

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

5TH JUNE 2015

PRESENT:- Councillors Roger Sherlock (Chairman), June Ashworth, Eileen Blamire, Carla Brayshaw, Dave Brookes, Sheila Denwood, Mel Guilding (substitute for Stuart Bateson), Helen Helme, Andrew Kay (for minute no.s 7 (part) to 16 only), James Leyshon, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Malcolm Thomas and Peter Yates

Apologies for Absence:-

Councillor Stuart Bateson

Officers in attendance:-

Mark Cassidy	Planning Manager
Andrew Drummond	Development Manager (Planning Applications)
Angela Parkinson	Senior Solicitor
Annabelle Holloway	Legal Apprentice
Sarah Grandfield	Democratic Support Officer

1 APPOINTMENT OF A VICE-CHAIRMAN

The Chairman requested nominations for the position of Vice-Chairman of the Planning and Highways Regulatory Committee for the Municipal Year 2015/16.

It was proposed by Councillor Ashworth and seconded by Councillor Rogerson that Councillor Helme be appointed Vice-Chairman of the Planning and Highways Regulatory Committee for the Municipal Year 2015/16. There being no further nominations, the Chairman declared the proposal to be carried.

Resolved:

That Councillor Helme be appointed Vice-Chairman of the Planning and Highways Committee for the Municipal Year 2015/16.

2 MINUTES

The minutes of the meeting held on 5 May were signed by the Chairman as a correct record.

3 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

4 SITE VISIT

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

A5	15/00113/FUL	9 Pennine View, Dolphinholme, Lancaster	Ellel Ward
A6	14/01344/OUT	Land South Of, Low Road, Halton	Halton-with- Aughton Ward

The following members were present at the site visit, which took place on Wednesday 3 June, 2015;

Councillors Roger Sherlock (Chairman), Eileen Blamire, Dave Brooks, Sheila Denwood, Helen Helme, Margaret Pattinson and Sylvia Rogerson.

Officers in Attendance:

Mark Cassidy	-	Planning Manager
Andrew Drummond	-	Development Manager (Planning Applications)
Eleanor Fawcett	-	Planning Officer
Sarah Grandfield	-	Democratic Support Officer

5 DECLARATIONS OF INTEREST

There were no declarations of interest.

6 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 |

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

Councillor Kay arrived at the meeting during consideration of A5 15/00113/FUL

7 9 PENNINE VIEW, DOLPHINHOLME, LANCASTER

A5	15/00113/FUL	Demolition of garage and utility room, erection of a new dwelling and re-positioning of existing access point for Mr & Mrs Prest	Ellel Ward	A
----	--------------	----------------------------------------------------------------------------------------------------------------------------------	------------	---

Under the scheme of public participation, Ian Sanderson spoke in objection to the application and Graham Salisbury of Graham Anthony Associates, agent for the applicant, spoke in support. Councillor Susie Charles spoke as Ward Councillor in objection to the application.

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

“That the application be refused.”

Upon being put to the vote, 5 Members voted in favour of the proposition and 8 against, with 2 abstentions, whereupon the Chairman declared the proposal to have failed.

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

“That the application be approved.”

Upon being put to the vote, 8 Members voted in favour of the proposition and 4 against, with 3 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:

1. Standard 3 year timescale
2. Amended plans dated 16th April 2015
3. Development in accordance with approved plans
4. Materials to match existing
5. Obscure glazing/non opening bathroom window
6. Removal of permitted development rights
7. Precise details of windows and doors including profile and colour
8. Details of boundary fence to be agreed and maintained
9. Scheme for the construction of the off-site works of highway improvement (new and repositioning of existing vehicular drop crossing) to be submitted and agreed
10. Existing access to be closed
11. Details of driveway surface to be submitted and agreed
12. Hours of construction
13. Unforeseen contamination

8 GALGATE MILL , CHAPEL LANE, GALGATE

A11	15/00271/LB	Listed building application for works to the Mill including removal of external lift and reinstated openings, insertion of new windows, restoration and replacement of drainpipes and hoppers, creation of atrium and light well, insertion of rooflights, repairs to brickwork and repointing, glazed porch addition, creation of ramp and handrail, security gate, insertion of partitions, ceilings, air conditioning, lift, stairs, internal ramp and flues for Mr Ayub Hussain.	Ellel Ward	D
-----	-------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------	---

Under the scheme of public participation, Anthony Pilling was registered to speak in support of the application.

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

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

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

The public speaker elected to speak at the meeting following the site visit.

Resolved:

That the application be deferred to enable a site visit to take place.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

9 LAND SOUTH OF, LOW ROAD, HALTON

A6	14/01344/OUT	Outline application for the development of 60 dwellings with associated access for Mr Towers	Halton-with-Aughton Ward	D
----	--------------	----------------------------------------------------------------------------------------------	--------------------------	---

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

10 HALTON MILL, MILL LANE, HALTON

A7	14/00713/VLA	Variation of legal agreement on 00/00920/OUT and subsequent renewal of consent 05/01432/OUT to vary terms of the Fourth Schedule concerning affordable housing in relation to the applicant's land only, remove the requirements to obtain covenants from future land owners to restrict vehicular use over Mill Lane between points A and B (as set out in the Third Schedule) and to discharge the obligations relating to public open space and the provision of the industrial buildings for Halton Mills Ltd	Halton-with-Aughton Ward	A
----	--------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	---

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 in accordance with S106 (A) of the Town and County Planning Act, the application to modify and discharge the terms of the original agreement in relation to the applicant's land only be granted subject to resolving the outstanding matters and including the legal agreement to require £342,000 contribution towards affordable housing.

