

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

31ST MAY 2016

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

Apologies for Absence:-

Councillor Claire Cozler

Officers in attendance:-

Mark Cassidy	Planning Manager
Andrew Clement	Planning Assistant
Angela Parkinson	Senior Solicitor
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W	-	Withdrawn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

1 APPOINTMENT OF VICE-CHAIRMAN

The Chairman requested nominations for the position of Vice-Chairman of the Planning and Highways Regulatory Committee for the Municipal Year 2016/17.

It was proposed by Councillor Blamire and seconded by Councillor Redfern that Councillor Sherlock be appointed Vice-Chairman of the Planning and Highways Regulatory Committee for the Municipal Year 2016/17.

It was then proposed by Councillor Ashworth and seconded by Councillor Rogerson that Councillor Helme be appointed Vice-Chairman of the Planning and Highways Regulatory Committee for the Municipal Year 2016/17.

Upon being put to the vote, 7 Members voted for Councillor Sherlock and 8 Members voted for Councillor Helme, whereupon the chairman declared Councillor Helme Vice-Chairman.

Resolved:

That Councillor Helme be appointed Vice-Chairman of the Planning and Highways Regulatory Committee for the Municipal Year 2016/17.

2 MINUTES

The minutes of the meeting held on the 3rd May 2016 were signed by the Chairman as a correct record.

3 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

4 DECLARATIONS OF INTEREST

Councillor Margaret Pattison declared an interest in item A10 16/00461/CU – Three Mariners, Bridge Lane, Lancaster, the nature being that her niece and her niece's partner live and work in the The Three Mariners.

Councillor Roger Sherlock declared an interest in item A12 15/01609/FUL – Skerton Community Association, Slyne Road, Lancaster, the nature being that he is the Chairman of Skerton Community Association Board of Trustees.

Councillor Robert Redfern also declared an interest in item A12 15/01609/FUL – Skerton Community Association, Slyne Road, Lancaster, the nature being that he is the Vice-Chairman of Skerton Community Association Board of Trustees.

5 SITE VISIT

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

A5	16/00265/CU	Allotment Gardens, Exeter Avenue, Lancaster	John O'Gaunt Ward
	16/00171/FUL	14 Damside Street, Lancaster	Bulk Ward
	16/00274/FUL	23 - 25 North Road, Lancaster	Bulk Ward

The following members were present at the site visit, which took place on Monday 23rd May 2016:

Councillors Stuart Bateson, Carla Brayshaw, Dave Brookes, Sheila Denwood, James Leyshon, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Roger Sherlock, Malcolm Thomas and Peter Yates.

Officers in Attendance:

Andrew Drummond – Development Manager (Planning Applications)
Kim Ireland – Assistant Planner
Eleanor Fawcett – Planning Officer
Sarah Moorghen – Democratic Support Officer
Tessa Mott – Democratic Support Officer

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

6 ALLOTMENT GARDENS, EXETER AVENUE, LANCASTER

A5 16/00265/CU Change of use of land for the retention of a cabin for Mrs Joan Houghton John O’Gaunt Ward A(C)

Under the scheme of public participation, Caroline Jackson spoke in support of the application.

It was proposed by Councillor Eileen Blamire and seconded by Councillor June Ashworth:

“That the application be approved.”

(The proposal was contrary to the case officer’s recommendation 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 be granted subject to the following conditions (in response to recently submitted changes to the appearance of the structure and in accordance with Officer’s direction regarding imposition of planning conditions) but delegated back to Officers to secure the applicant’s offer of re-siting and reductions in height.

Conditions (suitably worded):

1. Temporary 2 year consent
2. Re-siting (as per offer in Revised DAS) to be agreed
3. Reduction in height tba (as per offer in Revised DAS)
4. Colour as of 23rd May 2016 to be maintained at all times
5. Landscaping/screening tba
6. Hours of use of cabin (8am-10pm)
7. Use of cabin to be restricted to Allotment Association

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

A6	16/00051/FUL	Erection of 2 one bedroom apartments and 8 two bedroom apartments and Relevant Demolition of existing detached outbuilding for Dewcraft Ltd	Carnforth and Millhead Ward	A
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Under the scheme of public participation, Paul Gardner, Neil Woodcock and Councillor John Reynolds spoke in objection to the application.

It was proposed by Councillor Roger Sherlock and seconded by Councillor Dave Brookes:

“That the application be approved.”

