

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

5TH FEBRUARY 2018

PRESENT:- Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Jon Barry, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Claire Cozler, Jane Parkinson, Robert Redfern, Sylvia Rogerson, Susan Sykes and Malcolm Thomas

Apologies for Absence:-

Councillor Andrew Kay

Officers in attendance:-

Andrew Drummond	Development Manager (Planning Applications)
Angela Parkinson	Senior Solicitor
Mark Potts	Major Applications Planning Officer
Sarah Moorghen	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W	-	Withdrawn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

122 MINUTES

The minutes of the meeting held on 8th January 2018 were signed by the Chairman as a correct record.

123 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

124 DECLARATIONS OF INTEREST

Councillor Helen Helme declared an interest in item A5 17/00965/VCN Land at Haycroft barn, Ashton Road, Lancaster. The reason being that the applicant is known to her.

Councillor June Ashworth declared an interest in item A11 17/01495/FUL Land Adjacent to Marine Road Central, Morecambe. The reason being that she was a Member of Morecambe Town Council.

Councillor Helen Helme had previously declared an interest in the following item.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

125 LAND AT THE HAYLOFT BARN, ASHTON ROAD, LANCASTER

A5	17/00965/VCN	Change of use of land to touring caravan site, erection of a facilities building, associated re-grading of land, landscaping, formation of access road, lay-bys and cycle link, and creation of wildlife pond (pursuant to the variation of conditions 4, 6, 7 and 15 on planning permission 12/00212/CU to delay the creation of wildlife pond and cycle link and for the addition of a vehicle barrier).	Ellel Ward	A(106)
----	--------------	--	------------	--------

Under the scheme of public participation, Trevor Morley spoke against the application.

It was proposed by Councillor Jon Barry and seconded by Councillor Dave Brookes:

“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 Planning Permission be granted subject to signing and completing of the Deed of Variation to the original Section 106 Agreement, and the following conditions:

1. Development to accord with approved plans.
2. Approved details – finish to facilities building, surfacing materials for access and hardstanding, external lighting, boundary treatments.
3. Retention of laybys in accordance with plan.
4. Provision/retention of bio-disk treatment plant.
5. Approved details of cycle link and creation/ brought into use within 2 years.

6. Protection of existing trees, Arboricultural Method Statement and Tree Works Schedule.
7. Implementation of approved landscaping scheme including pond by 5 August 2018. Approved maintenance regime to be adhered to at all times thereafter.
8. Caravan site limited to 26 touring caravans.
9. No storage of caravans.
10. No residential occupation of caravans; bound register to be kept with evidence of site users main residences.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

126 LAND ADJACENT CAMPBELL DRIVE, LANCASTER

A9	17/01377/VCN	Demolition of existing maintenance buildings and erection of 42 houses, 20 flats and a retail unit (use class A1) with associated parking, landscaping and access (pursuant to the variation of conditions 24 and 25 on planning permission 17/01099/VCN to amend the business opening and delivery hours of the retail unit).	Bulk Ward	A
----	--------------	--	-----------	---

It was proposed by Councillor Eileen Blamire and seconded by Councillor Helen Helme:

“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 (of which conditions 24 and 25 are varied):

1. Standard 3 year timescale – complied with.
2. Development in accordance with the list of approved plans.
3. Bats – complied with.
4. Development in accordance with approved Construction Method Statement.
5. Development in accordance with approved Tree Protection Plan and Arboricultural Method Statement.
6. Development in accordance with approved Remediation Method Statement and requirement for a Validation Report.
7. Asbestos – complied with.
8. Provision of access and protection of visibility splays.
9. Off site highway works.
10. Development in accordance with approved surface water drainage scheme.
11. Development in accordance with approved foul water drainage scheme.
12. Development in accordance with approved material specification.

13. Development in accordance with approved Quernmore Road boundary treatment details
14. Development in accordance with approved landscaping scheme.
15. Development in accordance with approved Travel Plans.
16. Development in accordance with approved ventilation ducts, motors and fans (retail unit).
17. Development in accordance with approved cycle and refuse storage (retail unit).
18. Development in accordance with approved cycle and refuse storage, and balcony/patio screens (apartment building).
19. Development in accordance with approved electric vehicle charging points.
20. Development in accordance with approved parking facilities.
21. Development in accordance with approved Environmental Noise Report.
22. Development in accordance with approved Flood Risk Assessment.
23. Hours of construction.
24. Opening hours varied to 0700 to 2230 Mon to Sat, and 0700 to 2200 Sun and Bank Holidays.
25. Delivery hours varied to 0730 to 1900 Mon to Sat, and 0900 to 1900 Sun and Bank Holidays (with mitigation measures for Sun and Bank Holidays). Magazines and newspapers to be delivered prior to approved delivery hours.
26. Retail store use – sale of convenience goods only.
27. Permitted development rights removed.
28. Restriction of garage use.
29. Recycling natural stone and slate.

