

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

10.30 A.M.

7TH APRIL 2015

**PRESENT:** Councillors Helen Helme (Chairman), Keith Budden (Vice-Chairman), Eileen Blamire, Dave Brookes, Roger Dennison, Tony Johnson, Andrew Kay, Geoff Marsland, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Richard Rollins, Roger Sherlock and Paul Woodruff (for Minute Nos. 145 to 156 only)

Apologies for Absence:

Councillor Sheila Denwood

Officers in Attendance:

Mark Cassidy	Planning Manager
Sarah Hope	Solicitor
Jane Glenton	Democratic Support Officer

**145 MINUTES**

The Minutes of the meeting held on 2<sup>nd</sup> March 2015 were signed by the Chairman as a correct record.

**146 SITE VISIT**

A site visit was held in respect of the following application:

A5 14/01236/FUL Anchor Building, 1 Penrod Way, Heysham Heysham  
South Ward

The following members were present at the site visit, which took place on Monday, 30<sup>th</sup> March 2015:

Councillors Helen Helme (Chairman), Keith Budden (Vice-Chairman), Roger Dennison, Geoff Marsland and Margaret Pattison.

Officers in Attendance:

Mark Cassidy	-	Planning Manager
Eleanor Fawcett	-	Planning Officer
Jane Glenton	-	Democratic Support Officer

**147 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN**

There were no items of urgent business.

**148 DECLARATIONS OF INTEREST**

There were no declarations of interest at this point.

**149 PLANNING APPLICATIONS**

The Chief Officer (Regeneration and Planning) 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) 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W	-	Withdrawn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**

Applications to be dealt with by the District Council without formal consultation with the County Council.

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION**

**150 ANCHOR BUILDING, 1 PENROD WAY, HEYSHAM**

A5	14/01236/FUL	Resubmission of planning application 13/01048/FUL for the erection of a two storey extension and extension to parking area and erection of security fencing (part retrospective) for Mrs. Jane Watson	Heysham South Ward	A(C)
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Under the scheme of public participation, Munik Soares and Aisha Raymond spoke in objection to the application and Richard Percy of Steven Abbott Associates, agent for the applicant, spoke in support.

It was proposed by Councillor Sherlock and seconded by Councillor Dennison:

“That the application be approved.”

Upon being put to the vote, 9 members voted in favour of the proposition and 3 against, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be granted, subject to the following conditions, as set out in the case officer’s report, as amended:

1. In accordance with plans.
2. Before the parking areas are brought into use, details of the landscaping scheme to be agreed (to include a raised earth bund with shrub planting on top, as illustrated by a layout plan and sectional drawing; and detailed trees and shrubs, as identified for all other areas of the site). Scheme to be implemented in first planting season following completion of the development and maintained in perpetuity (including replacement of any specimen removed/ damaged/diseased or dead).
3. No tree within the site or on any immediately adjacent property or land shall be cut-down, uprooted, 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.
4. Surfacing materials in accordance with submitted details.
5. The security fencing hereby approved shall be multiplex profiled panel fencing finished in green (RAL 6004) or a suitable alternative, as may be agreed in writing with the Local Planning Authority, and shall be maintained at the heights specified on the approved drawings at all times.
6. The walls of the extension hereby approved shall be finished in merlin grey, and the roof in goosewing grey, unless alternative appropriate colours are agreed in writing with the Local Planning Authority.
7. The security (entrance) gates hereby approved shall remain open at all times between the hours of 0730-1700 Monday – Friday. Outside of these hours, the security entrance gates shall be closed and only opened/operated manually or electronically.
8. Hours of construction – 0800-1800 Monday - Friday, 0800-1400 Saturday.
9. Reporting of unforeseen contamination.
10. All vehicles parked on the hardstanding hereby approved between the hours of 1800 and 0700 Monday to Saturday, after 1300 on Saturdays and any time on Sundays and public holidays shall have their engines switched off at all times unless entering or leaving the site. For the avoidance of doubt, no refrigeration units within these vehicles shall be in operation during these times.
11. The extended car parking area hereby approved shall be used for the parking of cars only.
12. Vehicle movements in and out of the site shall accord with the following requirements:
  - i) There shall be no inward or outward movements of vehicles above 7.5 tonnes weight or refrigerated vehicles except between the hours of 0700-1800 Monday to Friday.

- ii) On Saturdays and Sundays and recognised public holidays the inward and outward movement of vehicles shall be limited to the hours of 0800-1300 and no vehicles shall exceed 7.5 tonnes.
- iii) Notwithstanding the requirements of i) and ii), the company's own vehicles below 7.5 tonnes weight shall be permitted to operate on a 24-hour basis provided that after 2200 and before 0700 the loading and unloading of any vehicle shall take place within the building and the doors shall remain closed during the loading/unloading operation. Furthermore, during these late hours any reversing alarms operated by these vehicles shall be switched off.

