

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

**10.30 A.M.**

**19TH OCTOBER 2015**

**PRESENT:-** Councillors Roger Sherlock (Chairman), Helen Helme (Vice-Chairman), June Ashworth, 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

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W	-	Withdrawn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

**72 MINUTES**

The minutes of the meeting held on 21<sup>st</sup> September 2015 were signed by the Chairman as a correct record.

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

There were no items of urgent business.

**74 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**75 SITE VISIT**

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

A6	15/00876/FUL	Land North of Saddler Nook Lane, Whittingham, Lancashire	Upper Lune Valley Ward
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The following members were present at the site visit, which took place on Monday, 12<sup>th</sup> October, 2015;

Councillors Roger Sherlock (Chairman), Stuart Bateson, Carla Brayshaw, Mel Guilding, Margaret Pattison, Robert Redfern, Malcolm Thomas and Peter Yates.

Officers in Attendance:

Andrew Drummond	-	Development Manager (Planning Applications)
Philip Megson	-	Senior Planner (Major Applications)
Sarah Moorghen	-	Democratic Support Officer

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION**

**76 LAND NORTH OF SADDLER NOOK LANE, WHITTINGTON, LANCASHIRE**

A6	15/00876/FUL	Installation of arrays of 2.7m high PV panels, underground cabling, inverter and transformer cabinets, substation, control room, 2m high deer proof fencing and CCTV mounted on 3.5m high masts, together with construction of internal access roads to form a solar farm for Mr Alexander Miejimolle.	Upper Lune Valley Ward	A(C)
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Under the scheme of public participation, Adrian Williams and Colin Hall spoke in opposition to the application. Graeme Patton, Agent, spoke in support of the application.

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

“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 conditions relating to the following matters, as set out in the case officer's report, with amendment to condition 5:

1. Standard 3 year timescale.
2. Development in accordance with approved plans.
3. Ecology: Provision of 8m stand off to Pinfold Beck; and submission and approval of long term Management Plan.
4. Submission and approval of Tree Works Schedule; approved Arboriculture Implications Assessment and Arboriculture Method Statement to be implemented.
5. Submission and approval of a scheme indicating the type and distribution of all new trees and hedgerows to be provided to reinforce boundary planting, including landscape maintenance.
6. Highways and Traffic: Construction Method Statement; access dimensions and paving, vehicle manoeuvres in forward gear, visibility splays on Saddler Nook Lane, offsite highway improvements.
7. Surface Water Drainage: development in accordance with the submitted FRA; appropriate surface water drainage scheme to be submitted; no occupation of development until completion of SuDS in accordance with agreed SuDS Scheme and Management & Maintenance Plan; Surface Water Lifetime Management and Maintenance Plan; and Construction Phase Surface Water Management Plan Approval.
8. Removal of the solar installation at the end of its operational life and restoration of site to previous use.

And subject to the following conditions (suitably worded):

9. Materials, colours and finishes of all structures to be agreed.
10. Requirement for notification of when development commences the generation of electricity.
11. Restoration of site (in accordance with a scheme to be agreed) no later than 30 years after development first generates electricity or within 6 months of 1 year non-electricity generation (whichever the earlier).

**77 LAND TO THE REAR 38 TO 42 NORTH ROAD, NILE STREET, LANCASTER**

A9	15/00091/FUL	Erection of a 4 storey building for student accommodation comprising of one 4-bed cluster, four 5-bed clusters and five 1-bed studios for Bayt Ltd	Bulk Ward	D
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It was proposed by Councillor Blamire and seconded by Councillor Redfern:

“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.

***Resolved:***

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

Under the scheme of public participation, Councillor Tim Hamilton-Cox was registered to speak as Ward Councillor in favour of the application and elected to speak at this meeting.

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION**

**78 UNIVERSITY OF CUMBRIA , BOWERHAM ROAD, LANCASTER**

A5 15/00913/FUL Partial demolition of the John O'Gaunt A  
Askwith Building and erection Ward  
of a new three storey teaching  
block with associated  
landscaping and replacement  
car parking and the erection of  
a single storey extension and  
installation of new windows to  
the retained part of the  
Askwith Building for the  
University of Cumbria.

It was proposed by Councillor Blamire 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 Chairman declared the proposal to be clearly carried.

***Resolved:***

That, subject to the satisfactory receipt of the Arboricultural Implications Assessment, and the removal of the outstanding highway objection, Planning Permission be granted, subject to the following conditions, as set out in the case officer's report:

1. Standard 3 year consent.
2. Development as per approved plans.
3. Prior to construction (not including demolition or site clearance) details of the following materials and finishes to be agreed:
  - All external materials and finishes to all buildings, including samples of elevational and roofing materials (the latter to include projection, soffit and fascia details);
  - All windows, doors and rainwater goods;
  - Depth of recess of horizontal flashings at floor levels;
  - Curtain-walling, including the vertical mullions/fins and projecting frame to the walling; zinc cladding and louvres;
  - Finish of the newly-exposed north-east elevation of the Asquith Building;
  - The dormer and entrance lobby to the Asquith Building;
  - All hard landscaping, floor surfaces and boundary treatments (including details of the retaining walls/plinth, steps, fixings, copings, mortar/pointing (including a sample panel), gabion wall,

- handrail, external lighting and seating features; and,
  - Paint colour of the cast iron railings.
4. Development to accord with the Arboricultural Implications Assessment (due to be submitted).
  5. Landscaping and tree planting to accord with Planting Schedule.
  6. The four replacement parking spaces to be provided prior to the building being brought into first use.
  7. Scheme to accord with Construction Management Plan, including hours of construction (0800-1800 Monday to Friday and 0800-1400 Saturday, no working Sunday or Bank Holidays) and a Scheme for Dust Control.
  8. Standard unexpected land contamination condition.

