

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

29TH JUNE 2015

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

Apologies for Absence:-

Councillors June Ashworth, Dave Brookes and Sheila Denwood

Officers in attendance:-

Mark Cassidy	Planning Manager
Andrew Drummond	Development Manager (Planning Applications)
Sarah Hope	Solicitor
Sarah Moorghen	Democratic Support Officer

18 MINUTES

The minutes of the meeting held on 5th June 2015 were signed by the Chairman as a correct record.

19 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

20 SITE VISIT

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

A5	15/00271/LB	Galgate Mill, Chapel Lane, Galgate	Ellel Ward
A9	15/00080/FUL	Land at Stoney Lane, Galgate	Ellel Ward

The following members were present at the site visit, which took place on Monday 22nd June, 2015;

Councillors Roger Sherlock (Chairman), Helen Helme (Vice-Chairman), Stuart Bateson, Carla Brayshaw, Sheila Denwood, Tim Hamilton-Cox, Mel Guilding, James Leyshon, Margaret Pattinson, Robert Redfern, Malcolm Thomas and Peter Yates.

Officers in Attendance:

Mark Cassidy	-	Planning Manager
Jennifer Rehman	-	Mayor Applications Planning Officer
Sarah Moorghen	-	Democratic Support Officer

21 DECLARATIONS OF INTEREST

Councillor Tim Hamilton-Cox declared a non-pecuniary interest in item A6 14/00907/FUL – Arna Wood Farm East, Arna Wood Lane, Lancaster, the nature being that he is a colleague and in the same political group as Councillor Caroline Jackson who is in a position of influence with More Renewables (a local community interest company) which is currently negotiating to purchase a share in Arna Wood Solar Farm from the applicant company. He is also a colleague and in the same political group as Councillor Dave Brookes who is an investor in More Renewables. Councillor Hamilton-Cox is also a member of the management committee at Dallas Road Boys and Girls Club where More Renewables financed and installed solar thermal and PV arrays.

Councillor Andrew Kay declared a non-pecuniary interest in item A6 14/00907/FUL – Arna Wood Farm East, Arna Wood Lane, Lancaster the nature being that he is a colleague and in the same political group as Councillor Caroline Jackson who is in a position of influence with More Renewables (a local community interest company) which is currently negotiating to purchase a share in Arna Wood Solar Farm from the applicant company. He is also a colleague and in the same political group as Councillor Dave Brookes who is an investor in More Renewables

22 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

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|--------|---|--|
| 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 |

With the Committee's agreement the Chairman brought forward item A8.

23 LAND ASSOCIATED WITH INTACK FARM, LONG DALES LANE, NETHER KELLET

A8	14/01215/FUL	Erection of a 34.5 metre high wind turbine from ground to blade tip with associated control box and hardstanding for E J Ward & Sons	Kellet Ward	D
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The application was deferred (for future consideration) prior to the Committee and no presentation or debate took place.

APPLICATION SUBJECT TO PUBLIC PARTICIPATION

24 GALGATE MILL, CHAPEL LANE, GALGATE

A5	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	A/R
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Under the scheme of public participation, Anthony Pilling and Alan Peat spoke in support of the application.

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

“That the split decision recommended in the report be approved.”

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

Resolved:

That a split decision is reached. In the first instance:

That Listed Building Consent for external works comprising the removal of the external lift and reinstating former openings, insertion of new windows, restoration and replacement of

drainpipes and hoppers, repairs to brickwork and repointing, wet/dry rot treatment and repairs, repairs to main roof, replacement roof to lean-to extension and new rooflights to east elevation/main roof (excluding atrium lightwell), glazed porch extension, internal ramp, creation of external ramp and handrail and new security gate be granted subject to the following conditions, as set out in the case officer's report:

1. LB time Limit
2. Insofar as it relates to the approved works listed above, the development be carried out in accordance with approved drawings
3. Precise LB details to be submitted and agreed with the LPA:
 - Precise window construction details/sample including colour and finish
 - Details of brick and stone cill/head samples to reinstated openings
 - Precise details repair methods to brickwork and roof (including mortar and pointing samples and any new roof covering materials)
 - Treatment of openings/infilled openings to retained WC tower
 - Schedule of repair/restoration of lead hoppers and downpipes and details of any new rainwater goods
 - Schedule of repair and works to the railings/wall and removal of infill to west elevation (between Chapel Lane and Mill façade)
 - Schedule of repairs to fire escape (including colour and finish)
 - Schedule of repairs to chimney
 - Schedule or repair and treatment of wet/dry rot to existing timbers
 - Details of any new or repairs to external doors
 - Schedule of repair to water tank (including colour and finish)
 - Full construction details of new roof to lean-to extension to east elevation (including materials, verge/eaves and rainwater good details)
 - New rooflights (excluding atrium lightwell) to main roof and lean-to extension
 - Notwithstanding the details submitted, full details of the glazed porch extension (including the insertion of two additional vertical glazing bars to south elevation)
 - Precise details of the external security gate to the south elevation
 - Precise details of internal ramp and handrails
 - Precise details of external ramp including retaining and coping, handrail and glazing
4. Archaeological Recording

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

5. The internal ramp to be included in the approved elements.

In the second instance:

That Listed Building Consent for internal and external works comprising the creation of atrium and light well, insertion of internal partition walls, insertion of ceilings, air conditioning/ventilation systems with associated flues/plant, new lift and staircase be refused for the following reasons:

- 1) The proposed works would result in unjustified alterations to the building which would have a harmful impact on the special architectural and historic character of the grade II listed mill and would be considered contrary to policy DM30 of the Development Management DPD and paragraph 134 of the NPPF. At this time there is insufficient justification that the proposed works required to the listed building to facilitate 107 student studio apartments and with ancillary communal facilities and museum, as

shown on the submitted plans, is the optimum viable use of the building. Without such justification the local planning authority cannot conclude that the harm identified would be outweighed by the public benefits of the proposal, including securing its optimum viable use.

25 ARNA WOOD FARM EAST, ARNA WOOD LANE, LANCASTER

A6 14/00907/FUL Installation of arrays of PV Scotforth West A(C)
panels, string inverters,
underground cabling,
substation, security fencing
and CCTV mounted on up to
3m high masts, together with
construction of internal access
roads and formation of access
off Arna Wood Lane to form a
solar farm for
Mr Robert Ayres

Under the scheme of public participation, Kevan Walton, Michael Richard Smith, Chris Norman, Katie Letheren and Graham Cass spoke in opposition to the application. Gill Fenna, Emilia Scott and James Ayres, on behalf of the Applicant, spoke in support of the application.

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

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

Upon being put to the vote, 2 Members voted in favour of the proposition and 11 against with 1 abstention, whereupon the Chairman declared the proposal to have failed.

It was proposed by Councillor Kay and seconded by Councillor Hamilton-Cox:

“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:

Planning Permission be granted subject to the following conditions, as set out in the case officer's report, with amendments to conditions no.6 and no.7:

1. Standard 3 year time condition
2. Amended plans
3. Construction method statement including:
 - a) The parking of vehicles of site operatives and visitors
 - b) The loading and unloading of plant and materials
 - c) The storage of plant and materials used in constructing the development
 - d) The erection and maintenance of security hoarding
 - e) Wheel washing facilities

- f) Measures to control the emission of dirt and dust during construction
 - g) Details of working hours
 - h) Contact details of the site manager.
 - i) Temporary highway signage and warning signs at the 2 access points and along Arna Wood Lane and Stodday Lane
 - j) Details of the HGV routeing to/from the site
 - k) The location and operation of a park and ride system for site staff during the construction phase
4. Scheme for the construction of the access points.
 5. Implementation of the Arboricultural Implications Assessment detailed within the Arboriculture Appraisal dated, 24.10.14
 6. Implementation of planting proposals and submission of maintenance regime and a commitment to replace any trees/plants that fail to establish during this 10 year period post planting and a commitment to control height of hedgerows (hedge height to be specified)
 7. Ecological mitigation to include:
 - Ecological construction method statement
 - Bird mitigation strategy including monitoring
 - Habitat management plan
 - Method of grazing
 8. Access and maintenance roads to be constructed using permeable materials, precise details to be provided.
 9. Details of materials for substation
 10. Colour and finish of pole for CCTV
 11. Details of boundary treatments
 12. All cabling underground
 13. Reinstatement of land after 25 years in accordance with scheme to be submitted
 14. If the solar panels fail to produce electricity for a continuous period of 12 months the panels and associated equipment shall be removed from the site and the land shall be reinstated within a period of 3 months from the end of that 12 months in accordance with a reinstatement scheme
 15. No structure should be erected within 6.5 meters of a public sewer

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

16. Hedgerow planting to either side of the proposed access track
17. Scheme of planting to the North West boundary

26 GROVE STREET DEPOT, GROVE STREET, MORECAMBE

A12	15/00248/FUL	Demolition of existing depot and erection of two three-storey residential buildings comprising a total of 21 self-contained one-bedroom supported living apartments with associated open space and car parking for HB Villages	Harbour Ward	A
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Under the scheme of public participation Councillor Darren Clifford spoke as Ward Councillor in support of the application.