And subject to the following additional condition (suitably worded):

- 13. All vehicles in the parking area to be restricted to Althams' owned or operated vehicles only.

**151 LENTWORTH HALL FARM, ABBEYSTEAD ROAD, ABBEYSTEAD**

A11	14/01080/CU	Change of use and conversion of existing redundant barn to agricultural workers dwelling (C3) for Mr. and Mrs. Entwistle	Ellel Ward	A
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Under the scheme of public participation, John Drinkall spoke in support of the application.

It was proposed by Councillor Rogerson and seconded by Councillor Brookes:

"That the application be approved."

(The proposal was contrary to the case officer's recommendation that the application be refused.)

Upon being put to the vote, 9 members voted in favour of the proposition and 5 against, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

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

- 1. Standard time condition.
- 2. In accordance with plans.
- 3. Scheme for archaeological building recording.
- 4. Tree protection plan.
- 5. Arboricultural method statement.
- 6. Details of windows, doors and roof-lights.
- 7. New stone samples, heads and sills, mortar sample.
- 8. Rainwater goods, ridge, verge and eaves details.
- 9. Finish of flues.
- 10. Boundary treatments.
- 11. Removal of permitted development – parts 1 and 2 and micro-generation.
- 12. Agricultural worker's restriction.

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION**

**152 49 CHINA STREET, LANCASTER**

A6 14/01277/FUL Erection of a three storey Duke's Ward A(C)  
building for mixed use  
comprising of ground floor  
shop/offices with two 2-bed  
flats (C3) above for Ashby  
Properties

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

"That the application be approved."

Upon being put to the vote, 11 members voted in favour of the proposition and 3 against, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be granted, subject to the following conditions set out in the case officer's report, as amended, including deletion and replacement of condition 16:

1. Standard 3 year timescale.
2. Development to be in accordance with the approved plans.
3. Amended ground floor (cycle and refuse store).
4. Use of ground floor unit limited to A1 or A2 only.
5. Cycle/refuse store to be provided prior to occupation and maintained.
6. Programme of archaeology works – scheme of investigation.
7. Quoin details to be introduced on the northern corner of the building frontage (match the south).
8. Hours of construction (0800-1800 Monday to Friday and 0800-1400 Saturday).
9. Unforeseen contamination.
10. Construction management method statement (CMMS) to be submitted.
11. Works to be undertaken in accordance with agreed CMMS.
12. Footpath reinstatement to be undertaken with agreed CMMS.
13. Samples of natural stone, natural slate, render, rainwater goods and framing to shop front and dormer windows.
14. Details of flat entrance door/surrounds on China Street.
15. Details of staircase window.

And subject to the following additional conditions (suitably worded):

16. Precise window details, including unit specifications, to be agreed and thereafter maintained in perpetuity in working order (non-opening, triple glazed) to ensure compliance with the findings of the Noise Assessment.
17. Precise ventilation details to be agreed and thereafter maintained in perpetuity in working order.
18. Pre-occupation monitoring of noise to take place.

**153 49 CHINA STREET, LANCASTER**

A7 14/01278/LB Listed building application for Duke's Ward A  
the erection of a three storey  
building for mixed use  
comprising of ground floor  
shop/offices with two 2-bed  
flats above for Ashby  
Properties

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

"That the application be approved."

Upon being put to the vote, 11 members voted in favour of the proposition and 2 against, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Listed Building Consent be granted, subject to the following conditions, as set out in the case officer's report:

1. Standard 3-year timescale.
2. Details of the abutment joint between the new build walls and the Listed building.
3. Flashing details of the new build roof to the Listed building walls.

**154 ARNA WOOD FARM EAST, ARNA WOOD LANE, LANCASTER**

A8 14/00907/FUL Installation of arrays of PV Scotforth West D  
panels, string inverters, Ward  
underground cabling,  
substation, security fencing  
and CCTV mounted on up to 3  
m high masts, together with  
construction of internal access  
roads and formation of access  
off Arna Wood Lane to form a  
solar farm for Mr. Robert Ayres

This application was deferred (for future consideration) prior to Committee and no presentation or debate took place.

