

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

4TH APRIL 2016

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

Apologies for Absence:-

Councillor Dave Brookes

Officers in attendance:-

Mark Cassidy	Planning Manager
Mark Potts	Major Applications Planning Officer
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W	-	Withdrawn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

156 MINUTES

The minutes of the meeting held on 7th March 2016 were signed by the Chairman as a correct record.

157 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

158 DECLARATIONS OF INTEREST

Councillor Tim Hamilton-Cox declared an interest in item A6 15/01342/OUT – Land East of Ashton Road, Lancaster, the nature being that he was a signatory on account of Scotforth Residents Group which commissioned a report from external consultants with a view to identifying transport implications of the development.

Councillor Peter Yates declared an interest in item A8 15/01630/REM – Land rear of the Cemetery, Back Lane, Carnforth, the nature being that that he had submitted a formal objection to the item.

159 SITE VISIT

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

A5	15/01623/FUL	38 Hest Bank Lane, Hest Bank	Bolton and Slyne Ward
A6	15/01342/OUT	Land East of Ashton Road, Lancaster	Scotforth West Ward

The following members were present at the site visit, which took place on Wednesday 30th March 2016:

Councillors June Ashworth, Stuart Bateson, Carla Brayshaw, Margaret Pattison, Sylvia Rogerson, Malcom Thomas and Peter Yates.

Officers in Attendance:

Andrew Drummond	-	Development Manager (Planning Applications)
Mark Potts	-	Mayor Applications Planning Officer
Sarah Moorghen	-	Democratic Support Officer

160 38 HEST BANK LANE, HEST BANK, LANCASTER

A5	15/01623/FUL	Construction of a first floor balcony to the rear elevation with 1.8 meter high obscured screens to the sides and replace obscure glazed side window with clear glass for Mr Paul Newton	Bolton and Slyne	A/R
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Under the scheme of public participation, Lorraine Marcellini spoke in objection to the application and Paul Newton, the applicant, spoke in support of the application.

It was proposed by Councillor Sylvia Rogerson and seconded by Councillor Malcolm Thomas:

“(1) That Planning permission be refused for construction of a first floor balcony to the rear elevation with 1.8 meter high obscured screens to the sides.

(2) That Planning Permission be approved for the replacement of obscured glazed window with clear glass.”

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

Resolved:

- (1) That Planning Permission be refused for the construction of a first floor balcony to the rear elevation with 1.8 meter high obscured screens to the sides.
- (2) That Planning Permission be approved for replacement of obscured glazed window with clear glass, subject to the following conditions as set out in the case officer’s report:
 1. Standard three year timescale.
 2. Development in accordance with plans.
 3. Amended plan ref: HB/1/16 received on the 28/02/2016.
 4. Retention of existing boundary treatments.
 5. No balcony on flat roof of the attached garage.

Councillor Tim Hamilton-Cox had declared an interest in the following item. Councillor Hamilton-Cox left the meeting at this point and returned after determination of the item.

161 LAND EAST OF ASHTON ROAD, LANCASTER

A6	15/01342/OUT	Outline application for the development of up to 125 dwellings with associated accesses for Story Homes Ltd	Scotforth West R Ward
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Under the scheme of public participation, Ian Morgan and John Strivens spoke in objection to the application and Craig Barnes, Agent for the Applicant, spoke in support of the application.

It was proposed by Councillor James Leyshon and seconded by Councillor Stuart Bateson:

“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 Outline Planning Permission be refused for the following reasons, as set out in the case officer’s report:

1. There is insufficient information to demonstrate to the satisfaction of the Local Highway Authority that the existing highway network, particularly at the Pointer Roundabout and Boot and Shoe Junctions can accommodate the movements

generated as part of the scheme, and therefore the residual cumulative impacts of the development may be severe. The proposal therefore fails to conform to Policies DM20 and DM35 of the Development Management DPD and Paragraph 32 of the National Planning Policy Framework.

