

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

6TH FEBRUARY 2017

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

Apologies for Absence:-

Councillors Stuart Bateson and Claire Cozler

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W	-	Withdrawn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

123 MINUTES

The minutes of the meeting held on the 9th January 2017 were signed by the Chairman as a correct record.

124 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

125 DECLARATIONS OF INTEREST

There were no declarations of interest.

126 SITE VISIT

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

16/01572/OUT	Land Adjacent To Church Bank And Greenways, Over Kellet	Kellet Ward
16/01373/FUL	Land To The Rear Of Dragons Head Hotel, Main Street, Whittington	Upper Lune Valley Ward

The following members were present at the site visit, which took place on Monday 30th January 2017:

Councillors Stuart Bateson, Carla Brayshaw, Abbott Bryning, Mel Guilding, Helen Helme, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Malcolm Thomas and Peter Yates.

Officers in Attendance:

Andrew Drummond – Development Manager (Planning Applications)
Mark Potts – Major Planning Applications Planning Officer
Eleanor Fawcett – Planning Officer
Tessa Mott – Democratic Support Officer

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

127 FILTER HOUSE, SCOTFORTH ROAD, LANCASTER

A5	16/00847/FUL	Erection of two 4-storey student accommodation buildings comprising of 28 6-bed cluster flats (C4) with associated car parking and bin and cycle stores for William Mason	University and Scotforth Rural Ward	A(C)
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Under the scheme of public participation, Iain Jenkinson representative for Lancaster University spoke in objection to the application and Peter Dixon representative for the applicant, spoke in support.

It was proposed by Councillor Helen Helme and seconded by Councillor Mel Guilding:

“That the application be approved.”

Upon being put to the vote, 11 Members voted in favour of the proposition, with 3 against and 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That subject to the receipt of further consultation responses from the statutory consultees, Planning Permission be approved subject to the below conditions:

1. Timescales.
2. Approved Plans.
3. Ecological Mitigation.
4. Submission of finished floor levels.
5. Access Details.
6. Offsite highway works (fully implemented prior to first occupation).
7. Car Parking in accordance with approved details including submission of Car Parking Management Plan.
8. Access to the south of the site to be permanently stopped up.
9. Cycle Facilities.
10. Contaminated Land.
11. Foul Drainage.
12. Surface Water Drainage.
13. Landscaping (Hard and Soft Landscaping).
14. Building Materials (Accommodation blocks, refuse, motorcycle, cycle and refuse stores, fencing and gates and acoustic fencing).
15. Noise Mitigation.
- 16.. Ventilation.
17. Student Accommodation Only.
18. Security Measures.
19. Electric Vehicle Charging Points.
20. Water vole survey required prior to commencement of drainage works.

128 LAND TO THE REAR OF DRAGONS HEAD HOTEL, MAIN STREET, WHITTINGTON

A8	16/01373/FUL	Demolition of outbuildings, conversion of barn to dwelling, erection of 3 dwellings with associated landscaping, parking and alterations to the existing access for Mr Simon Nutter	Upper Lune Valley Ward	R
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A site visit was held in respect of this item on 30th January 2017 minute 126 (2016/2017) refers.

Under the scheme of public participation, Barbara Atkinson representative for the Parish Council and Ward Councillor Peter Williamson spoke in support of the application.

It was proposed by Councillor Dave Brookes and seconded by Councillor Margaret Pattison:

“That the application be refused.”

Upon being put to the vote, 7 Members voted in favour of the proposition and 7 against, with 1 abstention. The Chairman then, in accordance with Council Procedure Rule 19.2, used her casting vote and declared the proposal to be carried by virtue of her casting vote.

Resolved:

That Planning Permission be refused for the following reasons

1. The site is located within a small rural settlement with very limited services and as such is not considered to be sustainable in terms of its location. It is not considered that a sufficient and robust justification has been put forward to justify four new dwellings in this unsustainable location and it is likely that the proposal could have a detrimental impact on the viability and vitality of the pub business which it proposes to support. The proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles and Sections 6 and 8, Policy SC1 of Lancaster District Core Strategy and Policies DM20, DM42 and DM49 of the Development Management Development Plan Document.
2. The proposed alterations to the barn do not respect the character and appearance of the building and would result in an overly domestic appearance. The design and layout of the new dwellings does not relate well to the surrounding built heritage and fails to provide an appropriate level of private amenity space, including in relation to the barn conversion. It is therefore considered that the proposal does not represent good design and is 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 DM8, DM31, DM32, DM33, DM35 and DM42 of the Development Management Development Plan Document.
3. As a result of increased traffic movements and poor visibility at the site's entrance, the application has failed to demonstrate that it will benefit from a safe access point onto the public highway. The proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular Section 4, and policies DM20 of the Development Management Development Plan Document.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

