

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

25TH JULY 2016

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

Apologies for Absence:-

Councillors June Ashworth, Helen Helme and Sylvia Rogerson

Officers in attendance:-

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W	-	Withdrawn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

30 MINUTES

The minutes of the meeting held on the 27th June 2016 were signed by the Chairman as a correct record.

31 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

32 DECLARATIONS OF INTEREST

Councillors Eileen Blamire, James Leyshon and Margaret Pattison all declared an interest in item A8 16/00697/FUL McDonalds Restaurant, Morecambe Road, Morecambe and A9 16/00698/ADV McDonalds Restaurant, Morecambe Road, Morecambe. The nature being that they are all Cabinet members and the land being used for development is owned by Lancaster City Council.

33 SITE VISIT

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

A6	16/00623/RCN	Scale House Farm, Conder Green Road, Galgate	Ellel Ward
A12	16/00672/FUL	81 Hest Bank Lane, Hest Bank, Lancaster	Bolton and Slyne Ward
	16/00591/FUL	Lancaster Leisure Park, Wyresdale Road, Lancaster	John O'Gaunt Ward

The following members were present at the site visit, which took place on Monday 18th July 2016:

Councillors Stuart Bateson, Dave Brookes, Mel Guilding, Sylvia Rogerson and Malcolm Thomas.

Officers in Attendance:

Andrew Drummond	–	Development Manager (Planning Applications)
Mark Potts	–	Major Applications Officer
Robert Clarke	–	Graduate Planner
Tessa Mott	–	Democratic Support Officer

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

Councillor Roger Sherlock arrived at the meeting during the following item and did not participate in the vote.

34 81 HEST BANK LANE, HEST BANK, LANCASTER

A12	16/00672/FUL	Erection of a 2 storey side extension, construction of a rear dormer extension and creation of a new vehicular access for Mr P Jackson.	Bolton and Slyne Ward	A
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Under the scheme of public participation, Barry Maitland spoke in objection to the application.

It was proposed by Councillor Dave Brookes and seconded by Councillor Andrew Kay:

“That the application be approved.”

Upon being put to the vote, 8 Members voted in favour of the proposition and 5 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 three year timescale.
2. Development in accordance with amended plans.
3. Use as a single dwellinghouse - C3 use class – notwithstanding the GPDO 2015, express consent is required from the Local Planning Authority for any change of use.
4. Obscure glazing to side elevation garage window and door.
5. Retention of existing boundary treatments.
6. Permeable surfacing to driveway.
7. Removal of permitted development rights part 1 and 2.
8. Raise front boundary wall to 1m in height prior to occupation/development being brought into use and retained at all times thereafter.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

34 LAND NORTH OF NEW QUAY ROAD, LANCASTER, LANCASHIRE

A5	16/00581/OUT	Outline application for the erection of up to 12 dwellings including associated cycle/pedestrian access for Lancaster Port Commissioners	Marsh Ward	A
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It was proposed by Councillor Margaret Pattison and seconded by Councillor Malcolm Thomas:

“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 receipt of satisfactory statutory consultation responses regarding the amended plans, and the applicant entering into a Section 106 to secure a financial contribution towards affordable housing (equivalent to 20% on site affordable housing provision) Outline Planning Permission be granted subject to the following conditions:

1. Standard outline condition with all matters reserved.
2. Dwellings limited to 2 storeys in height.

3. Offsite Highway Works – re-instatement of 2 metre footway and 4.5m drop crossings.
4. Cycle/Pedestrian link along the Quay wall to be agreed.
5. Scheme for foul water to be agreed.
6. Surface Water Drainage Scheme to be agreed.
7. Surface Water Management Scheme.
8. Construction Management Scheme.
9. Standard Condition – Contamination.
10. Ecology scheme to be agreed.
11. Written Scheme of Investigation – Archaeology.
12. Removal of Permitted Development Rights.
13. Finished Floor Levels.
14. Development in accordance with the Flood Risk Assessment – Flood Mitigation Measures.
15. Vehicle charging point scheme

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

34 SCALE HOUSE FARM, CONDER GREEN ROAD, GALGATE

A6	16/00623/RCN	Change of use and conversion of existing redundant barn to create 4 self-contained holiday accommodation (C3) and conversion of existing outbuilding to create external storage area (pursuant to the variation of condition 17 and removal of conditions 18 and 19 on planning permission 14/00784/CU in relation to the curtilage and to allow the holiday units to be used as unfettered residential dwellings) for Mr & Mrs Wilson	Ellel Ward	R
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It was proposed by Councillor Dave Brookes and seconded by Councillor Eileen Blamire:

“That the application be refused.”

