PLANNING AND HIGHWAYS REGULATORY COMMITTEE

10.30 A.M. 27TH OCTOBER, 2003


Apologies for Absence:-

Councillor E. Archer and G. Millar.

Officers in Attendance:-

D. Hall – Planning and Building Control Services
A. Roe – Planning and Building Control Services
A. Hesketh – Planning and Building Control Services
J. Kay – Administration Services

25 MINUTES

The Minutes of the meeting held on 29th September, 2003 were signed by the Chairman as a correct record.

26 PLANNING APPLICATIONS

The Head of Planning and Building Control Services submitted a Schedule of planning applications and his recommendations thereon.

Resolved: -

(1) That the applications be determined as indicated below (the numbers denote the Schedule numbers of the applications).

(2) That, except where stated below, the applications be subject to the relevant conditions and advice notes, as outlined in the Schedule.

(3) That, except where stated below, the reasons for refusal be those as outlined in the Schedule.

(a) Schedule I

NOTE

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W - Withdrawn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
Category A Applications

A1 03/01174/CU  Riverside Caravan Park, Lancaster Road, Heaton With Oxcliffe.
Change of use of land from touring caravans to static caravans use.
Mr and Mrs A. Procter.

It was proposed by Councillor M. E. Blamire and seconded by Councillor H. Helme :-

“That the application be deferred to allow a site visit to take place.”

Upon being put to the vote 12 Members voted in favour of the proposition and 3 Members abstained, whereupon the Chairman declared the proposition to be clearly carried.

A2 03/01146/CU  83 Sandylands Promenade, Heysham.
Change of use of house in multiple occupation to five self-contained apartments.
Mr and Mrs A. Matthews.

The application was approved, subject to an additional condition covering the hours of working – 8 a.m. to 6 p.m. Monday to Friday, 8 a.m. to 12.00 p.m. Saturday and no working on Sundays and Bank Holidays (suitably worded).

A3 01/00333/CU Carus Lodge Kellet Lane, Halton, Lancashire.
Change of use of one dwelling into two dwellings, conversion of stables and part of upper floor to one dwelling, erection of garden room, erection of two detached garages and provision of access track.
Messrs Pilkinton and Martin.

The application was approved, but the erection of the fence was refused and it was resolved that the Head of Planning and Building Control Services would write to the applicant to request that the fence debris be removed from the site.

A 4 03/00194/CU  159 Brookhouse Road, Caton With Littledale, Lancashire.
Continuation of use of land as a builders storage/parking area and retention of recently erected storage shed.
Mr and Mrs C. Hill.

The application was approved, subject to monitoring of the site to control the site operation.

(Councillor M. D. Greenall declared a prejudicial interest in respect of the following item, left the room during consideration thereof and did not vote on the application.)

A 5 03/01029/FUL Lots House Farm (Formerly Land Known As Turners Allotments), Quarry Road, Caton With Littledale.
Erection of a 6.5 metre high wind turbine to power farmhouse, field adjacent.
Approved, subject to the amendment of condition 3 to enable painting of the turbine within 12 months if a problem arises with it being galvanised (suitably worded).

<table>
<thead>
<tr>
<th>Item</th>
<th>Application No</th>
<th>Proposal and Applicant</th>
<th>Ward</th>
<th>Decision</th>
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</thead>
<tbody>
<tr>
<td>A 6</td>
<td>03/00936/FUL</td>
<td>Bazil Farm, Bazil Lane, Overton. Resiting of garage approved on application 01/00980/FUL. Mr T. Butler.</td>
<td>OVERTON</td>
<td>A</td>
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<tr>
<td>A 7</td>
<td>03/01163/FUL</td>
<td>47/49 China Street, Lancaster, Lancashire. Construction of a 3 storey building for shop/offices (A1 and A2 uses). Rowmro Ltd.</td>
<td>DUKES</td>
<td>A (C)</td>
</tr>
</tbody>
</table>

Approved, subject to the following additional conditions:

1. An archaeological investigation to be carried out prior to commencement.
2. Standard hours of working during construction period (but to allow for deliveries at the most practical times).
3. Refuse storage facilities.

Note: No burning of materials on site.

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<td>A 8</td>
<td>03/01164/LB</td>
<td>47/49 China Street, Lancaster, Lancashire. Listed Building application for the demolition of w.c. block and redevelop site with 3 storey building abutting listed buildings 54-58 Market Street, Lancaster. Rowmro Ltd.</td>
<td>DUKES</td>
<td>A</td>
</tr>
<tr>
<td>A 9</td>
<td>03/01096/CU</td>
<td>Dale Grove Farm, Burton Road, Tewitfield. Change of use of farm outbuildings to premises for haulage depot. Andrew and Maxime Armistead.</td>
<td>WARTON</td>
<td>D</td>
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It was proposed by Councillor K. W. Budden and seconded by Councillor M. D. Greenall:

“That the application be deferred to allow a site visit to take place.”

Upon being put to the vote 14 Members voted in favour of the proposition and 1 Member voted against, whereupon the Chairman declared the proposition to be clearly carried.

