

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

8TH FEBRUARY 2016

PRESENT:- Councillors Roger Sherlock (Chairman), June Ashworth, Stuart Bateson, Eileen Blamire, Carla Brayshaw, Dave Brookes, Susie Charles (substitute for Sylvia Rogerson), Sheila Denwood, Mel Guilding (substitute for Helen Helme), Andrew Kay, James Leyshon, Margaret Pattison, Robert Redfern, Malcolm Thomas and Peter Yates.

Apologies for Absence:-

Councillors Helen Helme (Vice-Chairman) and Sylvia Rogerson.

Officers in attendance:-

Mark Cassidy	Planning Manager
Andrew Drummond	Development Manager (Planning Applications)
Sarah Hope	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W	-	Withdrawn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

129 MINUTES

The minutes of the meeting held on 11th January 2016 were signed by the Chairman as a correct record.

130 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

131 DECLARATIONS OF INTEREST

There were no declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

132 TREGOTHNAN RETIREMENT HOME , 112 BALMORAL ROAD, MORECAMBE

A5 15/01454/VCN Change of use from hotel into Harbour Ward R
home for the elderly (pursuant
to variation of conditions 2 and
3 on planning permission
01/86/1048 to allow the
premises to be used as a
rehabilitation facility for
substance misuse and to allow
a maximum of 21 persons
being accommodated on site)
for Mr Matthew Wheeldon

Under the scheme of public participation, David Croxall spoke, on behalf of Morecambe Town Council, in objection to the application and Matthew Wheeldon, the applicant, spoke in support of the application. Councillor Janice Hanson spoke as Ward Councillor in objection to the application.

It was proposed by Councillor June Ashworth and seconded by Councillor Carla Brayshaw:

“That the application be refused.”

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

Resolved:

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

1. The application fails to provide clear evidence of a locally-generated need for the facility. The business model indicates that residents are referred from a wide catchment area throughout the North West of England, with little consideration as to whether the proposal meets the housing needs of the Lancaster District. As a consequence the proposal fails to accord with the Lancaster District Core Strategy SC4, Development Management DPD Policy DM45, and the Core Planning Principles enshrined by Paragraph 17 of the National Planning Policy Framework.
2. As a consequence of the inward migration of those with drug and substance dependency problems, and in the absence of the necessary evidence referred to in (1) above, the proposal is considered to undermine the spatial regeneration aims and objectives contained in the West End Masterplan, and the

geographically-broader regeneration ambitions expressed. by Lancaster District Core Strategy Policy ER2, which identifies Central Morecambe as a Regeneration Priority Area of sub-regional importance.

3. The proposal would, as a consequence of the inward migration of those with drug and substance dependency problems, and in the absence of the necessary evidence referred to in (1), the proposal is considered to add to the burdens of pressure on existing local support services, most particularly support strategies to improve health and social wellbeing. As a consequence the proposal fails to accord with Lancaster District Core Strategy SC4, Development Management DPD Policy DM45, and the Core Planning Principles enshrined by Paragraph 17 of the National Planning Policy Framework.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

133 LAND OPPOSITE 26 TO 48, LANCASTER ROAD, OVERTON

A6	15/01156/FUL	Erection of 32 dwelling houses and associated access for Messrs Hancock & Grantham	Overton Ward	W
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The application was withdrawn prior to the Committee and no presentation took place.

134 LAND ADJACENT TO 2 ROSEGARTH, SLYNE, LANCASTER

A7	15/00972/FUL	Erection of two dwellings with associated access and landscaping for Mr Russell Sanderson	Bolton and Slyne Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor Carla Brayshaw:

“That the application be approved.”

Upon being put to the vote, 14 Members voted in favour of the proposition with 1 against, whereupon the Chairman declared the proposal to be carried.

Resolved:

That, subject to the provision of a unilateral undertaking to secure provision of a financial contribution towards affordable housing, Planning Permission be granted with the following conditions, as set out in the case officer's report, with amendments to condition no. 2:-

1. Standard 3 year time limit.
2. Development to be undertaken in accordance with approved (amended) plans.
3. Amended plans – tree survey, Arboricultural Impact Assessment, Arboricultural Method Statement dated 5th November 2015.
4. Tree protection areas as defined on Site Plan 404/101 Rev A received on 28th September 2015.

5. Scheme of surface water drainage to be submitted and agreed.
6. Hardstanding areas, including the driveway and patio areas to be undertaken in a permeable surfacing.
7. Stone detailing to be agreed.
8. Additional tree planting to be agreed.
9. Unforeseen contamination.
10. Boundary hedgerows to be retained (height to be specified as a minimum).
11. Parking provision as plan and its retention.
12. Separate system of drainage.
13. Hours of construction.

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

14. Removal of Permitted Development Rights and no creation of areas of hardstanding.
15. Finished Floor levels to be agreed.

135 SITE OF FORMER PONTINS HOLIDAY CAMP, CARR LANE, MIDDLETON

A8	15/01444/RCN	Outline application for the erection of a retirement village comprising dwellinghouses and other residential accommodation, retail, leisure, recreation and ancillary administration, and creation of a new access and circulation road (pursuant to the removal of parts xix and xxi of condition 21 on outline planning permission 00/00156/OUT relating to the use of the site as a retirement village and car free design) for The Glory Hole Ltd	Overton Ward	A
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It was proposed by Councillor Margaret Pattison and seconded by Councillor June Ashworth:

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

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

Resolved:

That parts xix and xxi of Condition 21 attached to planning permission 00/00156/OUT be removed and that all other conditions remain in force.

