

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

17TH OCTOBER 2016

PRESENT:- Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Dave Brookes, Abbott Bryning, Claire Cozler, Mel Guilding (Substitute for Stuart Bateson), Andrew Kay, Margaret Pattison, Robert Redfern, Roger Sherlock, Sylvia Rogerson, Malcolm Thomas and Peter Yates

Apologies for Absence:-

Councillors Stuart Bateson and Eileen Blamire

Officers in attendance:-

Mark Cassidy	Planning Manager
Petra Williams	Planning Officer
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W	-	Withdrawn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

76 MINUTES

The minutes of the meeting held on the 19th September 2016 were signed by the Chairman as a correct record.

77 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

78 DECLARATIONS OF INTEREST

Councillor Carla Brayshaw declared an interest in item A9 16/01094/FUL – Land between 24-25 Hestham Crescent, Morecambe, the nature being that she was related to the applicant.

79 LAND SOUTH OF BREWER'S BARN BETWEEN LANCASTER CANAL, A601(M) AND
WHERNSIDE GROVE, CARNFORTH, LANCASHIRE

A5	13/00211/OUT	Outline application for a new inland marina (up to 50 berths), associated facilities building, hotel, associated parking and new access arrangements for Mr R. Hughes	Carnforth and Millhead Ward	D
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The application was deferred for consideration at a future meeting.

80 LAND AT CARNFORTH BROW, CARNFORTH

A6	16/00798/REM	Reserved matters application for the erection of 6 dwellings with associated new access for Loxam Riley	Carnforth and Millhead Ward	A(C)
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It was proposed by Councillor Helen Helme and seconded by Councillor Andrew Kay:

“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 Reserved Matters be granted subject to receipt of amended plans addressing the layout and private amenity concerns, and the following conditions:

1. Standard Reserved Matters timescale.
2. Development in accordance with amended plans (to be listed).
3. Notwithstanding submitted plans, details of materials, including finishes and colours - roof, wall, windows, doors, garage doors, surface and boundary treatments (including the retaining wall) - to be submitted and approved.
4. Details of foul and surface water drainage maintenance schemes.
5. Development in accordance with the submitted hedge translocation plan.
6. Development in accordance with the submitted hedge & tree protection plan.
7. Development in accordance with the submitted proposed hedge work plan.
8. Development shall be carried out in accordance with the submitted planting plan.
9. Details of surfacing and access arrangements to public right of way.
10. Removal of permitted development rights – Parts 1, 2 and 14.
11. Finished floor levels/ground levels (sectional drawings).

81 LAND OFF SWALLOW CLOSE, BOLTON LE SANDS, LANCASHIRE

A7	16/01041/VCN	Erection of 30 dwellings with associated access and landscaping (pursuant to the variation of condition 2 on planning permission 15/01278/FUL for the substitution of house types on plots 5, 6, 7 and 8) for Mr Middlebrook	Bolton and Slyne Ward	A
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It was proposed by Councillor Sylvia Rogerson 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 varied conditions as set out below to account for the proposed minor material amendments and details previously agreed by the earlier planning permission, together with the original S106 securing on-site affordable housing and an open space contribution:

1. Approved Plans/Details list (amended to remove include the revised house types and details agreed under the original conditions 6, 7 and 8).
2. Approved Construction Method Statement to be adhered to during construction.
3. Approved Ecology Management Plan to be adhered and mitigation retained and managed at all times thereafter.
4. Approved Drainage scheme to be implemented.
5. Approved Maintenance and Management of SuDS document to be adhered and maintained at all times thereafter.
6. Approved Landscaping Plan and Public Realm Management to be provided and retained/managed at all times thereafter.
7. Tree Protection during construction.
8. Unforeseen Contamination.
9. Hours of Construction.
10. Removal of PD (Parts 1, 2 and 14).
11. Garage use condition.

82 LAND AT CANAL BANK STABLES, ASHTON ROAD, LANCASTER

A8	16/00764/FUL	Erection of a detached dwelling (C3) and associated access for Miss Emma Wilson	Scotforth West Ward	D
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It was proposed by Councillor Helen Helme and seconded by Councillor June Ashworth:

“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.

The Chairman, Councillor Carla Brayshaw, had declared an interest in the following item. The Chairman vacated the Chair and the room during consideration of the item and did not participate in the vote. The Vice-Chairman, Councillor Helen Helme, took the Chair.

83 LAND BETWEEN 24 AND 25 , HESTHAM CRESCENT, MORECAMBE

A9 16/01094/FUL Erection of two dwellings and three garages with associated access for Mrs C Stebbing Harbour Ward A

It was proposed by Councillor Margaret Pattison and seconded by Councillor Andrew Kay:

“That the application be approved but delegated back to Officers to conclude technical issues regarding drainage/sewerage and any likely impacts upon rail infrastructure.”

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 but delegated back to Officers to conclude technical issues regarding drainage/sewerage and any likely impacts upon rail infrastructure. Also, subject to the receipt of amended plans and the following conditions:

1. Standard time condition.
2. Approved plans.
3. Scheme for disposal of surface water and an associated maintenance plan.
4. A Construction Risk Assessment and Method Statement in relation to the adjacent railway line.
5. Contaminated land assessment and remediation if necessary.
6. Landscaping scheme showing existing and proposed trees/shrubs and protection for retained trees during works.
7. Assessment of noise from railway line and mitigation measures.
8. Materials/details including – render, roof tiles, windows/ doors, eaves and ridge details, surfacing materials.
9. Creation of access, parking and turning prior to occupation, including reorganisation of parking on adjacent site.
10. Use of garages and parking area.
11. Removal of permitted development – extensions, outbuildings and alterations to the roof.
12. Development to be constructed in accordance with the Drainage/Sewerage Scheme and maintained at all times thereafter in accordance with the approved scheme.

The Chairman returned to the room at this point and took the Chair.

84 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 11.15 a.m.)

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