

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

8TH DECEMBER 2014

PRESENT:- Councillors Helen Helme (Chairman), Keith Budden (Vice-Chairman), Eileen Blamire (for Minute Nos. 92 to 100 only), Dave Brookes, Roger Dennison, Sheila Denwood, Tony Johnson, Geoff Marsland, Richard Newman-Thompson (Substitute for Roger Sherlock), Robert Redfern, Richard Rollins, Malcolm Thomas (Substitute for Sylvia Rogerson) and Paul Woodruff

Apologies for Absence:-

Councillors Andrew Kay, Margaret Patterson, Sylvia Rogerson and Roger Sherlock

Officers in attendance:-

Mark Cassidy	Planning Manager
Andrew Drummond	Development Manager (Planning Applications)
Angela Parkinson	Senior Solicitor
Sarah Grandfield	Democratic Support Officer
Jenny Kay	Democratic Support Officer
Annabelle Holloway	Legal 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W	-	Withdrawn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

Prior to consideration of the planning applications on the agenda the Planning Manager briefed the Committee on the recent changes to National Planning Practice Guidance, in regard to affordable housing planning contributions.

As these changes had been introduced since agenda publication, and took effect immediately, Members of the Committee noted the changes to legislation prior to determining any planning applications on the agenda.

92 MINUTES

The minutes of the meeting held on 10th November 2014 were signed by the Chairman as a correct record.

93 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

94 DECLARATIONS OF INTEREST

Councillor Tony Johnson declared an interest in item A8 13/01297/OUT – Land off Scotland Road, Carnforth, the nature of the interest being that he was a member of Carnforth Town Council.

95 PONTINS HOLIDAY CAMP, CARR LANE, MIDDLETON

A5 14/00787/VCN Pontins Holiday Camp, Carr Overton Ward A
Lane, Middleton.

It was proposed by Councillor Rollins and seconded by Councillor Blamire:

“That the recommendations as set out in the report be approved.”

Upon being put to the vote, 12 members voted in favour of the proposition and 1 voted against, whereupon the Chairman declared the motion to be carried.

Resolved:

That Condition 21 attached to the planning permission 00/00156/OUT be removed and all other conditions remain in force.

96 PONTINS HOLIDAY CAMP, CARR LANE, MIDDLETON

A6 14/00789/RCN Pontins Holiday Camp, Carr Overton Ward A(C)
Lane, Middleton.

It was proposed by Councillor Budden and seconded by Councillor Blamire:

“That Planning Permission be granted.”

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

Resolved:

That Planning Permission be granted, subject to the following conditions:

1. Time Limit - 3 years from the date of the renewal permission (15 May 2014)
2. Development to be carried out in accordance with the approved plans
3. Removed
4. Hours of construction
5. Construction management plan – construction traffic management and dust/noise controls
6. Surface water drainage strategy to be submitted and agreed
7. Site Specific Contaminated Land Assessment to be submitted and agreed in writing

97 5 - 11A BROCK STREET, LANCASTER, LANCASHIRE

A7 14/00961/CU 5 – 11A Brock Street, Duke's Ward A(C)
Lancaster, Lancashire

It was proposed by Councillor Woodruff and seconded by Councillor Blamire:

“That the application be approved.”

Upon being put to the vote, 12 members voted in favour of the proposition and 1 voted against, whereupon the Chairman declared the motion to be carried.

Resolved:

That Planning Permission be granted, subject to the following conditions, with amendments to conditions no. 13 and no.14 and additional conditions no. 19 and no. 20:

1. Standard 3 year time limit
2. Development to be undertaken in accordance with the approved plans
3. Amended plans
4. Student use only
5. Head leases scheme or similar
6. Security systems and site management to be agreed
7. Construction Management and Method Statement (CMMS) to be agreed
8. Works to be undertaken in accordance with the CMMS
9. No on-site work until agreement of S278 works
10. No occupation until agreed S278 work being implemented
11. Works on or close to the highway boundary to be agreed
12. Cycle parking to be implemented and maintained
13. Precise details of the following to be agreed: -
 - Stone cleaning
 - Stone detailing (including samples)
 - Pointing
 - Dormer construction and finishes
 - Shop frontage and fascia
 - External lighting
 - Windows
 - Entrance Door

14. Refuse store to be provided and retained and provide details of commercial and residential refuse storage
15. Level 2 Building Recording to be undertaken before works commence
16. Hours of construction
17. Noise and odour assessment to be undertaken prior to commencement and mitigation measures (if any required) implemented.
18. Building signage to be agreed
19. Date plaque to be retained
20. Reinstatement of stone quoins

98 LAND OFF SCOTLAND ROAD, CARNFORTH

A8 13/01297/OUT Land off Scotland Road, Carnforth A(C)
Carnforth

Councillor Tony Johnson had declared an interest in this item, being a member of Carnforth Town Council

It was proposed by Councillor Newman-Thompson and seconded by Councillor Denwood:

“That the application be approved.”