**155 LAND EAST OF COASTAL ROAD, COASTAL ROAD, BOLTON LE SANDS**

A9 15/00058/VCN Erection of 37 dwellinghouses Slyne-with-Hest A  
with associated new access Wrd  
and landscaping (pursuant to  
the variation of condition 2 on  
planning permission  
13/00029/FUL to amend  
house types on plots 12, 13,  
14, 15, 16, 17, 18, 35, 36 and  
37) for Oakmere Homes Ltd.

It was proposed by Councillor Blamire and seconded by Councillor Margaret Pattison:

“That the application be approved.”

Upon being put to the vote, 11 members voted in favour of the proposition and 1 against, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That condition 2 on planning permission 13/00029/FUL be varied to state:

1. The development hereby permitted shall be carried out in accordance with the details shown on the submitted plans detailed below:  
Site layout plan – Dwg No. 1667-012\_X  
Streetscene A (plots 34-36) received 23 March 2015  
Plots 1 and 11 – Ascot House type 1667-201 A and 1667-200 B  
Plots 2-3 – House Type K Dwg No. 1667-246 Rev B  
Plot 4 – House Type J Dwg No. 1667-241 Rev B  
Plot 5 – House Type O Dwg No. 1667-266 Rev A  
Plots 6-8 – House Type L Option 1, Dwg Nos. 1667-250 F and 1667-251 E  
Plots 6-8 – House Type L Option 2 Dwg Nos. 1667-298 D and 1667-296 E  
Plots 9 and 10 – Borrowdale House Type – Dwg Nos. 1667-221A and 1667-220 B  
Plots 12, 13 and 16 – House Type Thirlmere V1 Dwg Nos. 1667-230 B and 1667-231 A  
Plots 14 and 37 – House Type Wasdale V1a Dwg Nos. 1667-275 C and 1667-276 C  
Plot 15 – House Type Kirkstone Dwg Nos. 1667-255 A and 1667-256 A  
Plot 17 – Housetype Bowfell V1 Dwg No. 1667-216 D and 1667-215 F  
Plot 18 – Housetype V1 Elevations Dwg No. 1667-226 D and 1667-225 D  
Plots 17 and 18 – Section A-A Dwg No. 1667-SK07  
Plots 19 and 33 – Derwent House Type (V1) Dwg Nos. 1667-205 B and 1667-206 B  
Plots 20 and 34 – Derwent House Type (V1a) Dwg Nos. 1667-280 B and 1667-281 A  
Plots 23 and 32 – Derwent House Type (V2) Dwg Nos. 1667-284 B and 1667-285 A  
Plot 26 – Derwent House Type (V2a) Dwg Nos. 1667-287B and 1667-288 A  
Plots 21, 24 and 30 – Rothay House Type V1 Dwg Nos. 1667-260 A and 1667-261 A  
Plots 22 and 31 – Rothay House Type Dwg Nos. 1667-290 A and 1667-291 A  
Plot 25 – Rothay V1a Dwg Nos. 1667-262 A and 1667-263 A  
Plot 27 – Rothay V3 Dwg Nos. 1667-295 A and 1667-294 A  
Plots 28 and 29 House Type Eamont Dwg Nos. 1667-211 A and 1667-210 B  
Plots 35 and 36 – House Type Grasmere Dwg Nos. 1667-236 B and 1667-235 B  
Reason: To ensure a satisfactory standard of development.

All the other conditions attached to planning permission 13/00029/FUL to be applied to the new planning permission but varied to account for details approved under the relevant discharge of condition applications.

156 119 MAIN ROAD, BOLTON-LE-SANDS

A10	14/01309/VCN	Construction of 12 apartments (pursuant to the variation of condition 3 by way of amended plans and the removal of conditions 4 and 5 in relation to affordable housing provision and removal of conditions 6 and 7 in relation to sheltered accommodation for people over 55 years on previously approved application 11/01037/RENU) for Daffodil Homes Ltd	Bolton-Le-Sands-Ward	R
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It was proposed by Councillor Dennison and seconded by Councillor Marsland:

“That the application be refused.”

Upon being put to the vote, 13 members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

**Resolved:**

That Planning Permission be refused for the following reasons, as set out in the case officer's report:

Insufficient information has been provided in order to robustly demonstrate that the provision of affordable housing is wholly unviable. As such, the proposal is contrary to Section 6 of the National Planning Policy Framework, Policy DM41 of the Lancaster District Development Management Development Plan Document and the Meeting Housing Needs Supplementary Planning Document.

**Councillor Woodruff left the meeting at this point.**

*The meeting adjourned at 12.35 p.m.*

*The meeting reconvened at 1.05 p.m.*

157 NEW INN, HORNBY ROAD, WRAY

A12	14/01088/CU	Change of use and conversion of vacant public house (Class A4) to 3 residential units (Class C3) and installation of balcony and stairs to rear of existing attached cottage for Mr. Richard Skelton	Lower Lune Valley Ward	A(C)
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It was proposed by Councillor Blamire and seconded by Councillor Redfern:

“That the application be approved.”