Upon being put to the vote, 7 Members voted in favour of the proposition and 5 against, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Planning Permission be refused for the following reason:

1. The site is located within the open countryside, divorced from any services and as such is not considered to be sustainable in terms of its location. It is not considered that there are any special circumstances, in this instance, to justify four new dwellings in this isolated, unsustainable location. The proposal is therefore contrary

to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles and Section 6, Policy SC1 of Lancaster District Core Strategy and Policies DM20 and DM42 of the Development Management Development Plan Document.

37 QUERNMORE PARK, FORMER NIGHTINGALE HALL, QUERNMORE ROAD

A7	16/00498/VCN	Erection of 128 residential dwellings with associated access and landscaping following the demolition of existing buildings (pursuant to the variation of condition 1 on planning permission 15/00363/VCN to vary the site layout in relation to plots 22, 23 and 28, the landscape proposals and to introduce a new house type on plot 66) for Mr Jon Partington	Bulk Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor Susie Charles:

“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. Approved plans – RETAIN (updated to reflect amended plans including approved boundary treatment layout).
2. Hours of construction – RETAIN.
3. Access phasing – RETAIN.
4. Off-site highway improvement works – RETAIN.
5. Travel plan implementation – RETAIN.
6. Parking provision – RETAIN.
7. Garage use restriction – RETAIN.
8. Cycle storage – RETAIN.
9. Boundary treatments – RETAIN.
10. Public open space provision – RETAIN (update to specify revised planning layout).
11. Landscaping scheme and management plan – RETAIN.
12. Arboricultural Method Statement and Tree Protection and Retention Plan – RETAIN.
13. Flood risk assessment – RETAIN.
14. Drainage - TBC (subject to consultation with UU and EA).
15. Contaminated land – RETAIN (subject to consultation with Contaminated Land Officer).
16. Imported soils – RETAIN.
17. Bunded tanks – RETAIN.

18. Permitted development rights removed – RETAIN.
19. Ecological Management Plan – RETAIN.
20. Japanese Knotweed – RETAIN.
21. Potential future cycle route connection – RETAIN (in accordance with approved plan references).

With the Committee's agreement, the Chairman agreed to bring forward item A10 to allow members of the public who were present for this item to leave the meeting after consideration.

34 14 DAMSIDE STREET, LANCASTER, LANCASHIRE

A10	16/00171/FUL	Redevelopment of 14 Damside Street, 20 Wood Street and adjacent land, comprising change of use of first and second floors of 20 Wood Street to one 3 bedroom student cluster flat, erection of first and second floors to 14 Damside Street to create two 3 bedroom and two 5 bedroom student cluster flats, installation of new shop front to both properties, erection of a 4 storey building of eight 2 bedroom flats and creation of a 9 bay car park at rear for Burt Properties.	Bulk Ward	R
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A site visit took place in respect of this item on 23rd May 2016 minute 5 (2016/2017) refers.

It was proposed by Councillor Roger Sherlock and seconded by Councillor Robert Redfern:

“That the application be refused.”

Upon being put to the vote, 12 Members voted in favour of the proposition and 1 against, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Planning Permission be refused for the following reasons:

1. As a result of the location of the site within flood zone 3, and the location of residential accommodation on the ground floor, in particular sleeping accommodation, it is considered that the proposal would result in unacceptable risks of flooding to future occupiers of the development, which have not been adequately mitigated. As a result, the proposal is contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core

Planning Principles and Section 10 and Policy DM38 of the Development Management Development Plan Document.