129 TNT GARAGE, HORNBY ROAD, CATON

A6	16/01310/REM	Reserved matters application for the erection of 30 dwellings with associated accesses and internal roads for Mulbury Homes Limited & Regenda Limited	Lower Lune Valley Ward	A
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It was proposed by Councillor Helen Helme 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 receipt of amended plans and the following conditions:

1. Standard reserved matters condition.
2. List of approved plans, including revisions.
3. Offsite highway works.
4. Highway construction details.
5. Visibility splays.
6. Materials/details including: stone; render; roofing material; windows and doors; rainwater goods; eaves, verge and ridge details; canopy details, surfacing materials, boundary treatment details.
7. Landscaping scheme.

Councillors Kay and Redfern both left the meeting at this point. Councillor Kay did not return. Councillor Redfern returned during the deliberation of the following item and abstained from voting.

130 LAND FOR PROPOSED BAILRIGG BUSINESS PARK, BAILRIGG LANE, LANCASTER

A7	16/01308/REM	Reserved matters application for the erection of a 5 storey research and development building (B1) with ancillary facilities, new internal road, car parking and landscaping for Lancaster University	University and Scotforth Rural Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor June Ashworth:

“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 approval of Reserved Matters be granted subject to the following conditions:

1. Standard Reserved Matters approval timescale – 2 years.
2. Development in accordance with amended plans.
3. Construction Environmental Management Plan, including construction details of Ou Beck crossings.
4. Materials – roof, elevations, outbuildings, surfaces, boundaries (including colours and finishes).
5. Details of the cyclepath “junctions” with the access road and Bailrigg Lane – to be submitted, agreed and implemented in full in association with the internal cyclepath.
6. Approved electrical vehicle charging points to be implemented prior to the development being brought into use or first occupied.

The meeting adjourned at 12:35pm and reconvened at 13:05pm.

131 **TESCO, LODGE QUARRY, LANCASTER ROAD**

A9	16/01475/VCN	Erection of a food retail store and relocation of existing plant hire company including demolition works and ancillary servicing and alterations to access (pursuant to the variation of condition 20 on planning permission 15/01438/VCN in relation to hours of deliveries) for Tesco Stores Ltd	Carnforth and Millhead Ward	A(C)
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It was proposed by Councillor Robert Redfern 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. Control of Goods for sale.
2. Development in accordance with plans.
3. Car parking.
4. Servicing.
5. Hours of trading of supermarket.
6. Servicing and deliveries to supermarket.
7. Parking of refrigerated vehicles.
8. Hours of operation/ use of industrial units.
9. Processes carried out within industrial buildings.
10. Collection and emptying of recycling bins.
11. Disposal of surface water by infiltration methods.
12. Surface water passed through an oil interceptor.
13. Impermeable base to areas used for the storage of fuels/oils/chemicals.
14. Service Yard Management Plan.
15. Materials in relation to plant hire premises.
16. Hours of construction.
17. No materials burnt on site during construction.
18. Scheme for control of dust.
19. Land remediation measures.
20. Details of ventilation ducts, motors and fans.
21. Drainage layout for plant hire business.
22. No discharge of contamination to groundwater.
23. Record of HGV delivery between hours of midnight and 0200, and 05:00 and 0630.

132 ASSEMBLY ROOMS, KING STREET, LANCASTER

A10 16/01567/LB Listed building application for the removal of internal walls and the construction of an internal draught lobby for Ms Sarah Price Castle Ward A

It was proposed by Councillor Janice Hanson 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 Listed Building Consent be granted subject to the following conditions:

1. Standard 3 year timescale.
2. Works to be carried out in accordance with the approved plans.
3. Samples to be submitted and agreed.

133 STOREY INSTITUTE , MEETING HOUSE LANE, LANCASTER

A11 15/00825/ADV Advertisement application for the display of eleven non-illuminated signs for Lancaster City Council Castle Ward A

It was proposed by Councillor Dave Brookes and seconded by Councillor Mel Guiding:

“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 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. Sample of the banner material and details of the projecting sign framework and materials to be submitted, agreed and implemented as approved.

134 STOREY INSTITUTE , MEETING HOUSE LANE, LANCASTER

A12 15/00821/LB Listed building application for Castle Ward A
the fixing of eleven new signs
for Lancaster City Council

It was proposed by Councillor Dave Brookes and seconded by Councillor Mel Guiding:
"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 amended plans.
3. Sample of the banner material and details of the projecting sign framework and materials to be submitted.

135 QUARTERLY REPORTS

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

Resolved:

That the report be noted.

136 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 1.37 p.m.)

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