BROUGHT FORWARD IN THE AGENDA BY THE CHAIR.

96 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.

97 LOCAL PLANNING ENFORCEMENT PLAN (LPEP).

The Chief Officer - Planning and Climate Change submitted the Local Planning Enforcement Plan.

Following discussion of the revised local planning enforcement guidance and standards contained within the new plan, it was proposed by Councillor Dave Brookes and seconded by Councillor Keith Budden:

“That the Local Planning Enforcement Plan be approved.”

Upon being put to the vote, 15 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 Local Planning Enforcement Plan be approved.

Chair

(The meeting ended at 12.20 p.m.)

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