It was proposed by Councillor Pattison 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. Prior to demolition – Construction Management Plan, including hours of works (Mon to Fri 0800-1800 and Sat 0800-1400 only), dust control, location of construction parking, equipment, materials, compound and waste, tree works and protection)
4. Prior to demolition – Standard land contamination condition
5. Prior to construction – Materials including colours and finishes (brick, render, tiles, rainwater goods, eaves/soffits/verges, windows, doors, sills/heads/string course)
6. Prior to occupation – Security measures including CCTV, external lighting, boundary treatments and gates, scooter and bin stores
7. Prior to occupation – Landscaping scheme and maintenance
8. Prior to occupation – Dropped kerb and car parking provided for each block and retained at all times thereafter
9. Precautionary measures set out in Section 4 of the Bat Survey
10. Supported living, specialised accommodation for vulnerable adults with disabilities – 24 hour, 7 days a week care to be provided
11. Bunding of tanks

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

Councillor Robert Redfern left the room before the following item began and re-entered during the presentation. Councillor Redfern did not participate in the vote.

27 FANNY HOUSE FARM, OXCLIFFE ROAD, HEATON WITH OXCLIFFE

A7	15/00243/FUL	Installation of arrays of PV panels and associated frames, decentralised inverters, underground cabling, substation, transformer house, meter cabinet, stock proof fencing and CCTV mounted on	Heysham South A Ward
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up to 4m high masts, together with construction of internal access roads and formation of temporary access off Oxcliffe Road to form a solar farm, and the siting of a temporary site compound off Oxcliffe Road for Novus Solar Developments Ltd

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

“That the application be approved.”

Upon being put to the vote 13 Members voted in favour of the proposition with one abstention, whereupon the Chairman declared the proposition 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. In accordance with plans
3. Construction method statement including:
 - a) The parking of vehicles of site operatives and visitors
 - b) The loading and unloading of plant and materials
 - c) The storage of plant and materials used in constructing the development
 - d) The erection and maintenance of security hoarding
 - e) Wheel washing facilities
 - f) Measures to control the emission of dirt and dust during construction
 - g) Details of working hours
 - h) Contact details of the site manager.
 - i) Temporary highway signage and advanced warning signs at the proposed points of access to Oxcliffe Road alerting drivers to the likelihood of large slow moving vehicles
 - j) Measures to control traffic on Oxcliffe Road including temporary signals
 - k) Measures to control movements of vehicles between the site and Oxcliffe Road
 - l) Measure to protect users of the public footpaths
4. Scheme for the widening of the site access to the compound and details of surfacing
5. No tree within the site or on any immediately adjacent property or land shall be cut-down, up-rooted, topped, lopped or destroyed, nor any hedge within the site cut-down or grubbed out, other than those identified within the approved application, without the prior written approval of the local planning authority and before any site activity is commenced in association with the development.
6. Planting scheme with 10 year maintenance
7. Arboricultural Method Statement & Tree/Hedge Protection Plan
8. Ecology mitigation during construction
9. A comprehensive and detailed Habitat Management Plan for the

anticipated lifetime of the solar farm and include proposals for monitoring the ecology of the site to be used to update and develop the Management Plan as required.

10. Details of materials/finish for all new buildings/cabinets
11. Precise height, colour and finish of pole for CCTV
12. Details of all new hardstanding
13. All cabling underground
14. Reinstatement of land after 35 years in accordance with scheme to be submitted
15. If the solar panels fail to produce electricity for a continuous period of 12 months the panels and associated equipment shall be removed from the site and the land shall be reinstated within a period of 3 months from the end of that 12 months in accordance with a reinstatement scheme.

