

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

**10.30 A.M.**

**6TH APRIL 2018**

**PRESENT:-** Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Jon Barry, Stuart Bateson (Substitute for Jane Parkinson), Eileen Blamire, Abbott Bryning, Ian Clift, Claire Cozler, Mel Guilding (Substitute for Susan Sykes), Tim Hamilton-Cox (Substitute for Dave Brookes), Andrew Kay and Robert Redfern

Apologies for Absence:-

Councillors Dave Brookes, Jane Parkinson, Sylvia Rogerson, Susan Sykes and Malcolm Thomas

Officers in attendance:-

Andrew Drummond	Development Manager (Planning Applications)
Mark Potts	Major Applications Planning Officer (minutes 142-145)
Eleanor Fawcett	Planning Officer
Noel Scanlon	Locum Planning 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W	-	Withdrawn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

**142 MINUTES**

The minutes of the meeting held on 5<sup>th</sup> March 2018 were signed by the Chairman as a correct record.

**143 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN**

There were no items of urgent business.

144 DECLARATIONS OF INTEREST

Councillor Ian Clift declared a personal interest in item A10 18/00103/OUT Land Adjacent to 25 Crag Bank Crescent, Carnforth. The reason being that he has relatives that live close by.

**APPLICATIONS SUBJECT TO PUBLIC PARTICPATION**

145 LAND NORTH OF KELLET ROAD, OVER KELLET

A6	17/01133/FUL	Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping.	Kellet Ward	A
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A site visit was held in respect of this item on 4<sup>th</sup> December 2017 minute 97 (2017/2018) refers.

Under the scheme of public participation, Philip Charnley, Councillor Peter Yates, Bob Roe and Alistair Eagles all spoke in favour of the application.

It was proposed by Councillor Helen Helme and seconded by Councillor June Ashworth:

“That the application be approved.”

*(The proposal was contrary to the case officer’s recommendation that the application be refused).*

Members clarified the reasons for the contrary proposal, being that, the proposal was considered to be of a good design and had an acceptable landscape impact. Furthermore, the proposal would bring investment into the local economy.

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

**Resolved:**

That Planning Permission be granted but delegated back to the Planning Manager to allow for: Hedgerow Planting along the eastern boundary to compensate for the loss of hedgerow to allow for safe visibility splays (site plan and also landscaping plan to be updated); Reduction in height of the main showroom building by 0.5 metres and Updated Arboricultural Implications Assessment to reflect the required safe visibility splays and subject to the following conditions:

- 1) Timescales;
- 2) Approved Plans (plans to be updated to reflect replacement planting along eastern boundary and the reduction in height of the main showroom);
- 3) Revocation of the Special Status of the motorway;
- 4) Provision for off-site highway works including access formation;

- 5) Protection of the visibility splays;
- 6) Provision of a lighting scheme;
- 7) Surface water drainage scheme together with associated maintenance;
- 8) Landscaping scheme (to include amended scheme for eastern boundary);
- 9) Landscaping long term maintenance scheme;
- 10) Updated Arboricultural Implications Assessment to reflect changes to the site access;
- 11) Method Statement to protect Kellet Road Verges Biological Heritage Site and to reflect the mitigation measures in the ecological assessment;
- 12) No works to occur to trees, shrubs and hedgerows between 1<sup>st</sup> March and 31<sup>st</sup> August unless checked by a suitably qualified ecologist;
- 13) Restriction on floor space in accordance with the approved plans;
- 14) Provision of electric vehicle charging points;
- 15) Provision of staff travel plan;
- 16) Provision for cycle provision, and the shared cycle/pedestrian route;
- 17) Car parking to be laid out and marked prior to operation;
- 18) Unforeseen contaminated land;
- 19) Foul and surface water to drain on separate systems;
- 20) Foul drainage details;
- 21) Materials for external building, hard landscaping (to including any retaining structures) and boundary treatments;
- 22) Removal of permitted development rights; and
- 23) Finished floor levels of the buildings and site levels of the roads, parking and landscaping areas.

***Councillor Ian Clift had previously declared an interest in the following item. Councillor Ian Clift left the meeting room at this point and did not participate in the vote of the following item.***

**146 LAND ADJACENT TO 25 CRAG BANK CRESCENT, CARNFORTH**

A10	18/00103/OUT	Outline application for the erection of one dwelling and creation of a new access.	Carnforth and Millhead Ward	D
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Under the scheme of public participation, Wendy Lyth spoke against the application.

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

“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.

