

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

19TH SEPTEMBER 2016

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

Apologies for Absence:-

Councillors James Leyshon, Stuart Bateson and Margaret Pattison

Officers in attendance:-

Mark Cassidy	Planning Manager
Andrew Drummond	Development Manager (Planning Applications)
Angela Parkinson	Senior Solicitor
Jennifer Rehman	Major Applications Planning 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W	-	Withdrawn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

59 MINUTES

The minutes of the meeting held on the 22nd August 2016 were signed by the Chairman as a correct record.

60 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

61 DECLARATIONS OF INTEREST

There were no declarations of interest.

62 SITE VISIT

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

A6	16/00570/FUL	Brookside, Whams Lane, Bay Horse	Ellel Ward
A7	16/00722/FUL	Hest Bank Lane Garage, Hest Bank Lane, Slyne	Bolton and Slyne Ward

The following members were present at the site visit, which took place on Monday 12th September 2016:

Councillors Eileen Blamire, Carla Brayshaw, Dave Brookes, Claire Cozler, Mel Guilding, Helen Helme, Margaret Pattison, Robert Redfern, Sylvia Rogerson and Malcolm Thomas.

Officers in Attendance:

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

63 LUNESIDE EAST, ST GEORGES QUAY, LANCASTER

A5	16/00574/FUL	Demolition of existing mill building, erection of 3 buildings comprising ground floor ancillary uses (Classes A1-A4, B1a, D1 and D2) and student accommodation above and 1 building of student accommodation, conversion of existing pump house to a mixed use communal facility (Classes A2, B1a and D1), and associated access, parking, servicing and landscaping / public realm works for Luneside East Ltd	Castle Ward	A
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Under the scheme of public participation, Stephen Loxam spoke in objection to the application.

It was proposed by Councillor Janice Hanson and seconded by Councillor Helen Helme:

“That the application be approved.”

Upon being put to the vote, 10 Members voted in favour of the proposition and 3 against, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Planning Permission be granted, subject to signing of a legal agreement securing public open space contribution and the undertaking concerning the access and internal road serving the southern part of the development, and the following conditions:

1. 3 year Time Limit.
2. Approved Plans List.
3. Phasing Plan.
4. Standard Demolition.
5. Submission of Construction Environment Management Plan (CEMP).
6. Access details.
7. Notwithstanding details a submitted scheme for off-site highway works to be delivered.
8. Submission of car parking management strategy.
9. Travel Plan.
10. Details of all external materials & detailing (brickwork including mortar and pointing; junctions between approved materials; rainwater goods; roofing detailing; window and door details; curtain glazing details).
11. Drainage on separate systems.
12. Full details of foul and surface water drainage scheme to be agreed.
13. Maintenance and management plan of drainage scheme.
14. Finished flood levels to be agreed.
15. Scheme for the protection of noise transmission between residential and commercial spaces including acoustic insulation and details of plant and rating levels.
16. Construction Noise – pile driving.
17. Site Investigation (full SI for footprint of the mill building and preliminary risk assessment with remediation/verification report utilising existing data for the remainder of the site).
18. Importation of Soil, materials and hard-core.
19. Development to be carried out in accordance with the Ecological Report – precautionary bat/bird surveys to be carried out before demolition. Scheme for mitigation to be included and agreed.
20. Tree Protection Measures.
21. Sub-station details (position, appearance and enclosure details).
22. Restriction of operating hours and hours of use of external space for the commercial elements of the scheme.
23. Scheme for the management and maintenance of the public realm and landscaping areas, including the external gymnasium. Scheme to include measures to prevent deliveries/servicing associated with the development within the public realm space.
24. Precise soft and hard landscaping details including schedule for re-use of stone to be submitted and agreed.
25. Details of external lighting.

26. Details of external refuse enclosure and refuse strategy to be agreed.
27. Scheme for crime prevention measures including details of CCTV and access arrangement for the student accommodation including use of public realm under the arches.
28. Scheme for Odour Control (for any A3/A4) uses.
29. Notwithstanding the details submitted, the location of the two electric charging bays to be agreed and shall be located outside the adopted highway.
30. Development to be carried out in accordance with the FRA.
31. Parking provision and cycle provision to be provided in accordance with approved layout drawing.
32. Development to be carried out in accordance with glazing and ventilation specifications set out in Noise and Vibration Report.
33. No amplified external music unless otherwise agreed with the LPA.
34. Hours of Construction.
35. Student Use condition.
36. Commercial Uses (as applied for only) removing commercial PD.
37. Commercial Space to Block A to remain ancillary to the student accommodation.
38. No single operator to occupy the ground floor commercial space indicated on drawings for each Block.
39. Maximum commercial unit size limited to 300sq.m.
40. Removal of PD (Part 2 Minor Operations Class A) gates, fences and walls.
41. No roof gardens without express consent of the LPA
42. Loading bay prior to occupation of building B,C or D.