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<td>A10</td>
<td>03/01229/FUL</td>
<td>The Hawthorns Caravan Park, Main Road, Nether Kellet. Erection of a heritage centre (museum with storage area and disabled toilet). Mr D. Wright.</td>
<td>KELLET</td>
<td>A (C)</td>
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</table>

Approved, subject to the additional condition requiring trimming of boundary hedges to ensure visibility splay s are met (suitably worded).
Item | Application No | Proposal and Applicant | Ward | Decision
--- | --- | --- | --- | ---
A11 | 03/01076/FUL | Welby Crag Caravan Park, Procter Moss Road, Dolphinholme. Modification of condition 1 on application no 81/1168 to allow use of caravans from 1st March to 3rd January. Mrs A. Carroll. | ELLEL | A(C )

Approved, subject to an additional condition requiring the site operator to keep a register of caravan owners main place of residence for future inspection.

A12 | 03/01112/CU | 113 White Lund Road, Heaton With Oxcliffe, Lancashire. Change of use of land to the rear to site 2 gypsy caravans for 6 months per year and creation of new access off Oxcliffe Road. Mr P. Murphy. | OVERTON | R

A13 | 03/00842/FUL | WITHDRAWN

A14 | 03/01061/LB | Moss Garage, 44 Regent Park Avenue, Morecambe. Retrospective listed building application for demolition of listed barn. Mr D. Yates. | HEYSHAM NORTH | A

The decision was :-

(a) Recommend to GONW that listed building approval be granted retrospectively.

(b) That the Planning and Highways Regulatory Committee endorses that consideration be given to legal action against the owners in respect of the unauthorised demolition of the Listed Building.

With regard to (b) above it was proposed by Councillor K. W. Budden and seconded by Councillor M. E. Blamire.

Upon being put to the vote, 12 Members voted in favour of the proposition, 3 voted against, and 1 abstained, whereupon the Chairman declared the proposition to be clearly carried.

It was resolved that the findings would be reported back to the Planning and Highways Regulatory Committee.

A15 | 03/01023/FUL | Moss Garage, 44 Regent Park Avenue, Morecambe. Erection of 2 dwellings on site of former barn and 4 terraced houses. Mr D. Yates. | HEYSHAM NORTH | A(C )

Approved, subject to an additional condition requiring the re-use of stone from the former barn in the reconstruction where practicable (suitably worded).
PLANNING AND HIGHWAYS REGULATORY COMMITTEE

27TH OCTOBER, 2003

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<td><strong>Category C Applications</strong></td>
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<td>C1</td>
<td>03/01185/CCC</td>
<td>Leapers Wood Quarry, Carnforth Road, Over Kellet. Determination of new conditions for planning permission 86/00760 - extension of workings and 94/00582 - extension of western embankment utilising overburden and quarry process to waste materials in accordance with schedule 14 of the Environment Act 1995. Tarmac Central Ltd.</td>
<td>KELLET</td>
<td>NO</td>
</tr>
<tr>
<td>C2</td>
<td>03/01186/CCC</td>
<td>Back Lane and High Roads Quarry, Back Lane, Nether Kellet. Determination of new conditions for planning permission 86/00636 - winning and working of materials and associated landscape works in accordance with schedule 14 of the Environment Act 1995. Aggregate Industries UK Ltd.</td>
<td>KELLET</td>
<td>NO</td>
</tr>
</tbody>
</table>

(1) With regard to applications C1 and C2, the Planning Committee do not raise objections, but wish to take the opportunity to address the consistency of the conditions controlling the three sites.

(2) The Planning and Highways Regulatory Committee recommend strongly that a link road be established between the sites to deter traffic away from the villages of Over Kellet and Nether Kellet.

(3) The Planning and Highways Regulatory Committee also request the earlier implementation of tree planting progress on the M6 side to aid screening of the present position.

C 3 03/01222/CCC Hole House Farm, Caton Green Road, Claughton. Construction of green waste composting site. M. Thomas. LOWER LUNE NO VALLEY

No objections, but add suggested condition limiting HGV movements to those specified in the application.

C 4 03/01221/CCC Littlefell Farm, Littlefell Lane, Scotforth. Construction of green waste composting site. R. Whittaker. ELLEL NO

No objections, but add suggested condition limiting HGV movements to those specified in the application.
(b) Schedule II.

The Head of Planning and Building Control Services submitted a Schedule of Planning Applications dealt with under the Scheme of Delegation of Planning Functions to Officers.

Resolved: -

That the report be noted.

27 PLANNING APPEALS PROGRESS REPORT

The Head of Planning and Building Control Services submitted a report which detailed planning appeals as at 30th September, 2003.

Resolved: -

That the report be noted.

28 PLANNING STATISTICS

The Head of Planning and Building Control submitted a report detailing the planning statistics for the quarter period ending September 2003.

Resolved: -

That the report be noted.

29 DIVERSION OF FOOTPATH NUMBER 18 – CROOK HEY FARM, COCKERHAM

The Head of Legal Services submitted a report which requested Members to consider the proposed diversion of footpath number 18 at Crook Hey Farm in Cockerham.

It was proposed by Councillor J. Ravetz and seconded by Councillor K. W. Budden: -

“That the Head of Legal Services be requested to make a Footpath Diversion Order in respect of footpath 18 (part), Cockerham, in accordance with the plans as set out in the report.”

Upon being put to the vote, Members voted unanimously in favour of the proposition whereupon the Chairman declared the proposition to be carried.

Resolved: -

That the Head of Legal Services be requested to make a Footpath Diversion Order in respect of footpath 18 (part), Cockerham, in accordance with the plans as set out in the report.

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Chairman

(The meeting ended at 12.35 p.m.)

Any queries regarding these Minutes, please contact J Kay, Democratic Support Officer, on Lancaster 582065, or alternatively e-mail jkay@lancaster.gov.co.uk