127 ASHTON GOLF CENTRE, ASHTON ROAD, ASHTON WITH STODDAY

A6	17/01196/FUL	Change of use of golf driving range (D2) for the siting of 14 holiday chalets (C1) and installation of a package treatment plant	Ellel Ward	A
----	--------------	--	------------	---

It was proposed by Councillor Robert Redfern and seconded by Councillor Helen Helme:

“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 Planning Permission be granted, but delegated back to the Chief Officer (Regeneration and Planning) to allow the notice period to expire (unless valid material considerations are raised in correspondence received after Members’ resolution that have not been considered by Members in reaching their decision), subject to the signing and completing of a legal agreement to secure the obligations listed in 8.1, and to the following conditions:

1. Standard 3 year timescale.
2. Approved plans.
3. Submission of surface water drainage scheme to include maintenance.
4. Materials for the cabins including hard landscaping.

5. Foul water arrangements including pond.
6. Development in accordance with the AIA.
7. Landscaping scheme to be submitted and to be implemented.
8. Construction Management Plan to include form of access to the site (and associated materials for the on-site access/walkways).
9. Implementation of putting and chipping green.
10. Cycle provision.
11. Lighting details.

128 LAND REAR OF INGLEBOROUGH VIEW, STATION ROAD, HORNBY

A7	17/01327/OUT	Outline application for the erection of up to 11 dwellings and creation of a new access and associated landscaping.	Upper Lune Valley Ward	A
----	--------------	---	------------------------	---

It was proposed by Councillor Susan Sykes and seconded by Councillor Jane Parkinson:

“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 Outline Planning Permission be granted, but delegated back to the Chief Officer (Regeneration and Planning) to allow amended landscaping plan to be submitted, subject to the signing and completing of a legal agreement securing the measures set out in Section 8.0 of this report and the following conditions:

1. Standard Time limit.
2. Development in accordance with location plan and access drawing.
3. Restriction of development to no more than 2 storeys along the rear of Ingleborough View and any development in the locations indicatively shown to show plots 9-11 restricted to bungalows.
4. Access as indicted on approved drawing to be provided to base course level to adoptable standards before construction of the development (except for the access) and completed in full before final occupation or completion of the development whichever occurs first.

Pre-commencement

5. Surface water drainage scheme to be submitted and agreed.
6. Foul drainage scheme to be agreed.
7. Precise scheme for off-site highways to be submitted and agreed based on illustrative proposals set out on off-site highway works plan (TBC) and the works to be completed before first occupation of the development.
8. Notwithstanding the details submitted, a Tree Protection Plan and Method Statement to be submitted and agreed and implemented before construction of development.
9. Detailed scheme for the provision of a pedestrian link to the neighbouring public open space to be submitted and agreed with full implementation before first occupation.

10. FFLs and external levels of gardens, roads, open space to be submitted and agreed.
11. Precise scheme for ecology mitigation and biodiversity enhancement based on recommendation set out in the submitted Ecology Appraisal.

Pre-construction

12. Provision of electric charging points.

Pre-occupation

13. Details of management and maintenance of on-site surface water drainage scheme.

Control

14. Development to be carried out in accordance with the updated Arboricultural Implications Assessment (TBC).
15. Approved landscaping plan and strategy to be implemented in full (TBC).
16. Development to be carried out in accordance with the recommendation.
17. Removal of Permitted Development Rights (parts 1, 2 and 14).

129 HILLSIDE FARM, LANCASTER ROAD, HEATON WITH OXCLIFFE

A8	17/01307/FUL	Demolition of existing agricultural buildings/farm, erection of food production facility with associated landscaping, alterations to existing access, construction of a new internal road, erection of a detached farm building and creation of a pond.	Overton Ward	A(C)
----	--------------	---	--------------	------

It was proposed by Councillor Helen Helme and seconded by Councillor Susan Sykes:

“That the application be approved.”