2. The proposed development by virtue of its location and access to services renders the site unattractive to walk and travel by other sustainable means of transport between workplaces, shops, schools, health care centres, recreation, leisure and community facilities and therefore it is not considered that the proposal represents sustainable development and fails to conform to Policy SC1 and E2 of the Lancaster Core Strategy, Policies DM20, DM21, DM28 and DM35 of the Development Management DPD, and Paragraphs 7 and 14 of the National Planning Policy Framework.
3. The creation of the sites access (in particular the southernmost access) would have an adverse impact on the intrinsic landscape and historic qualities of the area therefore creating an urbanising effect in the Open Countryside which fails to conform to overarching principles of sustainable development and therefore fails to conform to Policy E4 of the Lancaster District Local Plan, Policy SC1 of the Lancaster District Core Strategy, Policies DM27, DM28 and DM29 of the Development Management DPD and Paragraphs 7 and 14 of the National Planning Policy Framework.

Councillor Andrew Kay left the meeting during the questions on the following item and did not return. Councillor Kay did not take part in the vote.

162 LAND NORTH OF ROYAL OAK MEADOW, HORNBY

A7	16/01593/OUT	Outline application for the erection of up to 23 residential dwellings with associated new access for Mr John Beard	Upper Lune Valley Ward	A
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Under the scheme of public participation, Alayne Robin and John Poole spoke in objection to the application and Matthew Wyatt, Agent for the Applicant, spoke in support of the application. Councillor Peter Williamson spoke as Ward Councillor.

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

“That the application be approved.”

Upon being put to the vote, 12 Members voted in favour of the proposition with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

Resolved:

That, subject to the applicant entering into a Section 106, Outline Planning Permission be granted subject to the following conditions, as set out in the case officer’s report:

1. Standard outline condition with all matters reserved except for access.
2. Dwellings limited to 2 storeys in height.
3. Access details to be agreed.

4. Offsite Highway Works – To be agreed.
5. Scheme for foul water to be agreed.
6. Surface Water Drainage Scheme to be agreed.
7. Long term maintenance of surface water scheme to be agreed.
8. Construction Management Scheme.
9. Standard Condition – Unforeseen Contamination.
10. Written Scheme of Investigation – Archaeology.
11. Removal of Permitted Development Rights.
12. Tree Protection Plan / AIA.
13. Finished Floor Levels.
14. Biodiversity Scheme.

Councillor Peter Yates had declared an interest in the following item. Councillor Yates left the room at this point and returned after determination of the item.

163 LAND REAR OF CEMETERY, BACK LANE, CARNFORTH

A8	15/01630/REM	Reserved matters application for 14 affordable residential units with associated access, drainage and landscaping arrangements for Mr G Wallbank	Carnforth and Millhead Ward	A
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It was proposed by Councillor Carla Brayshaw and seconded by Councillor Robert Redfern:

“That the application be approved.”

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, subject to the satisfactory resolution of the flooding and highway matters, Reserved Matters Consent be granted subject to the following conditions, as set out in the case officer's report, with amendment to condition no. 9:

1. Standard Reserved Matters.
2. Development to be in accordance with the approved plans.
3. Details and samples of materials and finishes to be submitted to and approved in writing.
4. Windows and doors to be submitted.
5. Boundary Treatments to be in accordance with drawing provided.
6. Finished floor levels.
7. Removal of permitted development rights (Parts 1, 2 and 14) and building/paving over soakaways.
8. Car parking to be provided in full and retained at all times thereafter.
9. Design of the bridge to be agreed (including involvement of CH, EA and LLFA in terms of discharging details).
10. Maintenance Plan for the open space to be provided.
11. Landscaping scheme to be provided and maintained for 10 years.

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

12. Access to base course level.
13. Construction method statement.
14. Flood risk assessment.
15. Surface water management and maintenance.
16. Storm water attenuation.

164 LAND NORTH OF NEW QUAY ROAD, LANCASTER

A9 16/00090/OUT Outline application for the Marsh Ward W
erection of up to 14 dwellings
for Lancaster Port
Commissioners

The application was withdrawn prior to the Committee and no presentation took place.

The Meeting adjourned at 12.30pm and reconvened at 1pm.

165 LAND TO THE REAR OF QUEENS HOTEL, 34 - 36 MARKET STREET, CARNFORTH

A10 16/00051/FUL Demolition of outbuilding and Carnforth and A
erection of 2 one bedroom Millhead Ward
apartments and 8 two
bedroom apartments for
Dewcraft Ltd

It was proposed by Councillor Robert Redfern and seconded by Councillor Margaret Pattison:

“That the application be approved.”

