

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

**10.30 A.M.**

**21ST SEPTEMBER 2015**

**PRESENT:-** Councillors Helen Helme (Vice-Chairman in the Chair), Stuart Bateson, Eileen Blamire, Carla Brayshaw, Dave Brookes, Sheila Denwood, Andrew Kay, James Leyshon, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Malcolm Thomas and Peter Yates

Apologies for Absence:-

Councillor Roger Sherlock (Chairman) and June Ashworth

Officers in attendance:-

Mark Cassidy	Planning Manager
Andrew Drummond	Development Manager (Planning Applications)
Angela Parkinson	Senior Solicitor
Sarah Moorghen	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W	-	Withdrawn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

**60 MINUTES**

The minutes of the meeting held on 24<sup>th</sup> August 2015 were signed by the Vice-Chairman as a correct record.

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

There were no items of urgent business.

62 DECLARATIONS OF INTEREST

There were no declarations of interest.

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION**

With the Committee's agreement the Vice-Chairman brought forward item A6.

63 LAND OPPOSITE GREENDALE DRIVE, MILL LANE, WARTON

A6 15/00720/REM Reserved Matters application Carnforth and D  
for the erection of 21 Millhead Ward  
residential dwellings with  
associated access for L & W  
Wilson.

Under the scheme of public participation, Christopher Neill and James Pritcher, were registered to speak in objection to the application.

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

"That the application be deferred to allow the outcome of the independent viability assessment to be obtained."

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

The public speakers elected to be re-invited to speak at the meeting when the application is reconsidered following the independent viability assessment being obtained.

***Resolved:***

That the application to deferred to allow the outcome of the independent viability assessment to be obtained.

64 LAND OFF MARSH LANE AND MAIN STREET, COCKERHAM

A5 15/00587/OUT Outline application for the Ellel Ward A  
erection of up to 25 residential  
dwellings for Mr P Hewitt.

Under the scheme of public participation, Victoria Holmes, Roy Scott, David Woodhead and Hazel Wilson spoke in opposition to the application. Graham Salisbury, Agent, spoke in support of the application.

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

"That the application be approved."

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

***Resolved:***

That subject to the signing of a Section 106 Legal Agreement, Outline Planning Permission be granted subject to the following conditions, as set out in the case officer's report:

1. Reserved Matters to be submitted.
2. Application timescales for reserved matters submission.
3. Timescales for implementation.
4. Approved Plans.
5. Details to be submitted for off-site highway works.
6. Submission of details for the site access.
7. Protection of visibility splays.
8. Finished Floor levels.
9. Development in accordance with the FRA.
10. Submission of Surface Water drainage scheme.
11. Foul drainage scheme to be submitted and approved.
12. Construction Environmental Management Plan.
13. Removal, containment or otherwise of any contaminants.
14. Contaminated Land Assessment.
15. Controls over any import of solids to avoid introduction of contaminants.
16. Containment of spillage from tanks during construction.
17. Submission of Arboricultural Method Statement, to include tree protection plan.
18. Protection of existing trees on site.
19. Scheme for ecological mitigation and enhancement.
20. Details submitted for hard and soft landscaping.

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

21. Electric Charging points.

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION**

**65 LAUND FIELDS, STONEY LANE, GALGATE**

A7	15/00854/VCN	Outline application for residential development of up to 50 dwellings (pursuant to the variation of conditions 5 and 19 and removal of condition 11 on outline planning permission 12/00834/OUT to alter the extent and timing of the off site highway works, to refer and adhere to the most up to date ecology appraisal and to remove the requirement for the	Ellel Ward	A
----	--------------	--	------------	---

dwellings to comply with level  
3 of the Code for Sustainable  
Homes) for Mr Chris Gowlett.

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 Vice-Chairman declared the proposal to be clearly carried.

***Resolved:***

That planning permission be granted, subject to the following revised conditions, as set out in the case officer’s report:

1. Approved plans **REVISED.**
2. Community Car Park provision, parking restrictions and improvements to bus stops on Main Road (A6) **REVISED.**
3. Visibility splay restrictions – new planting and development **RETAINED.**
4. Construction and Traffic Management Plan **REVISED.**
5. Ongoing retention of Community Car Park for parking reasons only **REVISED.**
6. Provision of on-site rooftop photovoltaic panels **REVISED.**
7. Imported soils **RETAINED.**
8. Operational contamination risk mitigation **RETAINED.**
9. Hours of construction **RETAINED.**
10. Noise mitigation **RETAINED.**
11. Ecological Appraisal compliance **REVISED.**
12. Detailed foul and surface water drainage strategy compliance **REVISED.**
13. Amenity space provision and maintenance compliance **REVISED.**
14. Arboricultural Implications Assessment and Method Statement **REVISED.**
15. Implementation of approved tree and hedge protection scheme **REVISED.**
16. Implementation of approved landscaping scheme **RETAINED.**
17. Boundary and plot enclosures compliance **REVISED.**
18. Garage and car parking provision **RETAINED.**
19. Garage use restricted to domestic storage use only **REVISED.**
20. Permitted development rights removed **REVISED.**

**Note:** The Chairman gave consent to issue the applicant with a letter from the Committee expressing their concerns over the Applicants approach to discharging the Planning Conditions.

