

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

10.30 A.M.

22ND AUGUST 2016

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

Apologies for Absence:-

Councillors June Ashworth, Helen Helme, Andrew Kay and Sylvia Rogerson

Officers in attendance:-

Mark Cassidy	Planning Manager
Sarah Hope	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W	-	Withdrawn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

**46 MINUTES**

The minutes of the meeting held on the 25<sup>th</sup> July 2016 were signed by the Chairman as a correct record.

***With the Committee's agreement the Chairman moved item 3 'Items of Urgent Business authorised by the Chairman' to the end of the agenda.***

47 DECLARATIONS OF INTEREST

Councillor Carla Brayshaw declared an interest in item A7 16/00578/FUL Rear of Pleasureland, Marine Road Central, Morecambe, the nature being that she knew the applicant who was a contributor towards Morecambe Carnival funds and she was on the Morecambe Carnival Organising Committee.

***The Chairman Councillor Carla Brayshaw had declared an interest in the following item. Councillor Brayshaw left the room at this point and returned after determination of the item.***

***Due to the absence of the Vice-Chairman, the Solicitor requested nominations for a Chairman to take the chair for the following item.***

***It was proposed by Councillor Eileen Blamire and seconded by Councillor Margaret Pattison:***

***“That Councillor Roger Sherlock be appointed Chairman for item A7 16/00578/FUL Rear of Pleasureland, Marine Road Central, Morecambe only.”***

***Upon being put to the vote, Members voted unanimously in favour of the proposition, and Councillor Sherlock took the Chair.***

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION**

48 REAR OF PLEASURELAND, MARINE ROAD CENTRAL, MORECAMBE

A7	16/00578/FUL	Erection of a two storey indoor trampoline park with associated landscaping and parking and extension of terrace to rear of Pleasureland for Mr Solomon Reader	Poulton Ward	A
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Under the scheme of public participation, Debbie Thompson spoke in objection to the application.

It was proposed by Councillor Margaret Pattison 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 time condition.

2. Approved plans.
3. Construction Management Plan.
4. Investigation/ remediation of contaminated land.
5. Surface water drainage scheme, management and maintenance plan.
6. Noise mitigation, including noise generated by the plant.
7. Off-site highway improvement works namely: Implementation of a range of off-site highway improvement works relevant to influencing vehicle speeds along Northumberland Street at its point of access with "Winter Gardens" car park.
8. Notwithstanding the approved plans, precise details of layout out of the car park and pedestrian links, including materials, lighting, benches, cycle stands, bollards, landscaping and maintenance.
9. Notwithstanding the approved plans, materials/details including – cladding (material, colour and arrangement), roofing material, windows/doors (including any effects to glazing), eaves and ridge details, rainwater goods, boundary treatments.
10. Notwithstanding the approved plans, materials/details of extended terrace.
11. Secure staff cycle facilities (notwithstanding details shown on submitted plan).
12. Opening hours 09.00 – 22.00.
13. Delivery hours 08.00 – 19.00.
14. No external storage higher than the approved boundary treatment.

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION**

**49 ASHTON GOLF CENTRE, ASHTON ROAD, ASHTON WITH STODDAY**

A5	16/00665/FUL	Change of use of golf driving range (D2) for the siting of 14 holiday chalets (C1) and creation of a new access point for Mr & Mrs Lake	Ellel Ward	W
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The application was withdrawn prior to the Committee and no presentation took place.

**50 HEST BANK LANE GARAGE, HEST BANK LANE, SLYNE**

A6	16/00722/FUL	Erection of detached storage building for Mr C. Bradley	Bolton and Slyne Ward	D
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It was proposed by Councillor Malcolm Thomas and seconded by Councillor Dave Brookes:

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

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 deferred to enable a site visit to take place.

51 RED COURT CARAVAN PARK, LANCASTER ROAD, CARNFORTH

A8	16/00569/FUL	Demolition of existing Working Men's Club, erection of a 3 storey retirement home comprising 40 apartments and communal facilities, alterations to the roadside wall, and associated landscaping works to provide car park and garden spaces for McCarthy & Stone Retirement Lifestyles Ltd	Carnforth and Millhead Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor Robert 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 carried.

**Resolved:**

That Planning Permission be granted subject to the signing and completing of a Unilateral Undertaking to secure a financial contribution towards affordable housing provision in the District and subject to the following conditions listed below. This decision is delegated back to Officers to conclude the affordable housing negotiation, as well as Officers having delegated approval to refuse the application if an agreement is not secured.

