

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

18TH JULY 2022

PRESENT:- Councillors Sandra Thornberry (Chair), Keith Budden (Vice-Chair), Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Kevin Frea, June Greenwell, Mel Guilding, Mandy King, Jack Lenox, Robert Redfern and Malcolm Thomas

Apologies for Absence:-
Councillor Roger Dennison

Officers in attendance:-

Mark Potts	Service Manager – Development Management
Rephael Walmsley	Solicitor
Eleanor Fawcett	Senior Planning Officer
Charlotte Greenhow	Planning Assistant
Sam Robinson	Planning 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W	-	Withdrawn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

22 MINUTES

The minutes of 20th June 2022 were agreed as a true record and signed by the Chair.

23 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

24 DECLARATIONS OF INTEREST

There were no declarations of interest.

**APPLICATIONS A11 22/00417/CU, A9 22/00284/FUL AND A10 21/01588/LB
WERE BROUGHT FORWARD IN THE AGENDA BY THE CHAIR.**

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:

25 17 PATERDALE ROAD LANCASTER LANCASHIRE LA1 3HN

A11 22/00417/CU Change of use of dwelling Bulk Ward A
(C3) to small HMO (C4).

Under the scheme of public participation, Ward Councillor Tim Hamilton-Cox spoke against the application.

It was proposed by Councillor Tim Dant and seconded by Councillor Jack Lenox, contrary to the officer's report:

"That the change of use be refused."

Upon being put to the vote, 3 Councillors voted in favour of the proposal, 7 against, and 3 abstained, whereupon the Chair declared the proposal to have been rejected.

It was proposed by Councillor Keith Budden and seconded by Councillor Robert Redfern:

"That the application be approved subject to the conditions set out in the Committee Report."

Upon being put to the vote, 6 Councillors voted in favour of the proposal, with 2 against and 5 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the conditions set out in the Committee Report:

1. Standard Planning Permission Timescale.
2. Development in accordance with approved plans.

**26 SUNDERLAND POINT MISSION HERITAGE CENTRE THE LANE SUNDERLAND
POINT MORECAMBE LANCASHIRE LA3 3HS**

A9 22/00284/FUL Installation of sewage Overton Ward A
treatment plant.

Under the scheme of public participation, Michael Hesketh and Stephen Loxam spoke against the application; Edward Levey and Councillor Paul Anderton responded in favour; and Ward Councillor Andrew Gardiner spoke against.

It was proposed by Councillor Dave Brookes and seconded by Councillor June Greenwell:

"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 2 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:

1. Timescales.
2. Development to accord with plans.
3. Prior to installation details of finish/colour.
4. Prior to installation details of foul drainage system.
5. Protected species mitigation measures.

**THE CHAIR ADJOURNED THE MEETING AT 11:47 AND RECONVENED
AT 11:55 A.M.**

**27 SUNDERLAND POINT MISSION HERITAGE CENTRE THE LANE SUNDERLAND
POINT MORECAMBE LANCASHIRE LA3 3HS**

A10	21/01588/LB	Listed Building application for internal alterations to provide kitchen and wc`s including new treatment plant, reset floor levels, works to the ceiling, insulation, new partition doors, architraves, skirting and relocation of wall panel.	Overton Ward	D
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Under the scheme of public participation, Janie Hesketh, Michael Hesketh, Stephen Loxam and Stephanie Smith spoke against the application; Edward Levey responded in favour; and Ward Councillor Andrew Gardiner spoke against.

It was proposed by Councillor Kevin Frea and seconded by Councillor Dave Brookes, contrary to the officer's recommendation in the report:

"That the application be deferred subject to a site visit by the Planning Committee."

Upon being put to the vote, Councillors voted unanimously 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 deferred subject to a site visit by the Planning Committee.

**THE CHAIR ADJOURNED THE MEETING AT 12:40 AND RECONVENED
AT 13:10 P.M.**

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

28 LAND NORTH OF 17 MAIN STREET

A5	22/00235/REM	Reserved matters application for the erection of nine dwellings.	Warton Ward	A
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It was proposed by Councillor Robert Redfern 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, Councillors unanimously 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:

1. Standard reserved matters timescale.
2. Approved plans.
3. Details of materials – including stone, slate, render, cladding, finish to dormers, finish to flue and metal column, windows and doors, surfacing material, boundary treatments, eaves, verge and ridge details, rainwater goods, external lighting.
4. Landscaping scheme including maintenance.
5. Provision of parking prior to occupation.