Upon being put to the vote, 8 Members voted in favour, with 5 against and 1 abstention, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Planning Permission be granted subject to the signing and completing a legal agreement to secure the provision of the shuttle bus service, and the following conditions:

1. Standard 3 year timescale.
2. Development in accordance with plans.
3. Contaminated land.
4. Development in accordance with the AIA.
5. Landscaping scheme.
6. Protection of visibility splays.
7. Access arrangements.
8. Off-site highway scheme.
9. Cycle parking provision.
10. Travel Plan.
11. Building materials.
12. Foul Water Arrangements.

13. Surface water drainage scheme.
14. Surface water drainage management scheme.
15. Car parking to be provided.
16. Development in accordance with the submitted ecological assessment.
17. Building recording.
18. Finished floor levels.
19. Provision of electric vehicle charging points.
20. Removal of Permitted Development Rights for the Car Park.
21. Car parking management strategy.

130 LAND REAR OF CEMETERY, BACK LANE, CARNFORTH

A10	17/01450/VCN	Outline application for 16 affordable residential units with associated access, drainage and landscaping arrangements (Pursuant to the variation of conditions 4 and 6 on planning permission 11/00668/OUT to amend the access).	Carnforth and Millhead Ward	A
-----	--------------	--	-----------------------------	---

It was proposed by Councillor Sylvia Rogerson 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 Outline Planning Permission be granted subject to the following conditions:

1. Timescales – Development to commence by 6 April 2018.
2. Development in accordance with approved plans.
3. Provision of Flood Risk Mitigation Measures to be included.
4. Visibility splays to be provided measuring 2.4m x 120m.
5. Internal Access arrangements.
6. Proposed cycle/pedestrian links.
7. External lighting.
8. Site clearance restriction.
9. Control of dust and site clearance.
10. Contaminated land assessment.
11. Wheel cleaning facilities.
12. Disposal of surface water and foul sewage.
13. Scheme for the protection of the habitat on the banks of the watercourse.
14. Scheme for the provision of renewable energy (10%).
15. Provision of an affordable housing scheme.
16. Amendment to the approved AIA.

The meeting adjourned at 12:00 and reconvened at 12:10.

Councillor June Ashworth had previously declared an interest in the following item.

131 LAND ADJACENT MARINE ROAD CENTRAL, MORECAMBE

A11	17/01495/FUL	Demolition and reconstruction of the Wave Reflection Wall incorporating closure of the existing pedestrian access and creation of new pedestrian and vehicular accesses onto Morecambe Promenade from Marine Road Central, installation of seating and associated landscaping.	Harbour Ward	A
-----	--------------	--	--------------	---

It was proposed by Councillor Claire Cozler 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, but delegated back to the Chief Officer (Regeneration and Planning) to allow the consultation period to expire (unless valid material considerations are raised in correspondence received after Members’ resolution that have not been considered by Members in reaching their decision), subject to the following conditions:

1. Standard Time Condition.
2. Development in accordance with approved plans.
3. Agreement of Construction Management Plan (including dust control).
4. Implementation of Flood Risk mitigation.
5. Implementation of agreed ecological mitigation measures.
6. Implementation of agreed materials and planting.
7. Implementation of Noise mitigation measures.
8. Hours of work (Mon to Fri 0800-1800 and Sat 0800-1400).

132 SALT AYRE SPORTS CENTRE, DORIS HENDERSON WAY, HEATON WITH OXCLIFFE

A12	17/00962/ADV	Advertisement application for the display of an internally illuminated freestanding sign.	Skerton West Ward	A
-----	--------------	---	-------------------	---

It was proposed by Councillor Robert Redfern and seconded by Councillor Ian Clift:

“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.
2. Advertisement in accordance with the approved (amended) plans.
3. Use of a non-reflective material.
4. Advertisement not to be displayed without permission of the site's owner or any other person with an interest in the site.
5. Advertisement not to be sited or displayed so as to endanger persons, obscure or hinder traffic signs/signals, hinder the operation of any device used for security or measuring vehicle speeds.
6. Maintenance of site/sign so not to impair the visual amenity of the site.
7. Structure of sign to be maintained so not to endanger the public.
8. After the advertisement is removal the site shall be left in a condition so not to endanger the public or impair visual amenity.

133 RYELANDS HOUSE, OWEN ROAD, LANCASTER

A13	17/01530/LB	Listed building application for replacement render to the exterior and interior of the rear courtyard walls and the installation of a door in an existing opening.	Skerton East Ward	A
-----	-------------	--	-------------------	---

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. Standard Listed building time limit.
2. Development to accord to approved plans.

134 QUARTERLY REPORTS

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

Resolved:

That the report be noted.

135 DELEGATED PLANNING LIST

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 12.25 p.m.)

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