64 BROOKSIDE, WHAMS LANE, BAY HORSE

A6	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	R
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Under the scheme of public participation, Councillor Susie Charles spoke in support of the application.

It was proposed by Councillor Helen Helme and seconded by Councillor Andrew Kay:

“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, 6 Members voted in favour of the proposition and 8 against, whereupon the Chairman declared the proposal to be lost.

It was then proposed by Councillor Janice Hanson and seconded by Councillor Eileen Blamire:

“That the application be refused.”

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

Resolved:

That Planning Permission be refused for the following reasons:

1. The site is located within Whams Lane in a central position of existing ribbon development in the rural hamlet of Bay Horse. Bay Horse contains minimal key services and as such is not considered to be sustainable in terms of its location. The site does not have immediate and direct access to key services and infrastructure and would realistically only be accessible by using a private car. In addition it has not been demonstrated that the development would enhance or maintain the vitality of the local community or help sustain services in nearby settlements. There has been no exceptional justification provided to support this development in an unsustainable rural location such as an existing agricultural or forestry need. As such the proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles, and does not fall within any of the circumstances set out in Paragraph 55, Core Strategy policy SC1, and Policies DM20 (criteria II) and DM42 of the Development Management Development Plan Document.
2. The proposed polytunnels, by virtue of their size, scale and footprint, will be a dominant feature in the wider landscape and will be an unneighbourly feature at relatively close proximity to the nearest neighbouring dwelling (Oak Villa). As a consequence they are considered to represent inappropriate development by virtue of the impact upon Oak Villa and are therefore considered contrary to policy DM35 of the Development Management DPD and the provisions of paragraph 17 of the National Planning Policy Framework.

Councillor June Ashworth left the room prior to the following item and did not return to the meeting.

65 HEST BANK LANE GARAGE, HEST BANK LANE, SLYNE

A7	16/00722/FUL	Erection of detached storage building for Mr C. Bradley	Bolton and Slyne Ward	A
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It was proposed by Councillor Peter Yates and seconded by Councillor Roger Sherlock:

“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.

3. Standard contamination condition.
4. Materials (including colours and finishes) to match existing buildings.
5. On site parking shall be carried out in accordance with the amended proposed site plan as well as a manoeuvring/turning area, and kept available for such use at all times.
6. Details of the surface or paved car park to be submitted, including marking out of car spaces as per the approved plan.
7. The building shall not be brought into use before condition 6 has been carried out.
8. Hours of construction (Mon to Fri 0800-1800 and Sat 0800-1400 only).
9. The outbuilding to be used for the storage of car parts only. In particular no other operations (other than the storage of car parts) shall take place within the outbuilding.
10. No outdoor storage.

The meeting adjourned at 12:30pm and reconvened at 13:05pm.

Councillor Sylvia Rogerson left the meeting prior to the following item and did not return to the meeting.

66 LAND TO THE SOUTH EAST OF, LOWER ADDINGTON FARM, KIRKBY LONSDALE ROAD

A8	16/00606/FUL	Erection of an agricultural building for free-range hens and creation of a new access point for W.A. Agriculture Ltd	Kellet Ward	R
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It was proposed by Councillor Eileen Blamire and seconded by Councillor Janice Hanson:

“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 refused for the following reasons:

1. By reason of the size, siting and design of the building, the topography of the land, the size, design and location of the proposed access, including the removal of a section of woodland trees, and the associated engineering operations, the development will have a detrimental impact on the character and appearance of the landscape, including the incongruous and urbanising impact on this rural road and the significant harm to the established woodland belt. As a result of this, the development would also have an adverse impact on the setting of the Forest of Bowland Area of Outstanding Natural Beauty. The proposal is therefore contrary to the aims and objectives of the core Planning Principles and Sections 7 and 11 of the National Planning policy Framework, Saved Policies E3 and E4 of the Lancaster District Local Plan, and Policies DM28, DM29 and DM35 of the Development management Development Plan Document.

67 THE COACH HOUSE, HORNBY ROAD, CLAUGHTON

A9	16/00855/FUL	Erection of a detached two-storey dwelling with attached garage for Mr Stephen Wilkinson	Lower Lune Valley Ward	W
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The application was withdrawn prior to Committee and no presentation took place.

68 BANK FARM, ALDCLIFFE HALL LANE, LANCASTER

A10	16/00896/FUL	Demolition of rear WC, erection of a replacement balcony and relocation of existing external staircase for Mr & Mrs Higgin	Scotforth West Ward	A
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It was proposed by Councillor Dave Brookes and seconded by Councillor Mel Guilding:

“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. The balustrade to be fitted must be a Taperloc 9mm tempered clear frameless glass design with no handrail installed.