**The meeting adjourned at 11.30am and reconvened at 11.40am.**

**66 LAUND FIELDS, STONEY LANE, GALGATE**

A8	15/00855/VCN	Reserved Matters application for 50 dwellings and associated roads and landscaping (pursuant to conditions 4 & 6 on Reserved Matters consent	Ellel Ward	A
----	--------------	--	------------	---

14/01105/REM relating to external window/door reveals to change from 70mm to 50mm and an updated Arboriculture Impact Assessment and Method Statement) for Mr Chris Gowlett

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

“That the application be approved.”

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

***Resolved:***

That planning permission be granted, subject to the following revised conditions, as set out in the case officer’s report:

1. Approved plans **REVISED.**
2. Community Car Park provision, parking restrictions and improvements to bus stops on Main Road (A6) **REVISED.**
3. Visibility splay restrictions – new planting and development **RETAINED.**
4. Construction and Traffic Management Plan **REVISED.**
5. Ongoing retention of Community Car Park for parking reasons only **REVISED.**
6. Provision of on-site rooftop photovoltaic panels **REVISED.**
7. Imported soils **RETAINED.**
8. Operational contamination risk mitigation **RETAINED.**
9. Hours of construction **RETAINED.**
10. Noise mitigation **RETAINED.**
11. Ecological Appraisal compliance **REVISED.**
12. Detailed foul and surface water drainage strategy compliance **REVISED.**
13. Amenity space provision and maintenance compliance **REVISED.**
14. Arboricultural Implications Assessment and Method Statement **REVISED.**
15. Implementation of approved tree and hedge protection scheme **REVISED.**
16. Implementation of approved landscaping scheme **RETAINED.**
17. Boundary and plot enclosures compliance **REVISED.**
18. Garage and car parking provision **RETAINED.**
19. Garage use restricted to domestic storage use only **REVISED.**
20. Permitted development rights removed **REVISED.**

**Note:** The Chairman gave consent to issue the applicant with a letter from the Committee expressing their concerns over the Applicants approach to discharging the Planning Conditions.

**67 RIVERSIDE CARAVAN PARK, LANCASTER ROAD, HEATON WITH OXCLIFFE**

A9 15/00626/FUL Change of Use of land for Overton Ward D  
siting static caravans for  
holiday occupation 11 months  
of the year from 1st March to  
31st January for Britaniacrest  
Ltd

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

“That the application be deferred.”

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

***Resolved:***

That the application be deferred.

**68 BANK BARN, CRAG ROAD, WARTON**

A10 15/00449/FUL Erection of a detached Warton Ward A  
dwelling with associated new  
access and a detached garage  
for Mr Paul Edmondson

It was proposed by Councillor Brayshaw and seconded by Councillor Leyshon:

“That the application be approved.”

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

***Resolved:***

That Planning Permission be granted, subject to the signing and completing of the Unilateral Undertaking to secure the affordable housing contribution and the following conditions, as set out in the case officer's report:

1. Standard 3 year time limit.
2. Development in accordance with the approved plans.
3. Amended plans.
4. All permitted development rights removed.
5. Boundary details including boundary wall height to Crag Road.
6. Hours of construction.
7. Unforeseen contamination.
8. Samples of all external materials including coursing and finishes.
9. Obscure glazing to east elevation, where appropriate.
10. Works to be undertaken in accordance with the submitted Arboricultural Implications Assessment.

11. Submission/agreement of Arboricultural Method Statement.
12. Tree protection plan.
13. New tree planting scheme.
14. Off-site highway work (vehicle crossing).
15. Setting back of gates and gatepost.
16. Hard surfaced access for a minimum of 5m from edge of highway boundary.

**69 1 - 3 HIGH STREET, LANCASTER, LANCASHIRE**

A11 15/00807/FUL Installation of 2 replacement Castle Ward A  
windows for Mr Tom  
Greenwood

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

“That the application be approved.”

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

***Resolved:***

That Planning Permission be granted to approve 2 replacement window's subject to the following conditions, as set out in the case officer's report:

1. Standard 3 year timescale.
2. Development to be carried out in accordance to approved plans.
3. Details of the louvre windows to be submitted.

**70 1 - 3 HIGH STREET, LANCASTER, LANCASHIRE**

A12 15/00440/LB Listed building application for Castle Ward A  
the instillation of 2  
replacement windows for Mr  
Tom Greenwood

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

“That the application be approved.”

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

***Resolved:***

That Planning Permission be granted to approve 2 replacement window's subject to the following conditions, as set out in the case officer's report:

1. Standard 3 year timescale.
2. Development to be carried out in accordance to approved plans.
3. Details of louvre windows to be submitted.

**71 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 the Officers.

***Resolved:***

That the report be noted.

.....  
Chairman

(The meeting ended at 12.00 p.m.)

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