11 AGRICULTURAL BUILDING ADJ DISUSED RAILWAY, STATION ROAD, HORNBY

A8	14/01030/FUL	Erection of 9 dwellings and associated access for Mr Ian Beardsworth	Upper Lune Valley Ward	D
----	--------------	----------------------------------------------------------------------	------------------------	---

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

"That the application be deferred to enable negotiation on affordable housing agreement."

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 the application be deferred to enable negotiation on affordable housing agreement.

12 LAND AT WALKERS INDUSTRIAL ESTATE, MIDDLETON ROAD, MIDDLETON

A9 15/00199/FUL Erection of freight depot Overton Ward A
(B8/B2) comprising a new detached building with offices, vehicle workshop and warehouse with external hardstanding area for Mr Vincent Waddell

It was proposed by Councillor Ashworth 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 a legal agreement requiring a £2,000 contribution towards BHS works, and the following conditions, as set out in the Case Officer’s report:

1. Standard 3 year timescale
2. In accordance with approved plans
3. Contaminated land investigation and remediation
4. Submission of verification report
5. Construction management plan
6. Foul and surface water drainage scheme
7. Surfacing materials
8. Boundary treatments
9. Finish to walls and roof as set out unless otherwise agreed
10. Ecology mitigation
11. Details of all external lighting

13 LAND TO THE REAR OF BURR TREE COTTAGE, LONG LEVEL, COWAN BRIDGE

A10 15/00537/FUL Erection of 18 dwellings with Upper Lune A
associated access and parking Valley Ward
for Mr Richard Morton

The Development Manager reported that, subsequent to the publication of the agenda, officers had revised their recommendation for this application. The revised recommendation was to approve the application.

It was proposed by Councillor Denwood and seconded by Councillor Pattison:

“That the revised recommendation be approved.”

Upon being put to the vote, 13 Members voted in favour of the proposition and 2 against, whereupon the Chairman declared the proposal to have carried.

Resolved:

That Planning Permission be granted, subject to a legal agreement requiring 39% affordable housing (3 social rented and 4 intermediate) and setting up of private management company for ongoing maintenance of open space, and the following conditions:

1. Standard 3 year timescale
2. Development in accordance with approved plans – list of plans
3. Samples to be provided –
 - natural random rubble stone
 - mortar
 - render
 - natural slate
 - ridge tiles
 - natural stone window and door surrounds
 - timber window, doors and garage doors (including finishes and colours)
4. Details to be agreed –
 - boundary treatments
 - rainwater goods
 - timber fascias (including finishes and colours)
5. Access arrangements
6. Visibility splays – provision and retention
7. Off site highway works – provision of a footpath within the existing verge along the site's frontage, new/relocated refuge island, new street lighting, new gateway treatments to the village to reduce vehicle speeds and upgrades of the kerbs at the bus stops
8. Construction method statement
9. Separate drainage system
10. Development in accordance with Flood Risk Assessment including finished floor levels are set no lower than 300mm above existing ground levels within Flood Zone 2 and 150mm elsewhere and outfall rates of 4.4 l/s for 1:30 years and 5.9 l/s for 1:100 years plus critical storm
11. Surface Water Drainage Scheme – as per the drainage plan
12. Hours of construction (Mon to Fri 0800-1800 and Sat 0800-1400 only)
13. Unforeseen contamination
14. Importation of soil, material and hardcore
15. Prevention of new contamination
16. Bunding of tanks
17. Landscaping scheme and maintenance, including the provision of the public open space
18. No trees to be removed, cut down, lopped or crowned
19. Tree protection plan
20. External lighting

14 **92 CLARENDON ROAD WEST, MORECAMBE, LANCASHIRE**

A12 15/00310/CU Change of use of ground floor Heysham North A
shop (A1) to one 2-bed flat Ward
(C3) and additional residential
accommodation for one of the
existing first floor flats, removal
of existing shop front and
construction of two
replacement bay windows for
Mr A. Scotucci

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

“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. Development in accordance with approved plans
3. The bin and cycle storage provision shall be carried out in accordance with the submitted plan drawing reference: 01/0215/S01 received 20/05/15
4. Agreed materials to be implemented

15 **48 BRANKSOME DRIVE, MORECAMBE, LANCASHIRE**

A13 15/00565/FUL Erection of single storey side Westgate Ward A
and rear extension and access
ramp for Mr T Greenwood

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

“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 time limit
2. Development in accordance with approved plans
3. Materials to match existing

16 DELEGATED 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.

Chairman

(The meeting ended at 12.15 p.m.)

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