136 SITE OF FORMER PONTINS HOLIDAY CAMP, CARR LANE, MIDDLETON

A9	15/01568/VLA	Variation of legal agreement on planning permission 00/00156/OUT to remove the age restriction on occupants and the requirements for car-free design, a bus service and use of on-site facilities by on-site residents only, and to vary the requirements for affordable housing provision and its phasing, and the requirements for a Travel Plan for The Glory Hole Ltd	Overton Ward	A
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It was proposed by Councillor Margaret Pattison and seconded by Councillor Susie Charles:

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

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

Resolved:-

That, in accordance with S106 (A) of the Town and County Planning Act, the proposed application to modify and discharge the terms of the original agreement in relation to the applicant’s land only be granted.

Councillor Sheila Denwood left the room prior to the following item and re-entered during the presentation. Councillor Denwood abstained from the vote on Minutes 137 and 138.

137 TESCO, LANCASTER ROAD, CARNFORTH

A10	15/01438/VCN	Erection of a food retail store and relocation of existing plant hire company including demolition works and ancillary servicing and alterations to access (pursuant to the variation of condition 20 on planning permission 14/01079/VCN in relation to hours of deliveries) for Tesco Stores Ltd	Carnforth and Millhead Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor Carla 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 carried.

Resolved:-

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

20. Servicing and delivery of goods shall take place between the following hours:
0630 and 2130 hours Monday to Sunday and one delivery vehicle between midnight and 0200 hours on any one night of the week.

And, subject to the following additional condition (suitably worded);

20(a). Delivery Log

All the other conditions (including a delivery log condition) attached to planning permission 14/01079/VCN will be applied to the new planning permission but varied to account for details approved under conditions or those which are no longer applicable.

138 TESCO, LANCASTER ROAD, CARNFORTH

A11	15/01439/VCN	Erection of a food retail store and relocation of existing plant hire company including demolition works and ancillary servicing and alterations to access (pursuant to the variation of condition 19 on planning permission 14/01079/VCN in relation to hours of trading) for Tesco Stores Ltd	Carnforth and Millhead Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor Carla 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 carried.

Resolved:-

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

19. The supermarket shall not be open for trading except between the hours of 0800-2200 Monday to Saturday and 1000-1600 on Sunday without the prior written approval of the Local Planning Authority:

All the other conditions attached to planning permission 14/01079/VCN will be applied to the new planning permission but varied to account for details approved under conditions or those which are no longer applicable.

Councillor Andrew Kay left the meeting prior to the following item and did not return to the meeting.

Councillor Robert Redfern left the room prior to the following item and returned during the questions. Councillor Redfern did not participate in the vote.

139 SIDEGARTH, SIDEGARTH LANE, HALTON

A12	15/01398/CU	Change of use of existing barn to two holiday units, demolition of side extensions and erection of a 2 storey side extension for Mr & Mrs M Swindlehurst	Halton-with-Aughton Ward	A
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It was proposed by Councillor Carla Brayshaw and seconded by Councillor James 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 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 time condition.
2. Amended Plan Condition.
3. Development as per approved plans.
4. Materials to be agreed in writing and then implemented in accordance with agreed details; including:
 - Details of natural slate, including sample.
 - Details of ridge, verge and eaves details.
 - Mortar and pointing sample.
 - Details of rainwater goods.
 - Details of new stone.
 - Details of rooflights (to be conservation type), windows and doors.
 - Details of boundary treatments.
5. Submission of an arboricultural method statement (including pollarded tree).
6. Details of hard and soft landscaping.
7. Implementation of tree/hedge protection.
8. Compliance with bat mitigation within Bat Survey.
9. Creation of parking/turning prior to first use.
10. Holiday occupancy – no more than 8 weeks, bound register (i.e. not permanent

- accommodation).
11. Removal of all permitted development rights.

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

12. Archaeological recording.

No obstruction of Public Right of Way.

140 SIDEGARTH, SIDEGARTH LANE, HALTON

A13 15/01399/FUL Demolition of various Halton-with- A
extensions and erection of a Aughton Ward
single storey rear extension
and two storey side extension
for Mr & Mrs M Swindlehurst

It was proposed by Councillor Susie Charles and seconded by Councillor Stuart Bateson:

“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 carried.

Resolved:

That, subject to the receipt of amended plans, 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 condition.
3. Development as per approved plans.
4. Materials to be agreed in writing and then implemented in accordance with agreed details; including:
 - Details and samples of all external materials, including slate, roof. membrane, stone, brick, oak cladding.
 - Details of parapet, ridge, verge and eaves details.
 - Mortar and pointing sample.
 - Details of rainwater goods.
 - Details of windows and doors, including glazing link (including colour).
 - Details of boundary treatments, including retaining walls.
5. Submission of an arboricultural method statement (including pollarded tree).
6. Details of hard and soft landscaping.
7. Implementation of tree/hedge protection.
8. Archaeological recording and analysis condition.
9. Removal of all permitted development rights.

141 17 - 19 EUSTON ROAD, MORECAMBE, LANCASHIRE

A12 15/01398/CU Listed building application for Poulton Ward A
the installation of an external
street light for Mr Julian Inman

It was proposed by Councillor Eileen Blamire and seconded by Councillor Sheila Denwood:

“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 carried.

Resolved:

That Listed Building Consent be granted, subject to the following conditions:

1. Standard 3 year timescale.
2. Development to be carried out in accordance to approved plans.
3. Location and colour of the cabling to be carried out in accordance with details received and maintained as such at all times thereafter.

142 QUARTERLY REPORTING - OCTOBER TO DECEMBER 2015

Members received the quarterly planning report from the Development Management Service.

Resolved:

That the report be noted.

143 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.

Chairman

(The meeting ended at 12.30 p.m.)

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