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

Resolved:

That Planning Permission be granted subject to the following conditions:

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

8 FORMER CRICKET PITCH, CAMPBELL HOUSE, CAMPBELL DRIVE, LANCASTER

A7	16/00298/REM	Reserved matters application for the landscaping and drainage of the former cricket pitch area in front of Campbell House for Mr Andrew McMurtrie	Bulk Ward	A(C)
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Under the scheme of public participation, Councillor Tim Hamilton-Cox spoke in support of the application.

It was proposed by Councillor Eileen Blamire and seconded by Councillor Dave 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 carried.

Resolved:

That Approval of Reserved Matters be granted subject to the following conditions:

1. Standard Reserved Matters timescale
2. Revised Landscape Master Plan to be fully implemented
3. Details of the condition of the culvert and piped drainage system, required works to the culvert and pipeline, and an appropriate method to protect the culvert and pipe to be submitted, agreed, implemented and maintained
4. Site to be maintained in accordance with the Revised Landscape & Wildlife Management Plan

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

5. Operational Management Plan (e.g. refuse strategy, lighting, etc).
6. Completion Date/Trigger Point for the approved works to be agreed.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

9 MCDONALDS RESTAURANT, MORECAMBE ROAD, MORECAMBE

A8	16/00468/FUL	Erection of single storey extension to all elevations, reconfiguration of car park and drive-thru for McDonald's Restaurants Ltd	Torrisholme Ward	W
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The application was withdrawn prior to the Committee and no presentation took place.

10 MCDONALDS RESTAURANT, MORECAMBE ROAD, MORECAMBE

A9	16/00469/ADV	Advertisement application for the display of one internally illuminated rotating single 3-sided unit, relocation of two and display of two new internally illuminated rotating double 3-sided units, relocation of one internally illuminated welcome sign and	Torrisholme Ward	W
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display of a non-illuminated
directional sign for
McDonald's Restaurants Ltd

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

Councillor Margaret Pattison had declared an interest in the following item. Councillor Pattison left the room at this point and returned after determination of the item. Councillor Robert Redfern left the room prior to the following item and did not participate in the vote.

11 THREE MARINERS, BRIDGE LANE, LANCASTER

A10 16/00461/CU Change of use of vacant land to create a seating area for public house for Mr Tony Roberts Castle Ward A(C)

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

Resolved:

That Planning Permission be granted subject to the following conditions:

1. Standard 3 year timescale
2. Use to be carried out in accordance with the approved plans
3. Amended plan condition– site plan, seating numbers and noise management
4. Noise Management Plan approved prior to use commencing
5. Confirmation of fencing size, material and colour
6. Hours of Operation - 11:00 to 22:00
7. Restriction of external Loudspeakers
8. Retention of all existing Trees/Hedges

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

9. Tree Protection Plan (inc. surface tba)
10. Arboricultural Method Statement
11. Use of the area to be tied to the public house

12 BANK FARM, ALDCLIFFE HALL LANE, LANCASTER

A11 16/00357/FUL Demolition of rear WC and first floor balcony, erection of a single storey rear extension with balcony above and relocation of existing external staircase for Mr & Mrs Higgin Scotforth West Ward A

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

Resolved:

That Planning Permission be granted subject to the following conditions:

1. Standard three year timescale
2. Development in accordance with plans
3. Amended plan reference: 261/012 Revision B as received by email on the 24/04/2016
4. The balustrade to be fitted must be a Taperloc 9mm tempered clear frameless glass design with no handrail installed
5. The window to the northern side elevation must be a Weru Castello frame with a 68mm frame height in Iron Grey (RAL 7011)

Councillor Robert Redfern and Roger Sherlock both declared an interest in the following item. Councillor Robert Redfern and Roger Sherlock left the room at this point and returned after determination of the item.

13 SKERTON COMMUNITY ASSOCIATION, SLYNE ROAD, LANCASTER

A12	15/01609/FUL	Erection of a single storey side extension to form store and craft room for Miss Ally Mackenzie	Skerton East Ward	A
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It was proposed by Councillor Eileen Blamire 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 Planning Permission be granted subject to the following conditions:

1. Standard 3 year timescale
2. Development to be carried out in accordance to approved plans
3. Amended Plans 6th April 2016
4. Hours of construction 8-6 Mon-Fri, 8-2 Sat

14 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 12.05 p.m.)

**Any queries regarding these Minutes, please contact
Tessa Mott, Democratic Services: telephone (01524) 582074 or email
tmott@lancaster.gov.uk**