**79 WARTON GRANGE FARM, FARLETON CLOSE, WARTON**

A7 15/00847/OUT Outline application for the Warton Ward A(C)  
demolition of the existing farm  
buildings and the erection of  
up to 23 dwellings with  
associated access and  
landscaping for Mr Mike  
Barker.

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

“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 Outline Planning Permission be granted (subject to a legal agreement covering obligations in paragraph 8.1 of the case officer’s report which if the agreement is not signed and completed by 30<sup>th</sup> November 2015 officers have delegated powers to refuse the application), subject to the following conditions, as set out in the case officer’s report, with amendments made to condition 13:

1. Reserved Matters to be submitted.
2. Development in accordance with the approved plans.
3. Details to be submitted to show access.
4. Scheme for off-site highway works to be submitted.
5. Protection of visibility splays.
6. Scheme for foul water provision.
7. Surface water drainage scheme to be submitted.
8. Finished floor levels are set no lower than 700mm above 5.47m above. Ordnance Datum (AOD).
9. Development in accordance with flood risk assessment.
10. Construction Method Statement to include demolition statement.
11. Protection of trees and development to be carried out in accordance with the submitted AIA.
12. Tree works schedule.

13. Scheme submitted for ecological mitigation to include identified mitigation measures.
14. Scheme to be submitted for electric vehicle charging points.
15. Standard contaminated land condition.
16. Contaminated land – Importation of soils, materials and hardcore.
17. Prevention of new contamination.

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

18. Removal of slurry tank.
19. Drainage maintenance.
20. Landscaping maintenance.

**80 FORMER FOCUS DO IT ALL, WESTGATE, MORECAMBE**

A8 15/01014/FUL Demolition of existing building and erection of a retail warehouse with associated access, car parking and landscaping for TJ Morris Westgate Ward A

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 2 abstentions, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That subject to the submission of amended plans that satisfy the design concerns raised and delegation back to allow Site and Press Notices to expire, that Planning Permission be granted, subject to the following conditions, as set out in the case officer's report, with amendments to conditions 2, 7, 8 and 9:

1. Standard 3 year timescale.
2. Development in accordance with the list of approved amended plans.
3. Hours of construction – 0800-1800 Monday to Friday and 0800-1400 Saturday only.  
Hours of deliveries – 0730 and 1900 Monday to Saturday and 1000 to 1600 Sundays and Public Holidays.
4. Hours of opening - 0700 to 2200 Monday to Saturday and 1000 to 1800 Sundays and Public Holidays.
5. Highway condition relating to vehicles entering and leaving site in a forward gear, secure cycle and motorcycle parking.
6. Submission and approval of surface water drainage scheme.
7. Restriction on the amount of total amount of floor space 2,415sq.m (Gross Internal Area) and restrict the amount of food, drink and clothing to no more than one-third of the net sales floor space, specifically a maximum 30% of floor space for food and drink and 10% for clothing.
8. Landscaping scheme and maintenance including tree planting within the site and

- hedgerow to site frontage.
9. Notwithstanding plans - materials and finishes to be agreed and palette of materials to be agreed prior to expiration of notices.
  10. Notwithstanding plans – car parking layout to be agreed.

***The meeting adjourned at 12.05pm reconvening at 12.10pm.***

**81 WATER TREATMENT WORKS, LITTLEFELL LANE, LANCASTER**

A10	15/01117/PLDC	Proposed lawful development certificate for the installation of a floating photovoltaic solar array comprising solar panels, supporting floating frames, 2 switch gear houses and cabling for United Utilities Water Limited.	University and Scotforth Rural Ward	A
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It was proposed by Councillor Blamire and seconded by Councillor Brookes:

“That the Certificate be issued.”

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 Consent is not required for the proposed works, and a Certificate can be issued.

**82 39 DALE STREET, LANCASTER, LANCASHIRE**

A11	15/00996/FUL	Erection of a single storey rear extension for Mr & Mrs M Lunat	Jonh O’Gaunt Ward	A
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It was proposed by Councillor Ashworth and seconded by Councillor Brayshaw:

“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 to be carried out in accordance with approved plans.
3. WC window on the south elevation to be obscure glazed.

**83 95 DALE STREET, LANCASTER, LANCASHIRE**

A12 15/00999/FUL Erection of a single storey rear extension for Mr & Mrs Zuber Patel Jonh O'Gaunt Ward A

It was proposed by Councillor Pattison 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 three year timescale.
2. Development to be carried out in accordance with approved plans.
3. WC and ablution room windows on the south elevation to be obscure glazed.
4. Control the use of the flat roof.

**84 10 JACKSON TERRACE, WARTON, CARNFORTH**

A13 15/01029/FUL Erection of a replacement front porch for Mr A Dobson Warton Ward A

It was proposed by Councillor Helme 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 three year timescale.
2. Development to be carried out in accordance with approved plans.

**85 STOREY INSTITUTE, MEETING HOUSE LANE, LANCASTER**

A14 15/01168/FUL Instillation of 3 replacement Castle Ward A



gates for Miss Helen Ryan

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

“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.

**86 STOREY INSTITUTE, MEETING HOUSE LANE, LANCASTER**

A15 15/01169/LB Listed building application for Castle Ward A  
the fitting of 3 replacement  
gates for Miss Helen Ryan

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

“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.

**87 QUARTERLY REPORTING - JULY TO SEPTEMBER 2015**

Member’s received the quarterly planning report from Development Control.

***Resolved:***

That the report be noted.

**88 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.

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Chairman

(The meeting ended at 12.25 p.m.)

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