Upon being put to the vote, 10 Members voted in favour of the proposition and 3 against, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That, subject to expiry on all consultation (including re-advertisement), Planning Permission be granted subject to the amendments to the scheme outlined in the case officer's report, a Unilateral Undertaking to secure financial contributions towards affordable housing and off site play space and the following conditions, as set out in the case officer's report:

1. Standard time condition.
2. Approved Plans.
3. Construction Management Plan including hours of construction.
4. Off-site highway works.
5. Details/widening of access.
6. Surface water drainage scheme.
7. Contamination investigation and remediation.
8. Noise and odour assessments and mitigation measures to prevent adverse

- impacts on occupiers.
9. Materials including windows, doors, heads, cills, mullions, render, slate, stone (including sample panel), details of pillars, eaves, verge, ridge and rainwater goods.
 10. Boundary treatments.
 11. Surfacing details and creation of parking and turning facilities prior to occupation (including how they will be demarcated for different users).
 12. Landscaping.
 13. Bin store and bike store.
 14. External lighting.

166 MOSS WOOD CARAVAN PARK, CRIMBLES LANE, COCKERHAM

A11 16/00201/FUL Change of use of land for the Ellel Ward A
siting of 25 static caravans for
Mr Henry Wild

It was proposed by Councillor Helen Helme and seconded by Councillor June 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 carried.

Resolved:

That Planning Permission be granted, subject to the following conditions, as set out in the case officer’s report, with amendment to condition no. 3:

1. Three year standard time limit.
2. Development to be in accordance with approved plans.
3. Amended plans – landscaping, colours (cream not permitted as a colour, green and browns only), materials and finishes.
4. Development of the additional landscaping with first planting season following commencement of development.
5. Caravans for holiday purposes only (maximum of 25 units).
6. Register of caravan owner/occupies main home address to be provided.
7. Precise detail of the site office to be agreed.

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

8. Anchoring.

167 GRASSCROFT, BORWICK AVENUE, WARTON

A12 16/00278/FUL Erection of one dwelling with Warton Ward A
associated access and
landscaping for Mr Julian
Stainton

It was proposed by Councillor Eileen Blamire and seconded by Councillor James Leyshon:

“That the application be approved.”

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, subject to the expiry of the site notice (5 April 2016) and no significant objections being raised, Planning Permission be granted subject to the following conditions, as set out in the case officer’s report, with amendment to condition no. 7:

1. Standard 3 year timescale.
2. Development to be completed in accordance with the approved plans.
3. Amended plans.
4. Parking areas to be provide and maintained.
5. Root protection measures set out in the detailed Arboriculture Assessment to be retained during the construction period.
6. No tree/hedges to be felled other than those agreed.
7. Details/samples of all external materials to be submitted and agreed, including boundary treatments.
8. Details of rainwater goods, eaves and fascia.
9. Obscure glazing to be provided and maintained to all first floor gable windows.
10. GDO tolerance removed window and door openings.
11. GDO tolerances removed extension.
12. Hours of construction.
13. Unforeseen contamination.

168 TOWN HALL, DALTON SQUARE, LANCASTER

A13	16/00160/FUL	Construction of a ramp to provide disabled access and creation of a doorway from an existing window opening on the side elevation for Mr Geoff Kenyon-Jackson	Castle Ward	A
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It was proposed by Councillor Robert Redfern 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 Planning Permission be granted, subject to the following conditions and referral to the National Planning Casework Unit, as set out in the case officer’s report:

1. ST01 – Standard 3 year timescale.
2. ST08 – Development to be carried out in accordance to approved plans.
3. Details to be submitted – light fittings, door finish and door opening masonry.

4. Submissions sample materials – Longridge or Derbyshire sandstone.

169 TOWN HALL, DALTON SQUARE, LANCASTER

A14	16/00161/FUL	Listed building application for the construction of a ramp to provide disabled access and creation of a doorway from an existing window opening on the side elevation for Mr Geoff Kenyon-Jackson	Castle Ward	A
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It was proposed by Councillor Robert Redfern 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 and referral to the National Planning Casework Unit, as set up in the case officer’s report:

1. ST01 – Standard 3 year timescale.
2. ST08 – Development to be carried out in accordance to approved plans.
3. Details to be submitted – light fittings, door finish and door opening masonry.
4. Submissions sample materials – Longridge or Derbyshire sandstone.

170 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 2.00 p.m.)

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