29 LAND AT GRID REFERENCE 350900 470170 LEAPERS WOOD ROAD OVER KELLET LANCASHIRE

A6	22/00562/VCN	Hybrid application comprising a full application for proposed alterations to land levels and associated access, and outline application for up to 8,400sqm of employment floor space (Use Classes B1(c), B2 and B8) with associated access (pursuant to the removal of conditions 7,8,9 and 12 on outline planning permission 19/00545/HYB in relation to site access and off-site highway works and variation of condition 24 in relation to BREEAM standards).	Kellet Ward	A(C)
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It was proposed by Councillor Keith Budden and seconded by Councillor Malcolm Thomas:

“That the application be approved subject to an additional condition associated with the protection of visibility splays and subject the conditions in the Committee Report.”

Upon being put to the vote, 10 Councillors voted in favour of the proposal with none against and 3 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to an additional condition associated with the protection of visibility splays and subject the conditions in the Committee Report:

1. Submission of reserved matters prior to commencement of the relevant phase of development.
2. Submission of all reserved matters no later than 3 years from 9 January 2020 or 2 years from the approval of the last reserved matters to be approved.
3. In accordance with approved plans.
4. Submission of a drainage strategy.
5. Details of buildings and car parking and restriction of floorspace to 8,400 square metres.
6. A scheme for renewable energy measures.
7. Details of finished floor and site levels.
8. Details of foul drainage.
9. Submission of a travel plan.
10. Lighting details.
11. Provision of car parking.
12. No vegetation clearance, or site activity shall occur from 1st March to 31st July (inclusive) unless survey undertaken.
13. Unforeseen contamination.
14. Removal of permitted development rights.
15. Management and maintenance plan for sustainable drainage.
16. Development in accordance with the Arboricultural Implications assessment.
17. Scheme for ecological enhancement measures.
18. Submission of a Construction Environmental Management Plan.
19. Scheme for electric vehicle charging points.
20. Scheme for sustainability measures to achieve at least a BREEAM standard of 'Good' or equivalent.
21. Details of covered and secure cycle storage.
22. Submission of a delivery, servicing and waste collection and maintenance scheme.
23. Protection of visibility splays.

30 3 AND 4 DALTON SQUARE LANCASTER LANCASHIRE LA1 1PP

A7	21/01230/FUL	Change of use of the rear of 4 Dalton Square to form extension to existing beer garden, erection of external cold store, and creation of opening in boundary wall plus regularisation of an external flue.	Castle Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Mel Guilding:

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

Upon being put to the vote, Councillors voted unanimously 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:

1. Time limit for commencement.
2. Approved plans list.
3. Paint flue.
4. Tree protection measures.
5. Details of stone lintel.
6. Archaeological investigation if ground excavated (not wall removal).
7. Finish cold store in matching external materials.
8. Acoustic details of cold store and any mitigation.
9. Hours of operation for beer garden.

31 3 AND 4 DALTON SQUARE

A8	21/01231/LB	Listed building consent for erection of cold store, creation of external doorway, creation of opening in boundary wall, erection of timber fencing, extension of external seating area, relocation of gas barrel, repairs to existing roof and internal alterations, including alterations to internal room layout and the removal/installation of internal walls within the basement plus regularisation of an external flue.	Castle Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Robert Redfern:

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

Upon being put to the vote, Councillors voted unanimously 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:

1. Time limit for commencement.

2. Approved plans list.
3. Paint flue.
4. Details of stone lintel and internal cold store door.
5. Archaeological investigation if ground excavated (not wall removal).
6. Finish cold store in matching external materials.
7. Roof repair details.

32 THE OLD STABLES AND CHARTER HOUSE CAR PARK BULK STREET LANCASTER LANCASHIRE LA1 1PU

A12	22/00626/CU	Change of use of a mixed use building comprising a ground floor office (E) and first floor bar with micro-brewery (sui generis) to bar with micro-brewery (sui generis) on both floors and change of use of 4 parking spaces to beer garden area.	Castle Ward	A
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It was proposed by Councillor Jack Lenox and seconded by Councillor Mel Guiding:

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

Upon being put to the vote, Councillors voted unanimously 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:

1. Standard 3 Year Timescale.
2. Development in accordance with approved plans.

33 136 HIGH ROAD HALTON LANCASTER LANCASHIRE LA2 6QA

A13	22/00596/FUL	Erection of a two storey side extension, single storey rear extension, and front porch extension, construction of a dormer extension to the rear, and creation of an access, dropped kerb and driveway.	Halton-with-Aughton Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Mel Guiding:

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

Upon being put to the vote, Councillors voted unanimously 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:

1. Standard three year timescale.
2. Development in accordance with plans and details.
3. Materials to match.
4. Parking areas, driveway and surfacing.

34 DELEGATED LIST

The Service Head for Planning and Place 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 2.00 p.m.)

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