

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

**10.30 A.M.**

**20TH AUGUST 2018**

**PRESENT:-** Councillors Carla Brayshaw (Chairman), June Ashworth, Jon Barry, Stuart Bateson, Alan Biddulph, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Mel Guilding, Jean Parr, Sylvia Rogerson and Peter Yates (Substitute for Jane Parkinson)

Apologies for Absence:-

Helen Helme (Vice-Chairman), Jane Parkinson and Robert Redfern

Officers in attendance:-

Mark Potts	Major Applications Planning Officer
Andrew Clement	Planning Assistant
Tom Graham	Locum Lawyer
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W	-	Withdrawn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

**38 MINUTES**

The minutes of the meeting held on 23<sup>rd</sup> July 2018 were signed by the Chairman as a correct record.

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

There were no items of urgent business.

40 DECLARATIONS OF INTEREST

There were no declarations of interest.

41 QUEEN VICTORIA MEMORIAL, DALTON SQUARE, LANCASTER

A5	18/00777/FUL	Construction of temporary ice rink, temporary siting of chillers and generators, erection of temporary fencing and hoardings, and temporary siting of marquee and tents for skate hire and the sale of refreshments.	Castle Ward	A(C)
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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, 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. Ice rink to be operational from 24/11/18 – 06/01/19 in addition to 10 days for construction and 7 days for dismantling.
2. Development in accordance with approved plans.
3. Full details and sectional drawings of scaffolding around the Queen Victoria Memorial, including ground levelling platform, ramp and handrail, to be submitted and agreed prior to commencement.
4. Revised method statements and risk assessment to cover the construction and dismantling phases, and protection of the Queen Victoria Memorial and stone balustrade to be submitted and agreed prior to commencement.
5. Precise details of the method and materials proposed to protect the stone steps to the Queen Victoria Memorial be submitted and agreed prior to commencement.
6. Development to be in accordance with the approved TPP and AMS.
7. No equipment/ advertisements/ lighting to be attached to trees.
8. Precise details of marquees/tents including layout.
9. Photographic survey of the site (including all elevations of the Queen Victoria Memorial) to be carried out prior to the installation of the scaffolding as a record of the condition of the area prior to commencement.
10. Hours of operation 10:00 to 22:00 7 days a week.
11. Scheme to be provided for the location/position of speakers and lighting.
12. Implementation of mitigation for generator noise.
13. Full details of the boundary fencing to Area E to be submitted and agreed in advance of development commencing.

42 QUEEN VICTORIA MEMORIAL, DALTON SQUARE, LANCASTER

A6	18/00778/LB	Listed building application for works to facilitate the construction of temporary ice rink and the erection of temporary fencing and hoardings.	Castle Ward	A(P)
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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, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be carried.

**Resolved:**

That Listed Building Consent be granted but delegated back to the Planning Manager to allow for the expiration of site notices and subject to the following conditions:

1. Ice rink to be operational from 24/11/18 – 06/01/19 in addition to 10 days for construction and 7 days for dismantling.
2. Development in accordance with approved plans.
3. Full details and sectional drawings of scaffolding around the Queen Victoria Memorial, including ground levelling platform, ramp and handrail, to be submitted and agreed prior to commencement.
4. Revised method statements and risk assessment to cover the construction and dismantling phases, and protection of the Queen Victoria Memorial and stone balustrade to be submitted and agreed prior to commencement.
5. Precise details of the method and materials proposed to protect the stone steps to the Queen Victoria Memorial be submitted and agreed prior to commencement.
6. Photographic survey of the site (including all elevations of the Queen Victoria Memorial) to be carried out prior to the installation of the scaffolding as a record of the condition of the area prior to commencement.

43 BAY VIEW GARDEN CENTRE, MILL LANE, BOLTON LE SANDS

A7	18/00639/FUL	Demolition of various buildings, erection of glasshouse and open sided canopies, construction of car park and associated landscaping.	Bolton and Slyne Ward	A(P)
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It was proposed by Councillor Sylvia Rogerson 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 Planning Permission be granted but delegated back to the Planning Manager to allow for an updated site plan to be received and an Arboricultural Implication Assessment and subject to the following conditions:

1. Standard 3 year timescale.
2. Development to be carried out in accordance with the amended plans.
3. Construction management plan (to detail suitable delivery arrangements, works compound areas and customer, staff and contractors parking provision during construction).
4. Implementation of approved Arboricultural Implications Assessment.
5. Remove polytunnels and structure indicated on site plan prior to erection of any of the extensions hereby permitted.
6. Off-site highways improvement works to signage and road marking prior to first use or occupation.
7. Parking provision and service yard provided in full prior to first use or occupation and retained for this purpose.
8. Landscaping planting scheme is to be submitted and approved in writing prior to the commencement of development, implemented in first planting season following completion of development or first use, whichever is earlier.
9. Sales area and café seating area as per floorplan. Café use incidental to main use and only open to public when garden centre is trading. Restriction for the sales of plants and garden related items only.

**44 46 SHREWSBURY DRIVE, LANCASTER**

A8	18/00882/PLDC	Proposed Lawful Development Certificate for the erection of a single storey rear extension and side dormer.	John O'Gaunt Ward	A
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It was proposed by Councillor Dave Brookes 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 a Certificate of Lawfulness of Proposed Use or Development be granted.

**45 QUARTERLY REPORTS**

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

***Resolved:***

That the report be noted.

46 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 11.07 a.m.)

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