Upon being put to the vote, 7 members voted in favour of the proposition and 3 voted against, with 3 abstentions, whereupon the Chairman declared the motion to be carried.

Resolved:

That outline planning permission be granted, subject to confirmation of the suitability of the road layout and the signing/completion of a S106 agreement to cover the following planning obligations.

- Up to 40% provision of affordable housing (percentage, tenure, size, type, phasing to be agreed at Reserved Matters stage based on local housing needs and viability)
- Provision of £1,818 contribution towards maintaining the quality of off-site allotment provision
- Establishment of a management company for the maintenance of the road, retaining walls and public space

That the determination be delegated to the Chief Officer (Regeneration and Planning) to enable the S106 agreement to be drafted and endorsed.

The application was subject to the following conditions, which include amendments to conditions no. 9 and no. 10:

1. Standard outline condition with all matters reserved other than means of access
2. Drawings illustrative only
3. Layout of the development shall enable vehicle to enter and leave the A6 in a forward gear
4. Scheme of off-site works to be agreed
5. Off-site to be undertaken prior to occupation of the development
6. The road access point to be laid out to base course level before works are

- commenced
7. The road layout shall be in accordance the Lancashire adoption standards (at least to carriageway base course level)
 8. Precise construction of the point of access to be submitted and approved
 9.
 - i. Visibility splays to be provided and maintained
 - ii. Details of a management company for the maintenance of the road and public spaces shall be submitted, agreed and maintained at all times
 10. Provision of a Construction Method Statement and undertaking in accordance with agreed scheme including details of timing and direction of HGV movements (relating to earthworks)
 11. Hours of Construction
 12. Noise assessment to be undertaken and submitted as part of the Reserved Matters submission
 13. No vegetation clearance works, demolition work or other works that may affect nesting birds should take place between 1st March and 31st August inclusive, unless surveys by a competent ecologist show that nesting birds would not be affected
 14. Scheme for the disposal of foul and surface water to be agreed
 15. No tree/hedges within the site or on any immediately adjacent property or land shall be cut-down, up-rooted, topped, lopped or destroyed, nor any hedge within the site cut-down or grubbed out, other than those identified within the approved application, without the prior written approval of the local planning authority and before any site activity is commenced in association with the development
 16. No trees to be lost other than those identified
 17. Development to be undertaken in accordance with the submitted Arboricultural Assessment
 18. Arboricultural Method Statement (AMS) to be submitted and agreed
 19. Site landscaping (hard and soft) to be agreed
 20. Surface water run-off rate to be limited to that of the undeveloped site, precise details of a surface water drainage scheme to be agreed
 21. No impact pile driving, except in accordance with a scheme for noise control
 22. Precise finished floor and site levels
 23. Unforeseen contamination
 24. Noise assessment to be undertaken and submitted as part of the Reserved Matters submission

The Committee adjourned at 12.05pm, re-commencing at 12.12pm

99 AGRICULTURAL BUILDING ADJACENT TO DISUSED RAILWAY, STATION ROAD, HORNBY

A9	14/01030/FUL	Agricultural building adjacent to disused railway, Station Road, Hornby, Lancashire	Upper Valley	Lune	A(P/C)
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It was proposed by Councillor Blamire and seconded by Councillor Dennison:

“That planning permission be granted.”

Upon being put to the vote, 12 members voted in favour of the proposition, 1 abstained, whereupon the Chairman declared the motion to be carried.