1. Standard 3 year timescale.
2. Development in accordance with approved plans.
3. Construction Method Statement.
4. Must comply with existing approved Tree Method Statement.
5. Surface water drainage scheme and management/maintenance plan.
6. Materials, including colours and finishes (reconstituted stone, render, roof tiles, ridge tile, windows, doors, rainwater goods, fascias/verges/soffits, balconies, dormer cladding, surface treatments, boundary treatments, external lighting).
7. Off-site highway works (bus stop upgrades either side of Lancaster Road and highway works to facilitate crossing point over Lancaster Road)
8. Landscaping scheme (incorporating additional tree planting) and maintenance regime.
9. Lancaster Road boundary wall – details required but not to be lowered below the height of the southern half of the existing wall and pedestrian archway to be retained.
10. Recommendations of the Extended Phase 1 Habitat Survey and the Bat Survey to be implemented.
11. Obscure, fixed (non-opening) glazing to first and second floor windows on north elevation.
12. Approved Arboricultural Implications Assessment and Tree Protection Plan to be implemented.
13. Parking, turning space and access road – approved details to be implemented.
14. Hours of construction (Mon to Fri 0800-1800 and Sat 0800-1400).
15. Separate drainage system.

52 **BROOKSIDE, WHAMS LANE, BAY HORSE**

A9	16/00570/FUL	Demolition of agricultural building, erection of a detached residential dwelling, a garage/workshop, installation of solar array panel and erection of two polytunnels for Mr Ken Parker	Ellel Ward	D
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It was proposed by Councillor Susie Charles and seconded by Councillor Malcolm Thomas:

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

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

**Resolved:**

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

53 **MOSS WOOD CARAVAN PARK, CRIMBLES LANE, COCKERHAM**

A10	16/00806/VCN	Change of use of land for the siting of 25 static caravans (pursuant to the variation of condition 4 on planning permission 16/00201/FUL relating to the use of colours of the static caravans) for Mr Henry Wild	Ellel Ward	A
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It was proposed by Councillor Susie Charles 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. The development has been implemented within 3 years from the date of the permission (4 April 2016).
2. Development to be in accordance with approved plans.
3. Amended plans – landscaping, colours, materials and finishes.
4. Notwithstanding the details hereby agreed under the amended plan and information received on 22 March 2016, the caravan colours shall be limited to cream, green and brown.

5. Details relating to the caravan ground anchor system as amended by information received on 29 March 2016.
6. Approved landscape scheme dated 22 March 2016 shall be implemented within first planting season following commencement of development.
7. Caravans for holiday purposes only (maximum of 25 units).
8. Register of caravan owner/occupies main home address to be provided.
9. Precise detail of the site office to be agreed.

**54 8 FELL VIEW, CATON, LANCASTER**

A11	16/00692/FUL	Erection of a single storey rear extension for Mr Tom Greenwood	Lower Lune Valley 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 the amended plans.

**55 SALT AYRE SPORTS CENTRE, DORIS HENDERSON WAY, HEATON WITH OXCLIFFE**

A12	16/00828/ADV	Advertisement application for the display of one internally illuminated individual letter sign for Suzanne Lodge	Skerton West Ward	A
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It was proposed by Councillor Jon Barry 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 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. Limits of the luminance of signage.

**56 ASHTON MEMORIAL, WILLIAMSON PARK, WYRESDALE ROAD**

A13 16/00824/LB Listed building application for John O'Gaunt A  
internal repair works to the Ward  
dome for Ms Sarah Price

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

***Resolved:***

That Listed Building Consent be granted subject to the following conditions:

1. Standard 3 year timescale.
2. Works to be carried out in accordance to approved plans.
3. Condition survey interior ground floor.
4. Scheme for the protection of interior and fittings, including details of removal, secure storage, restoration and reinstatement where required.
5. Methodology and details of dome paint.
6. Details and sample of plaster, mortar and stone.
7. Timescale for reinstatement of paintings/murals.

**57 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.

**58 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN: RESPONSE TO A CONSULTATION FROM LANCASHIRE COUNTY COUNCIL ON THE MANAGEMENT OF HEAVY GOODS VEHICLE MOVEMENTS**

That, in accordance with Section 100(B)(4) of the Local Government Act 1972 the Chairman had agreed with this item being considered as an item of urgent business. The reason being that a response to the consultation required agreement prior to the next meeting of the Committee.

The Committee considered a report of the Chief Officer of Regeneration and Planning to obtain a view from the Committee on the County Council's proposals to introduce restrictions on HGV movements within the central urban areas of Lancaster and Morecambe.

It was proposed by Councillor Susie Charles and seconded by Councillor Eileen Blamire:

“That the recommendation in the report 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 County Council be advised that Lancaster City Council agrees with its proposals for a HGV Movement Strategy subject to the following matters being appraised:

- (1) That the County Council consider whether certain areas of the district should be subject to delivery time controls for vehicles involved in direct servicing and deliveries (as per the delivery time controls that are operational within the existing City Centre).
- (2) That similarly, the County Council also consider the possibility of restrictions on vehicle width (in some site-specific areas of the district) as part of the consultation; and,
- (3) That further clarity is provided in due course regarding the enforcement regime, and responsibilities for enforcement.

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Chairman

(The meeting ended at 11.55 a.m.)

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