

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

14TH NOVEMBER 2016

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

Apologies for Absence:-

Councillor Robert Redfern

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W	-	Withdrawn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

85 MINUTES

The minutes of the meeting held on the 17th October 2016 were signed by the Chairman as a correct record.

86 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

87 DECLARATIONS OF INTEREST

There were no declarations of interest.

88 SITE VISIT

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

A6	16/00961/CU	Red Moss Farm, Quernmore, Lancaster	Lower Lune Valley Ward
	16/00764/FUL	Land at Canal Bank Stables, Ashton Road, Lancaster	Scotforth West Ward
	16/01084/FUL	Land Adjacent to Bulk Road, Lancaster	Bulk Ward
	16/01155/FUL	St Leonards House, St Leonards Gate, Lancaster	Bulk Ward

The following members were present at the site visit, which took place on Monday 7th November 2016:

Councillors Eileen Blamire, Carla Brayshaw, Dave Brookes, Abbott Bryning, Claire Cozler, Helen Helme, Margaret Pattison, Sylvia Rogerson, Malcolm Thomas and Peter Yates.

Officers in Attendance:

Andrew Drummond – Development Manager (Planning Applications)
Petra Williams – Planning Officer
Kim Ireland – Assistant Planner
Mark Potts – Major Applications Planning Officer
Tessa Mott – Democratic Support Officer

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

89 FORMER BROADWAY HOTEL, MARINE ROAD EAST, MORECAMBE

A5	16/01056/FUL	Erection of 50 residential apartments with associated access, car parking and landscaping	Bare Ward	A
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Under the scheme of public participation, Bernard Vause spoke in objection to the application and David Hall of DH Planning Solutions, agent for the applicant, spoke in support.

It was proposed by Councillor June Ashworth 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 signing of a legal agreement to secure a financial contribution in lieu of on-site affordable housing and the following conditions (though if the legal agreement is not signed and completed on or prior to the determination date the application is to be refused):

1. Standard time Limit.
2. Approved Plans List.
3. Details of the vehicular access to be submitted pre-commencement.
4. Scheme for the disposal of foul drainage to be submitted pre-commencement.
5. Scheme for the disposal of surface water drainage to be submitted pre-commencement.
6. Schedule of window/door/roof details (including rainwater goods) to be submitted pre-construction of the building.
7. Schedule and samples of all external materials and finishes to elevations and details of surfacing treatments to be submitted pre-construction of the building.
8. Landscaping scheme including external lighting to be submitted pre-construction of the building.
9. Notwithstanding details submitted, cycle storage and provision to be agreed (pre-occupation).
10. Scheme for management and maintenance of surface water for the life time of the development to be submitted pre-occupation.
11. Off-site highway improvements (closure of existing accesses and reinstatement to footways, realignment of Broadway junction) to be implemented prior to first occupation.
12. Protection of visibility at site access.
13. Development to be carried out in accordance with the mitigation measures set out in the FRA.
14. Mitigation measures for Habitat Regulations Assessment (TBC) to be provided during construction (pollution prevention) and pre-occupation (recreational pressures) as per revised ecology report (TBC).
15. Site to be drained on separate systems.
16. Notwithstanding other details set out within the application, a revised Construction Environmental Management Plan shall be submitted and agreed in writing with the LPA prior to development commencing. The agreed CEMP to be complied with in full throughout all site works/construction phases of the development.
17. Hours of construction.
18. Car parking provision.
19. Electric charging point to be provide and available for use.
20. Unforeseen Contamination.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

90 RED MOSS FARM, QUERNMORE BROW, QUERNMORE, LANCASTER

A6	16/00961/CU	Change of use of agricultural livestock and storage	Lower Lune Valley Ward	A
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building to a mixed use
comprising of a micro-
brewery (B2) and general
agricultural building

It was proposed by Councillor Helen Helme and seconded by Councillor Sylvia Rogerson:

“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, 13 Members voted in favour of the proposition, with 1 against, whereupon the Chairman declared the proposal to be carried.

Resolved:

1. Standard time limit.
2. Development in accordance with approved plans.
3. Foul and surface water drainage details.
4. Micro-brewery use limited to 20% of the floor area of the building.
5. Use wholly in conjunction with, and ancillary to the agricultural use of Red Moss Farm and in particular it shall not be severed from the farm holding, sold, disposed of or otherwise let out.
6. No external storage.
7. Before the development hereby permitted becomes operative that part of the access extending from the highway boundary for a minimum distance of 10m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

91 MARKET STREET / EUSTON ROAD, MORECAMBE

A7	16/01140/CU	Use of designated pedestrian highway as street cafe seating and balustrades (no fixed structures)	Poulton Ward	A
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It was proposed by Councillor Janice Hanson and seconded by Councillor June Ashworth:

“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 relates solely to the land identified within the red edge (in accordance with the approved plans).

92 LANCASTER MUSEUM, MARKET STREET, LANCASTER

A8	16/01249/LB	Listed building application for replacement of existing slates, battens and underfelt, replacement of all lead work to roof and clock tower, redecoration of windows, security bars, railings and doors	Castle Ward	A
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It was proposed by Councillor Eileen Blamire 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. Standard Listed Building time limit.
2. Development to accord to approved plans.
3. Sample of the new slates to be submitted.
4. Sample of the hydraulic lime mortar pointing to be submitted.
5. Colours to be used on the windows, doors, louvres in the cupola, metal railings and metal window security bars to be submitted.

93 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**