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

***Resolved:***

That Planning Permission be granted, subject to the following conditions, as set out in the case officer's report:

1. Standard 3 year timescale.
2. Amended plans dated 2<sup>nd</sup> December 2014.
3. Development in accordance with approved plans.
4. Notwithstanding plans, details required –
  - Windows and doors, including design, profile, colour and finish
  - Hard surfacing materials.
5. Samples of slate, stone and pointing.
6. Details required –
  - Rooflights
  - Ridge, verge and eaves
  - Rainwater goods
  - Balustrades and gates
7. Implementation of a programme of building recording and analysis prior to any works or strip out occurring.
8. Arboricultural method statement.
9. Tree works schedule.
10. Scheme for new tree planting.
11. Tree/hedge protection plan and implementation prior to works on site commencing.
12. Scheme of highway improvement (namely the reinstatement of a length of kerb line along the site's frontage with Hornby Road).
13. Hours of construction (Monday to Friday 0800-1800 and Saturday 0800-1400 only).

And subject to the following additional condition (suitably worded):

14. Car park management condition.

**158 NEW INN, HORNBY ROAD, WRAY**

A13	14/01089/LB	Listed Building application for works to New Inn and attached cottage to facilitate the conversion of the public house to 3 residential units, including demolition of flat roof extension, replacement windows and doors, installation of roof lights, erection of stone wall and porch canopy and creation of balcony and stairs to rear of existing cottage for Mr. Richard Skelton	Lower Valley Ward	Lune	A
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It was proposed by Councillor Blamire and seconded by Councillor Redfern:

“That the application be granted.”

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

***Resolved:***

That Listed Building Consent be granted, subject to the following conditions, as set out in the case officer’s report:

1. Standard 3 year timescale.
2. Amended plans dated 2<sup>nd</sup> December 2014.
3. Development in accordance with approved plans.
4. Notwithstanding plans, details required –
  - Windows and doors, including design, profile, colour and finish;
  - Hard surfacing materials.
5. Samples of slate, stone and pointing.
6. Details required –
  - Rooflights
  - Ridge, verge and eaves
  - Rainwater goods
  - Balustrades and gates
7. Implementation of a programme of building recording and analysis.

**159 AGRICULTURAL BUILDING ADJ DISUSED RAILWAY, STATION ROAD, HORNBY**

A14 14/01030/FUL Erection of 9 dwellings and Upper Lune D associated access for Mr. Ian Valley Ward Beardsworth

This application was deferred (for future consideration) prior to Committee and no presentation or debate took place.

**Councillor Margaret Pattison declared an interest in the following application, being a member of Heysham Nuclear Power Station Local Community Liaison Committee.**

**160 HEYSHAM POWER STATION, PRINCESS ALEXANDRA WAY, HEYSHAM**

A15 14/01063/HShs Hazardous substances Overton Ward A consent for the storage of various gases for Nick Cofield – EDF Energy

It was proposed by Councillor Redfern and seconded by Councillor Sherlock:

“That the application be approved.”

Upon being put to the vote, 9 members voted in favour of the proposition, with 4 abstentions, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Hazardous Substance Consent be granted, subject to the following condition, as set out in the case officer's report:

The hazardous substance shall not be kept or used other than in accordance with the application particulars provided in the Hazardous Substances Consent Application Form, nor outside the area marked for storage of the substance on the plans which formed part of the application and the particulars provided in the drawing reference HYB/AA/32441, Rev 0.

**161 LAND ADJACENT TO WESTGATE AND HEYSHAM RAILWAY BRANCH LINE,  
WESTGATE, MORECAMBE**

A16 14/01289/FUL   Erection of 90 residential units   Westgate Ward   A(P)  
with an associated access off  
Westgate for Chorley  
Community Housing

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

“That the application be approved in principle.”

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

***Resolved:***

That the application be approved in principle and delegated to the Chief Officer (Regeneration and Planning) to draw up suitable conditions.

**162 DELEGATED PLANNING DECISIONS**

The Chief Officer (Regeneration and Planning) submitted a Schedule of Planning Applications dealt with under the Scheme of Delegation of Planning Functions to Officers.

***Resolved:***

That the report be noted.

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Chairman

(The meeting ended at 2.20 p.m.)

**Any queries regarding these Minutes, please contact  
Jane Glenton, Democratic Services: telephone (01524) 582132 or email  
jglenton@lancaster.gov.uk**