28 LAND AT STONEY LANE, GALGATE, LANCASHIRE

A9 15/00080/FUL Erection of 71 dwellings with Halton-with- A
associated access for Story Aughton Ward
Homes Limited

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

“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 Planning Permission be granted subject to the signing of a legal agreement to deliver the abovementioned planning obligations and the following conditions, as set out in the case officer's report, with amendments to condition no. 14:

1. Time Limit
2. Approved Drawings List
3. Construction method statement. It shall provide for:
 - a. The parking of vehicles of site operatives and visitors.
 - b. The loading and un-loading of plant and materials.
 - c. The storage of plant and materials used during the construction period.
 - d. The erection and maintenance of security hoarding.
 - e. Wheel wash/road sweep facilities
 - f. Surface water management during construction (to avoid contamination to ground water/beck)
 - g. Noise & Vibration control (details of any pile driving including mitigation)
4. Hours of construction limits
5. Construction details of the vehicular and pedestrian access points from the site to Stoney Lane and the PROW to be agreed including programme for implementation.
6. Roads to be built to adoptable standards to base course level before construction of the dwellings unless otherwise agreed in writing in accordance with a phased programme for construction of the development

7. Scheme for the construction of off-site highway improvement works namely:
 - Creation of parking facilities(Plots 02 – 05) Stony Lane with footway along the frontage of the site tying into existing adjacent number 23 Stony Lane.
 - Implementation of a range of off-site highway improvement works relevant to influencing vehicle speeds along Stony Lane at its junction with the aforementioned development site.
 - Measures to prohibit vehicles parking within the adopted highway at the foot of the public right of way onto Chapel Street (TBC)
8. Protection of visibility splays
9. Parking provision
10. Garage use restriction
11. Details of cycle and refuge storage for properties without garages
12. Tree Protection condition (TBC)
13. Arboricultural Method Statement
14. Landscaping condition, including bank stabilisation works (TBC)
15. Boundary plan to be implemented and site/plot enclosures provided before occupation
16. Precise scheme for ecological mitigation to be agreed
17. Development to be carried out in accordance with Flood Risk Assessment (FRA)
18. Precise drainage scheme including details of implementation and management
19. Precise details of the public open space including play equipment and maintenance programme
20. Samples of all external materials and stonework/brickwork sample panel to be provided
21. Precise architectural detailing of windows/doors/mock chimneys/roof verges/eaves/any decking raised platforms.
22. Construction details and appearance of retaining walls/features within the site
23. Implementation of a programme of archaeological work in accordance with a written scheme first submitted to and agreed in writing by the Local Planning Authority.
24. Unforeseen contamination
25. Removal of PD rights for extensions/outbuildings/roof alterations

29 LAND OFF, MILL LANE, HALTON

A10 14/01350/FUL Erection of 20 residential Halton-with- A(C)
dwellings with associated Aughton Ward
access road for Mr Jim
Entwisle

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 signing and completing of a legal agreement to secure:

Resolved:

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

1. The site is located within an area designated as Key Urban Landscape and the development of 31 dwellings would impact on the open nature of the area and the character and appearance of its surroundings contrary to the purpose of the designation. The proposal therefore fails to comply with the Core Planning Principles and Section 11 of the National Planning Policy Framework in addition to Policy DM28 of the Lancaster District Development Management Development Plan Document.
2. The proposed development would cause harm to the setting of the Grade I Listed Ashton Memorial and Williamson Park, which is a Grade II Registered Park and garden and is within a Conservation Area, and therefore would have a negative visual impact on their significance. The proposal also fails to adequately identify and assess the nature, extent and significance of any archaeological deposits on the site in order to form an appropriate mitigation strategy. As such it is contrary to the aims and objectives of the Core Planning Principles and Section 12 of the National Planning Policy Framework in addition to Policies DM31, DM32 and DM34 of the Lancaster District Development Management Development Plan Document.
3. The current scheme fails to respect the character of the built form and its wider setting as a result the design, form, materials, layout, boundary treatments, lack of open space and level of offsite parking, particularly given the sensitive and prominent nature of the site. It is therefore considered that the proposal does not represent high quality design and will not preserve or enhance the character of the adjacent Conservation Area. As such, the development is contrary to the aims and objectives of the National Planning policy Framework, in particular the Core Planning Principles and Sections 7 and 12, Policy SC5 of the Lancaster District Core Strategy and policies DM25, DM31, DM32 and DM35 of the Development Management Development Plan Document.
4. The proposal fails to adequately address the potential for adverse impacts on the amenities of the future occupiers of the development as a result of odours from the nearby commercial uses. It is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles and Section 7, and Policy DM35 Development Management Development Plan Document.
5. As a result of the scale of the development, the proposal will result in a loss of the majority of plant diversity within the site, which is considered to be of at least local nature conservation value, without adequately mitigation or compensation for this loss. The development is therefore contrary to the aims and objectives of the Core Planning Principles and Section 11 of the National Planning Policy Framework and Policy DM27 of the Lancaster District Development management Development Plan Document.