69 LANCASTER WASTEWATER TREATMENT WORKS, STODDAY LANE, LANCASTER

A11	16/01051/CCC	Erection of solar photovoltaic panels and associated works including switchgear housing, security fencing and integral connection to Lancaster Waste Water Treatment Works for United Utilities Water Limited	Scotforth West Ward	NO
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It was proposed by Councillor Eileen Blamire and seconded by Councillor Helen Helme:

“That the County Council be advised that the City Council has no objection to the application subject to the conditions set out in the report.”

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 City Council has no objection to the proposal, subject to the following:

- Additional planting takes place along the northwest boundary where gaps in the existing boundary treatment exist in order to help screen the development. If this boundary is not under the control of the applicant, additional planting should take place within the site, adjacent to the boundary to ensure that the development is adequately screened for the lifetime of its operation.
- Additional planting between the site and the nearby residential properties to help screen the development from residential properties should be mature and well established at the point of planting, it should provide sufficient natural screening with immediate effect.
- Some enhancement to biodiversity is recommended. Other similar sites have included the requirement for a Habitat Management Plan.
- Consideration given to hours/times of maintenance to ensure no detrimental impact on the adjacent properties.

70 THE OLD CO OP YARD, KELLET ROAD, CARNFORTH

A12	16/00524/ADV	Advertisement application for the display of a non-illuminated free standing sign for Mrs Isobel Taylor and Mr Paul Tomlinson	Carnforth and Millhead Ward	A
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It was proposed by Councillor Dave Brookes and seconded by Councillor Claire Cozler:

“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 amended plans (27/8/16) and details of colours (6/6/16).
3. Existing footing to be used and above ground tree structures to be undisturbed.
4. Advertisement Standard Condition Number 1.
5. Advertisement Standard Condition Number 2.
6. Advertisement Standard Condition Number 3.
7. Advertisement Standard Condition Number 4.
8. Advertisement Standard Condition Number 5.

71 20 ALAMEIN ROAD, CARNFORTH

A13	16/01007/FUL	Demolition of outbuilding and erection of a single storey rear and side extension for Mr Tom Greenwood	Carnforth and Millhead Ward	A
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It was proposed by Councillor Andrew Kay and seconded by Councillor Malcolm 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 carried.

Resolved:

That Planning Permission be granted subject to the following conditions:

1. Standard three year timescale.
2. Development to be carried out in accordance with the amended plans.
3. Retention of existing boundary treatments.

72 TOWN HALL, DALTON SQUARE, LANCASTER

A14	16/00942/FUL	Construction of a ramp to provide disabled access and creation of a doorway from an existing window opening on the side elevation for Mr Gary Watson	Castle Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Claire Cozler:

“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. ST01 – Standard 3 year timescale.
2. ST08 – Development to be carried out in accordance to approved plans.
3. Details to be submitted – door finish and door opening masonry.
4. Submissions sample materials – Longridge or Derbyshire sandstone.
5. Details of lighting and wiring.

73 TOWN HALL, DALTON SQUARE, LANCASTER

A15	16/00943/LB	Listed building application for the construction of a ramp to provide disabled access and	Castle Ward	A
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creation of a doorway from an existing window opening on the side elevation for Mr Gary Watson

It was proposed by Councillor Robert Redfern and seconded by Councillor Claire Cozler:

“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. ST02 – Listed Building 3 year timescale.
2. ST08 – Development to be carried out in accordance to approved plans.
3. Details to be submitted – door finish and door opening masonry.
4. Submissions sample materials – Longridge or Derbyshire sandstone.
5. Details of lighting and wiring.

74 9 WALTHAM COURT, HALTON, LANCASTER

A16	16/0090/TPO	Crown reduction by 30% for Mr Chris Ollerton	Halton-with-Aughton Ward	A
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It was proposed by Councillor Mel Guilding and seconded by Councillor Andrew Kay:

“That consent be granted for the tree works application.”

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 consent to undertake works to the protected tree is granted subject to the following conditions:

1. That in respect of T1 – Oak - crown thinning and works to maintain the canopy height at 3m above ground level, by a maximum of 15% of the overall live crown mass. Live branches removed must be limited to epicormic growth and secondary branches not exceeding 4cm in diameter. The natural shape and balance of the canopy must be maintained.
2. That all work must be undertaken in accordance to British Standard (BS) 3998 (2010) – Tree Work.
3. Standard condition - Nesting Birds and Bats.

75 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 1.35 p.m.)

**Any queries regarding these Minutes, please contact
Tessa Mott, Democratic Services: telephone (01524) 582074 or email
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