2. The current proposal, in particular relation to the four storey element, fails to respect the design, form, massing and scale of the adjacent buildings and, as a result of this is not considered to represent high quality urban design as advocated by the NPPF and will have a detrimental impact on the streetscene and the special character and appearance of this part of the conservation area. It is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles, Section 7 and Section 12 and Policies DM31 and DM35 of the Development Management Development Plan Document.

Advice:

Members are supportive of the principle of the redevelopment of this part of the Conservation Area, especially given its proximity to the bus station, so would respectfully ask that the agent/applicant works with the Regeneration and Planning department and Environment Agency to overcome the reasons for refusal.

***The meeting adjourned at 12:40pm and reconvened at 13:10pm.
With the Committee's agreement, the Chairman reordered the agenda from this point.***

39 LAND AT 50 MARKET STREET, CARNFORTH, LANCASHIRE

A11	16/00533/OUT	Erection of 8 dwellings and 4 apartments with associated parking for Mr T Johnson.	Carnforth and Millhead Ward	W
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The application was withdrawn prior to the Committee and no presentation took place.

34 72 SOUTH ROAD, MORECAMBE, LANCASHIRE

A13	16/00676/FUL	Erection of a single storey side extension, construction of a dormer extension to the rear elevation and hip to gable roof extension for Mr Michael Drury	Bare Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Eileen Blamire:

"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 Planning Permission be granted subject to the following conditions:

1. Standard three year timescale.
2. Development in accordance with amended plans.
3. Materials to match.

41 SALT AYRE SPORTS CENTRE, DORIS HENDERSON WAY, HEATON WITH OXCLIFFE

A14	16/00552/FUL	Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin for Suzanne Lodge	Skerton West Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Susie Charles:

“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 plan condition – Jump tower dimensions, material and lighting.
4. Materials to match – brickwork of extension.
5. Hours of construction 8-6 Mon-Fri, 8-2 Sat.
6. Floodlight Hours - 08:00 to 22:00.

Councillors Eileen Blamire, James Leyshon and Margaret Pattison had all declared an interest in the following two items. Councillors Eileen Blamire, James Leyshon and Margaret Pattison left the room at this point and did not return to the meeting.

42 MCDONALDS RESTAURANT, MORECAMBE ROAD, MORECAMBE

A8	16/00697/FUL	Erection of single storey extension to all elevations and reconfiguration of car park and drive-thru for McDonald's Restaurants Ltd	Torrisholme Ward	A
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It was proposed by Councillor Claire Cozler and seconded by Councillor Susie Charles:

“That the application be approved.”

Upon being put to the vote, 9 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 following conditions:

1. Standard 3 year timescale
2. Development to be carried out in accordance to approved plans

3. Arboricultural Method Statement
4. Scheme for tree/hedge protection
5. Scheme for new trees on site
6. No trees to be removed
7. Maximum public floor space 120sqm and retention of carpark provision
8. Hours of construction (Mon to Fri 0800-1800 and Sat only 0800-1400)

43 MCDONALDS RESTAURANT, MORECAMBE ROAD, MORECAMBE

A9	16/00698/ADV	Advertisement application for the relocation of one internally illuminated rotating single 3-sided unit, relocation of two and display of two new internally illuminated rotating double 3-sided units, two internally illuminated customer order display units, relocation of one internally illuminated welcome sign and display of a non-illuminated directional sign for McDonald's Restaurants Ltd	Torrisholme Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Susie Charles:

"That the application be approved."

Upon being put to the vote, 9 Members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Advertisement Consent be granted subject to the following conditions:

1. Standard Advertisement Timescale (5 years).
2. Advertisements to be carried out in accordance to approved plans.
3. Advertisement Standard Condition Number 1.
4. Advertisement Standard Condition Number 2.
5. Advertisement Standard Condition Number 3.
6. Advertisement Standard Condition Number 4.
7. Advertisement Standard Condition Number 5.
8. Illumination of the signage restricted to approved store opening hours.
9. Limits of the luminance of signage.

44 QUARTERLY REPORTS - APRIL TO JUNE 2016

Members received the Quarterly Planning Report from the Development Management Service.

Resolved:

That the report be noted.

45 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 1.42 p.m.)

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