6. Part of the site forms the flood plain for the adjacent watercourse and is therefore at significant risk of flooding. Existing flood capacity will be lost as a result of the development, increasing flood risk elsewhere and within the site, which has not been adequately addressed by the application. The proposal therefore fails to comply with Section 10 of the National Planning Policy Framework and Policies DM38 and DM39 of the Lancaster District Development Management Development Plan Document.
7. The proposal fails to provide an appropriate level of affordable housing without a financial viability assessment to justify the reduced amount proposed. It is therefore contrary to Section 6 of the National Planning Policy Framework, Policy DM41 of the Lancaster District Development Management Development Plan Document and the Meeting Housing Needs Supplementary Planning Document.
8. The proposed development would cross a public sewer and as such would not comply with current United Utilities guidance in relation to separation distances set out within 'Sewers for Adoption' and does not propose a diversion. The proposal would therefore not be deliverable and as such does not comply with paragraph 173 of the National Planning Policy Framework.

The meeting adjourned at 12.50pm

The meeting reconvened at 1.20pm

31 LANCASTER MOOR HOSPITAL ANNEX, QUERNMORE ROAD, LANCASTER

A13	15/00494/REM	Reserved matters application for the fourth phase of the conversion of the Annex building into 33 residential units for Mr Andrew McMurtrie	Bulk Ward	A(P/C)
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It was proposed by Councillor Redfern 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 motion to be clearly carried.

Resolved:

That approval of Reserved Matters be granted in principal subject to delegation back to officers to agree details relating to bin storage and landscaping, and subject to the following conditions, as set out in the case officer's report:

1. Standard Reserved Matters timescale
2. Development in accordance with approved plans
3. Details agreed - sash and case windows (excluding those serving the tower),

stone cleaning, rainwater goods, hydraulic lime mortar, roof works (slates and leadwork), rooflights, porches (to match existing pattern), internal and external doors and door frames, privacy screens, vents/flues, external lighting, external surface materials, canopies, balconies, works to retained staircases, new floors, bin stores, post and wire fencing, terrace and associated parapet wall, colour finish of exposed cast iron columns, new staircases and balustrades (and associated masonry work)

4. Details required – smoke vents, blind windows, glazing details for the internal terraces, windows to the tower, details of masonry detailing around the new openings on tower, drainage details (including rainwater hoppers and pipes) for the internal terraces, detailing where the existing verge coping and wall forms the end of the new roof terraces, detailing of existing structural columns where set into partition walls, locations of any extract vents and condensing boiler flues
5. Construction of a new floor over the lightwell and the building up of the existing lower ground floor windows - in stone to match existing
6. Construction Management Scheme, including dust control and wheel cleaning facilities
7. Noise mitigation measures – to be implemented in full
8. Hours of work (Mon to Fri 0800-1800 and Sat 0800-1400)
9. Travel Plan – to be implemented in full
10. Landscaping scheme and maintenance
11. Car parking provision – prior to occupation

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

12. No occupancy prior to cricket pitch works being completed

32 LANCASTER MOOR HOSPITAL ANNEX, QUERNMORE ROAD, LANCASTER

A14	15/00502/LB	Listed building application for the fourth phase of the conversion of the Annex building into 33 residential units for Mr Andrew McMurtrie	Bulk Ward	A
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It was proposed by Councillor Redfern 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 Listed Building Consent be granted subject to the following conditions as set out in the case officer’s report:

1. Standard Listed Building timescale
2. Development in accordance with approved plans

3. Details agreed - sash and case windows (excluding those serving the tower), stone cleaning, rainwater goods, hydraulic lime mortar, roof works (slates and leadwork), rooflights, porches (to match existing pattern), internal and external doors and door frames, privacy screens, vents/flues, external lighting, external surface materials, canopies, balconies, works to retained staircases, new floors, bin stores, post and wire fencing, terrace and associated parapet wall, colour finish of exposed cast iron columns, new staircases and balustrades (and associated masonry work)
4. Details required – smoke vents, blind windows, glazing details for the internal terraces, windows to the tower, details of masonry detailing around the new openings on tower, drainage details (including rainwater hoppers and pipes) for the internal terraces, detailing where the existing verge coping and wall forms the end of the new roof terraces, detailing of existing structural columns where set into partition walls, locations of any extract vents and condensing boiler flues
5. Construction of a new floor over the lightwell and the building up of the existing lower ground floor windows - in stone to match existing
6. Construction Management Scheme, including dust control and wheel cleaning facilities
7. Noise mitigation measures – to be implemented in full
8. Hours of work (Mon to Fri 0800-1800 and Sat 0800-1400)

33 119 MAIN ROAD, BOLTON LE SANDS, LANCASHIRE

A15	15/004352/VCN	Construction of 12 apartments (pursuant to the variation of condition 3 and removal of conditions 6 and 7 on planning permission 11/01037/RENU to amend the design and remove occupancy restrictions) for Daffodil Homes Ltd	Bolton and Slyne Ward	A
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It was proposed by Councillor Rogerson 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. List of approved plans
2. Affordable Housing provision
3. Agreement covering provision and maintenance of affordable units
4. External finishes as agreed
5. Heads, cills, balconies, windows/doors, rainwater goods as agreed
6. Energy Efficiency
7. Level 3 code for Sustainable Homes

8. Provision of cycle and refuse stores (latter approved by 15/00291/FUL)
9. Car parking provided including that approved by 15/00291/FUL
10. Mortar specification
11. Hours of construction
12. Separate foul and surface water
13. Surface water management scheme
14. Wheel cleaning facilities
15. Retention of tree protection measures during construction works
16. Unforeseen soil contamination
17. Scheme to prevent parking on the grassed area within the site

34 AGRICULTURAL BUILDING ADJ DISUSED RAILWAY, STATION ROAD, HORNBY

A16 14/01030/FUL Erection of 9 dwellings and Upper Lune A(106)
associated access Valley Ward
for Mr Ian Beardsworth

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

“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 clearly carried.

Resolved:

That Planning Permission be granted subject to a s106 legal agreement in relation to an affordable housing contribution of £58,500 and the following conditions, as set out in the case officer's report:

1. Standard time condition
2. In accordance with plans
3. Scheme for construction of site access
4. Construction of internal mews court vehicular access to at least base course before any other development takes place
5. Visibility splays measuring 2.4 by 45 metres in each direction
6. Creation of pedestrian hard surfaced length of footway extending from the site's point of access with Station Road and along its frontage to a point on the "red edge" of the sites northern boundary
7. No tree within the site or on any immediately adjacent property or land shall be cut-down, up-rooted, topped, lopped or destroyed, nor any hedge within the site cut-down or grubbed out, other than those identified within the approved application, without the prior written approval of the local planning authority and before any site activity is commenced in association with the development.
8. Landscaping scheme
9. Tree Protection Plan
10. Tree Works Schedule and Arboricultural Method Statement.
11. Management scheme for the roadside hedgerow across site frontage and up to the railway bridge
12. Details of materials including sample panel of stone with mortar
13. Details of windows and doors

14. Rainwater goods, eaves, verge and ridge details
15. Surfacing materials
16. Finished floor levels in relation to a fixed datum point
17. Boundary treatments
18. Scheme for the disposal of foul and surface water
19. Investigation and remediation of contaminated land.
20. Details in relation to the importation of soil, materials & hardcore
21. Scheme for the prevention of new contamination
22. Bunding of Tanks containing fuels/solvents
23. Ecological mitigation set out in submitted report
24. Hours of construction
25. Construction Method Statement
26. Creation and retention of parking
27. Removal of permitted development rights in relation to fences, walls and gates

35 64 MANOR ROAD, SLYNE, LANCASTER

A17 15/00446/FUL Demolition of existing garage Bolton and A
and erection of a single storey Slyne Ward
side/rear extension to form
new garage and kitchen for Mr
& Mrs R Sharkey

It was proposed by Councillor Brayshaw 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 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 to the amended plans

36 93 DALE STREET, LANCASTER, LANCASHIRE

A18 15/00601/FUL Erection of a single storey rear John O'Gaunt A
extension for Ward
Mr Ismail Thagia

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 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 to approved plans

37 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 2.00 p.m.)

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