

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

3RD MAY 2016

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

Apologies for Absence:-

Councillors Stuart Bateson, Carla Brayshaw and Dave Brookes

Officers in attendance:-

Mark Cassidy	Planning Manager
Andrew Drummond	Development Manager (Planning Applications)
Sarah Hope	Solicitor
Rachel Stainton	Senior Environmental Health Officer
Sarah Moorghen	Democratic Support Officer
Tessa Mott	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W	-	Withdrawn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

171 MINUTES

The minutes of the meeting held on the 4th April 2016 were signed by the Chairman as a correct record.

172 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

173 DECLARATIONS OF INTEREST

Councillor Nicolas Wilkinson declared an interest in item A10 16/00189/FUL – Land to the Rear 38 to 42 North Road, Nile Street, Lancaster, the nature being that the Architect has worked for him.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

174 SILVERDALE VILLAGE INSTITUTE, SPRING BANK, SILVERDALE

A6	16/00297/FUL	Construction of a multi-use skating/biking/scootering bowl and tennis court with associated fencing and footpaths for Silverdale Village Institute	Silverdale Ward	R
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Under the scheme of public participation, David Sandiford spoke in objection to the application.

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

“That the application be refused.”

Upon being put to the vote, 8 Members voted in favour of the proposition and 6 against, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

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

1. As a result of the close proximity to a number of residential properties and the particularly low background noise levels at the site, the development would have an unacceptable adverse impact on the amenity of residents as a result of noise associated with the use of the proposed facilities, and it is not considered that this could be adequately mitigated. The proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles and Section 7 and policies DM26, DM35 of the Lancaster District Development Management Development Plan Document.
2. Insufficient information has been provided in relation to the position of the concrete bowl in relation to the ground level and it is therefore not possible to fully assess the visual impacts of this and consider appropriate mitigation or whether this would lead to overlooking of the nearest residential properties. Therefore, the proposal fails to comply with the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles and Section 7 and policies

DM26, DM35 of the Lancaster District Development Management Development Plan Document.

3. Insufficient information has been provided to demonstrate that the benefits of the proposed facilities outweigh the loss of a proportion of the existing playing field. As a consequence, the proposal is contrary to the National Planning Policy Framework, in particular Section 8, and Policy DM26 of the Lancaster District Development Management Development Plan Document.

175 ALLOTMENT GARDENS, EXETER AVENUE, LANCASTER

A8	16/00265/CU	Change of use of land for the retention of a cabin for Mrs Joan Houghton	John O'Gaunt	D
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Under the scheme of public participation, Councillor Elizabeth Scott spoke neutrally about the application and Richard Grant, Agent for the Applicant, spoke in support of the application.

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

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

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

Resolved:

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

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

176 HIGHER BOND GATE, ABBEYSTED ROAD, DOLPHINHOLME

A5	16/00041/OUT	Outline application for the erection of 68 dwellings with creation of a new access for Mr & Mrs D Wallbank	Ellel Ward	W
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The application was withdrawn prior to the Committee and no presentation took place.

177 LAND AT 3 TITHEBARN HILL, GLASSON DOCK

A7	16/00114/FUL	Erection of 3 holiday units raised on timber struts and creation of access and parking for Mrs C Woodward	Ellel Ward	W
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The application was withdrawn prior to the Committee and no presentation took place.

178 FORMER FRONTIERLAND SITE, MARINE ROAD WEST, MORECAMBE

A9	16/00159/VCN	Redevelopment of former amusement park to form retail units, restaurants, family pub/restaurant, hotel, associated car parking, landscaping and public art and new access (pursuant to the variations of condition 2, 3 and 4 on planning permission 14/00388/FUL to amend the approved plans, allow A1 use in zones 3, 4 and 7 and to allow the sale of ancillary convenience goods across the site) for Opus Land North	Harbour Ward	A
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It was proposed by Councillor June Ashworth and seconded by Councillor Margaret 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 to be carried.

Resolved:

That the application be approved, providing there is no objection from Lancashire County Council Highways, Conditions 2, 3 and 4 on the full planning permission element of planning consent 14/00388/FUL be varied as follows, as set out in the case officer’s report:

2. Amended Plans List Approved.
3. Amendment to use class condition (as defined in the case officer’s report).
4. Retail Floor Area (as defined in the case officer’s report).

Councillor Nicolas Wilkinson declared an interest in the following item. Councillor Wilkinson left the room at this point and returned after the determination of the item.

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

A10	16/00251/FUL	Erection of a 3 storey building for student accommodation comprising of one 4-bed cluster, two 5-bed clusters and four 1-bed studio flats for Bayt Ltd	Bulk Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor Helen Helme:

“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 some amendments to the design and the following conditions, as set out in the case officer’s report, with amendment to condition no.8:

1. Standard time condition.
2. In accordance with approved (amended) plans.
3. Construction Management Plan including hours of construction.
4. Investigation and remediation of contamination.
5. Surface water drainage scheme.
6. A scheme for noise mitigation and ventilation.
7. Creation of a length of footway between the application site and Nile Street to provide a continuous footpath to North Road.
8. Tree Protection Plan and Arboricultural Method Statement. Tree details only required if works commence prior to trees in church yard being removed.
9. Materials including windows, doors, heads, cills, mullions, render, slate, stone (including sample panel), eaves, verge, ridge and rainwater goods.
10. Surfacing details and boundary treatments.
11. Landscaping.
12. Bin and cycle storage.
13. External lighting.
14. Student occupation.

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

15. Notwithstanding the details on approved plans, fenestration sizes on the front elevation and new fenestration on the rear (3 storey gable) implemented (unless details agreed ahead of issuing a decision, in which case the approved plans need listing within condition 2).

Councillor Andrew Kay and Councillor Robert Redfern left the room prior to the following item. Neither Councillor participated in the vote.

180 137A ST LEONARDS GATE, LANCASTER, LANCASHIRE

A11	16/00189/FUL	Installation of new windows, removal of dormer and replacement rooflights for Lancaster City Council	Bulk Ward	A
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It was proposed by Councillor Margaret Pattison 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, with amendments to conditions no. 3 and 4:

1. Standard 3 year timescale.
2. Development to be carried out in accordance with approved plans.
3. Agreed window and rooflight details to be implemented.
4. Slate sample required and approved slate to be implemented.

181 QUARTERLY REPORT - JANUARY TO MARCH 2016

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

Resolved:

That the report be noted.

182 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 12.00 p.m.)

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