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICPATION**

**147 LAND BETWEEN LOW ROAD AND FORGE LANE, HALTON**

A5	17/00959/REM	Reserved matters application for the erection of 76 dwellings with associated landscaping.	Halton-with-Aughton Ward	A
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It was proposed by Councillor Helen Helme 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 Reserved Matters be approved subject to the following conditions:

1. Time limit for reserved matters.
2. Development to be constructed in accordance with approved plans (list of drawings).  
**Details to be agreed before construction of the super structures**
3. Precise details of the pedestrian connection to the east of the site adjacent to plot 21, together with a timetable for implementation. The link shall be retained at all times thereafter.
4. Notwithstanding the details submitted, samples and specifications of all materials to the external face of the dwellings, including surfacing materials/stonework detailing, to be agreed with the LPA.
5. Details of the substation to be agreed.
6. Details of the location, size and finish of external cycle storage for plots without garages to be agreed and implemented before occupation of respective dwellings and retained at all times thereafter.  
**Control conditions**
7. Landscaping to be implemented and maintained.
8. Tree protection and implementation in accordance with amended Arboricultural Implications Assessment and Arboricultural Method Statement.
9. Parking to be provided in accordance with the site layout plan and provided before occupation and thereafter retained with garages use limited to parking/storage.
10. Removal of PD (extensions, roof additions, outbuildings).
11. No insertion of new, altered windows/doors.
12. Removal of PD relating to the formation of hardstanding adjacent to a highway.
13. Removal of PD relating to fences, gates and means of enclosures adjacent to a highway.

**148 LAND ADJACENT AIKENGILL, SCOTFORTH ROAD, LANCASTER**

A7	17/00073/FUL	Erection of 7 dwellings with associated new access and cycle paths.	Scotforth East Ward	A
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It was proposed by Councillor Eileen Blamire and seconded by Councillor Andrew Kay:

“That the application be approved.”

Upon being put to the vote, 12 Members voted in favour of the application, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be granted but delegated back to the Planning Manager to allow for submission of consistent plans and subject to the following conditions:

1. Standard 3 year timescale.
2. In accordance with agreed plans.
3. Foul and surface water drainage details.
4. Surface water management and maintenance.
5. Provision of vehicular access to base course prior to commencement of other works and then fully implemented prior to first occupation, including protection of visibility splay throughout.
6. Finished floor and site levels.
7. Full construction details of cycleway and subsequent implementation prior to first occupation.
8. Off-site highway improvement works for traffic calming measures.
9. Landscaping scheme.
10. Material details for the dwellings.
11. Location and material details of all boundaries, including retaining walls.
12. Tree protection and mitigation.
13. Implementation of ecological mitigation measures and amended AIA.
14. First floor window on side elevations for bath rooms to be obscure glazed.
15. Removal of PD rights.

**149 CASTLEVIEW CARAVAN PARKS, CASTLE VIEW PARK, BORWICK ROAD, CAPERNWRAY**

A8	18/00028/CU	Change of use of land for the siting of 36 static caravans/lodges including retrospective raising of land levels, creation of a new road and installation of a sewage treatment plant.	Kellet Ward	A
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It was proposed by Councillor Helen Helme and seconded by Councillor Mel Guilding:

“That the application be approved.”

Upon being put to the vote, 12 Members voted in favour of the application and 1 against, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be granted subject to the receipt of satisfactory information in

relation to alternative sites, and signing and completing of a Unilateral Undertaking to ensure that the caravans are used wholly for holiday accommodation, and the following conditions:

1. Standard 3 year timescale.
2. In accordance with plans.
3. Assessment/ remediation of contamination.
4. Ecology mitigation.
5. Landscaping scheme.
6. Implement drainage in full prior to first occupation/being brought into use.
7. Implement amenity spaces in full prior to first occupation/being brought into use.
8. Restriction of number of units and layout as on submitted plans.
9. Restriction of use to holiday units.
10. Aboricultural Method Statement.

**150 GIBRALTAR FARM CAMPSITE, LINDETH ROAD, SILVERDALE**

A9	18/00077/FUL	Creation of hard standings for 11 caravan pitches and associated access roads.	Silverdale Ward	W
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The application was withdrawn prior to the Committee and no presentation took place.

**151 4 MILLER COURT, LANCASTER**

A11	18/00170/FUL	Demolition of existing porch and erection of a single storey front extension, conversion of garage to create ancillary accommodation, replacement of existing wall render and timber boarding with new and insertion of new window to the western elevation.	Scotforth West Ward	A
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It was proposed by Councillor Stuart Bateson and seconded by Councillor Jon Barry:

“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 accord to approved plans.
3. Development is to be finished with the samples received by hand on 12/03/18.

152 DELEGATED PLANNING LIST

The Planning Manager submitted a Schedule of Planning Applications dealt with under the Scheme of Delegation of Planning Functions to Officers.

***Resolved:***

That the report be noted.

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Chairman

(The meeting ended at 12.32 p.m.)

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