Resolved:

That the planning permission be granted subject to:

- (1) The decision being delegated back to the Chief Officer (Regeneration and Planning) to negotiate the design of house type B; and
- (2) The following conditions, and additional conditions no. 26 and no.27:
 1. Standard time condition
 2. In accordance with plans
 3. Scheme for construction of site access
 4. Construction of internal mews court vehicular access to at least base course before any other development takes place
 5. Visibility splays measuring 2.4 by 45 metres in each direction
 6. Creation of pedestrian hard surfaced length of footway extending from the sites point of access with Station Road and along its frontage to a point on the "red edge" of the sites northern boundary
 7. Landscaping scheme
 8. Tree Protection Plan
 9. Tree Works Schedule and Arboricultural Method Statement
 10. Details of materials including sample panel of stone with mortar
 11. Details of windows and doors
 12. Rainwater goods, eaves, verge and ridge details
 13. Surfacing materials
 14. Finished floor levels in relation to a fixed datum point
 15. Boundary treatments
 16. Scheme for the disposal of foul and surface water
 17. Investigation and remediation of contaminated land.
 18. Details in relation to the importation of soil, materials & hardcore
 19. Scheme for the prevention of new contamination
 20. Bunding of Tanks containing fuels/solvents
 21. Ecological mitigation set out in submitted report
 22. Hours of construction
 23. Construction Method Statement
 24. Creation and retention of parking
 25. Removal of permitted development rights in relation to fences, walls and gates
 26. No tree works or removal other than those already identified
 27. Management scheme for the roadside hedgerow across site frontage and up to the railway bridge

100 MOOR PLATT, LANCASTER ROAD, CATON

A10 14/00939/FUL Moor Platt, Lancaster Road, Lower Lune A(C)
Caton Valley Ward

It was proposed by Councillor Blamire and seconded by Councillor Thomas:

"That planning permission be granted."

Upon being put to the vote, 11 members voted in favour of the proposition, 2 abstained, whereupon the Chairman declared the motion to be carried.

Resolved:

That Planning Permission be granted subject to the following conditions, and additional conditions no. 6 and no.7:

1. Development to be undertaken in accordance with amended plans
2. Fence and gate to be installed within 4 months of the date of decision
3. Retention of the hedge
4. Tree work specification and Arboriculture Method Statement required in relation to proposed fencing
5. Gate to open without encroaching onto highway
6. Height of flue restricted to 1.8m and to be finished in dark green
7. Landscaping scheme to be agreed

Councillor Blamire left the meeting prior to consideration of the following item.

101 MIDDLETON CLEAN ENERGY PLANT, MIDDLETON ROAD, MIDDLETON, LANCASHIRE

A11 14/01117/FUL Middleton Clean Energy Overton Ward A(P)
Plant, Middleton Road,
Middleton, Lancashire

It was proposed by Councillor Marsland and seconded by Councillor Woodruff:

“That the application not be delegated to the Chief Officer (Regeneration and Planning) for determination.”

Upon being put to the vote, 3 members voted in favour of the proposition and 9 voted against, whereupon the Chairman declared the motion to be lost.

It was then proposed by Councillor Johnson and seconded by Councillor Budden:

“That the application be delegated to the Chief Officer (Regeneration and Planning) for determination but that the application must be reported back to Committee on 5th January 2015 (as an urgent item if need be) if the Chief Officer is minded to seek approval against a consultee’s objection or if there are other outstanding matters.”

Upon being put to the vote, 8 members voted in favour and 2 against, with 2 abstentions, whereupon the Chairman declared the motion to be carried.

Resolved:

That the application be delegated to the Chief Officer (Regeneration and Planning) to determine but that the application must be reported back to Committee on 5th January 2015 (as an urgent item if need be) if the Chief Officer is minded to seek approval against a consultee’s objection or if there are other outstanding matters.

102 DELEGATED DECISIONS

The Chief Officer (Regeneration and Planning) submitted a schedule of planning applications dealt with under the scheme of delegation of planning functions of officers.

Resolved:

That the report be noted

103 STOPPING UP PART OF HALTON FOOTPATH NO. 1

The Chief Officer (Governance) submitted a report proposing for an Order to be made under Section 257 of the Town and County Planning Act 1990 to stop up part of Halton Footpath No 1 to enable a development at Halton Mills to be carried out.

It was proposed by Councillor Woodruff and seconded by Councillor Marsland:

“That the recommendations in the report be approved”

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

Resolved:

- (1) That an Order be made under Section 257 of the Town and Country Planning Act to stop up part of Halton Footpath 1, as shown in the appendix to the officers report. The order was made on the grounds that the City Council were satisfied that it was necessary to do so in order to enable development to be carried out in accordance with planning permission granted.
- (2) That, in the event of no objections being received, the Order be confirmed and in the event of objections being received, the Order be sent to the Secretary of State and promoted to confirmation if necessary at a public inquiry.

Chairman

(The meeting ended at 1.08 p.m.)

**Any queries regarding these Minutes, please contact
Sarah Grandfield, Democratic Services: telephone (01524 582132) or email
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