

**PLANNING AND HIGHWAYS
REGULATORY COMMITTEE**

10.30 A.M.

15TH OCTOBER 2018

PRESENT:- Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Jon Barry, Stuart Bateson, Alan Biddulph, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Mel Guilding, Jane Parkinson, Jean Parr, Robert Redfern and Sylvia Rogerson

Officers in attendance:-

Jennifer Rehman	Major Applications Planning Officer
Mark Potts	Major Applications Planning Officer
Neil Weeks	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W	-	Withdrawn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

55 MINUTES

The minutes of the meeting held on 17th September 2018 were signed by the Chairman as a correct record.

56 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN

There were no items of urgent business.

57 DECLARATIONS OF INTEREST

There were no declarations of interest.

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

59

A8	18/00583/FUL	Re-grading and re-profiling of land to facilitate the retention of spoil within the site excavated in association with the Health Innovation Park.	University and Scotforth Rural Ward	D
----	--------------	--	-------------------------------------	---

It was proposed by Councillor Carla Brayshaw and seconded by Councillor Dave Brookes:

“That the application be deferred to allow further assessment of surface water drainage matters in consultation with the Lead Local Flood Authority, together with further negotiation with the applicants, and delegation back to the Planning Manager to refuse the application if, after further assessment, the impacts of the proposal are unacceptable.”

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 allow further assessment of surface water drainage matters in consultation with the Lead Local Flood Authority, together with further negotiation with the applicants, and delegation back to the Planning Manager to refuse the application if, after further assessment, the impacts of the proposal are unacceptable.

Councillor Alan Biddulph left the meeting during the question section of the following item and returned shortly after. Councillor Alan Biddulph participated in the vote.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

59 LAND OFF SCOTLAND ROAD, CARNFORTH

A5	18/00365/OUT	Outline application for residential development comprising 213 dwellings (Use Class C3) with associated vehicular and cycle/pedestrian access to Scotland Road and cycle/pedestrian access to Carnforth Brow/Nether Beck, public open space, creation of wetlands area, construction of attenuation basins, erection of sub-station, installation of a pumping station and associated earth works and land regrading and landscaping.	Carnforth and Millhead Ward	A(106)
----	--------------	---	-----------------------------	--------

A site visit was held in respect of this item on 30th April 2018 minute 156 (2017/2018) refers.

Under the scheme of public participation, Ward Councillor Peter Yates spoke in favour of the application.

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

“That the application be approved.”

Upon being put to the vote, 13 Members voted in favour of the application, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

Resolved:

That Outline Planning Permission be granted subject to a legal agreement securing 40% affordable housing, an education contribution towards secondary school places, the provision of the on-site public open space, the setting up of a wetland conservation area, a highway contribution and the setting up of a long term management company and the following conditions:

1. Time Limit.
2. Approved Plans.
Prior to commencement
3. Phasing plan (to include details of the delivery of the residential development, wetland habitat, landscaping and POS).
4. The existing public right of way to be formally diverted before the commencement of developed.
5. Details of the access and off-site highway improvement scheme to be submitted to and agreed by the LPA (listing the agreed off-site improvements works as part of the condition) with the access to be provided before occupation and a phased timetable for the implementation of the off-site works and provision of pedestrian/cycle connections to be agreed as part of the scheme.
6. Development to be carried out in accordance with AIA with TPP and AMS to be submitted for approval.
7. Scheme for ecological protection and mitigation including Environment Construction Management Plan (ecology mitigation, pollution control, flood risk protection) and measures set out in the HRA.
8. Surface water drainage scheme.
9. Foul drainage scheme.
10. Scheme for archaeological investigation.
11. Site Investigation and remediation - precise details to be submitted and agreed.
Prior to commencement of certain elements of the development
12. No works to commence within flood zones 3 (as part of the delivery of POS/Landscaping) until full details of any earthworks are proposed to the bike track or footpaths in accordance with the FRA.
13. Habitat Enhancement and Management Plan.
14. Development to be carried out in accordance with the approved landscaping scheme.
15. Lighting scheme.
16. A precise scheme for parking provision to be agreed and retained.
17. Details of boundary treatments, including details of acoustic treatments to be

- agreed.
18. Details of all POS/habitat works (such as play equipment, trim trail, street furniture, bird hide etc).
- Prior to occupation**
19. Drainage maintenance.
20. Scheme of cycle provision and EV changing points to be submitted to and agreed.
21. Submission of full Travel Plan.
- Control conditions**
22. Development to be carried out in accordance with FRA.
23. Development to be carried out in accordance with submitted cut/fill and site level plans.
24. Roads to be built to adoptable standards.
25. Noise mitigation to be implemented.
26. Soil importation.
27. Removal of PD rights relating to hard surfacing and boundary treatments.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

60 ST LEONARDS HOUSE, ST LEONARDS GATE, LANCASTER

A6	18/00885/VCN	Change of use of offices (B1) to student accommodation comprising of 80 studios, four 4-bed, seven 5-bed and eight 6-bed cluster flats (C3), student gym (D2) and ancillary communal facilities, installation of a replacement roof to create additional living accommodation and recladding of existing rear stairwells (pursuant to the variation of condition 2 on planning permission 16/01155/FUL to vary approved plans to provide for the lift tower to be rebuilt, together with alterations to the elevation treatments in the form of amendments to the flue positions, cladding and louvre panel amendments, modifications to condition 9 in relation to windows, replacement stonework, cleaning and cladding details, and amendments to condition 13 to provide for an amendment to the off-site highway scheme).	Bulk Ward	A
----	--------------	--	-----------	---

A site visit was held in respect of this site location on 7th November 2016 minute 88 (2016/2017) refers.

It was proposed by Councillor Eileen Blamire 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 Planning Permission be granted subject to the following conditions:

1. Approved Plans (updated to reflect the plans associated with this planning application).
2. Development to be in accordance with the Construction Management Plan.
3. Development to be in accordance with the Contaminated Land Assessment.
4. Implementation of approved surface water drainage scheme.
5. Implementation of approved foul drainage scheme.
6. Flood Evacuation Procedure (to be approved and implemented in advance of occupation).
7. Building materials (Updated to reflect this approval with respect to windows).
8. Security Measures to be implemented.
9. Hard landscaping to be in accordance with the approved plan.
10. Refuse arrangements and cycle storage to be in accordance with the approved plans.
11. Off-site highway works in accordance with details associated with this planning permission in advance of occupation.
12. Finished Flood levels as per submitted FRA.
13. Development in accordance with the submitted specification as contained within the Red Acoustics Report, setting out the noise limits.
14. Implementation of the measures contained within the approved noise report.
15. Scheme of mechanical ventilation to be implemented in accordance with approved detail.
16. Occupation restricted to students.

61 ST LEONARDS HOUSE, ST LEONARDS GATE, LANCASTER

A7	18/00958/LB	Listed building application to remove and reinstate the internal structure of the building, install a replacement roof to create additional living accommodation, re-cladding existing rear stairwells, install replacement windows and doors to all elevations, insert partition walls to all floors, reinstate windows, remove ground floor canopy and windows and install louvers	Bulk Ward	A
----	-------------	--	-----------	---

and flues, install window to the side elevation and television aerial and satellite dish, rebuild lift tower, and render walls to concrete framed building.

A site visit was held in respect of this site location on 7th November 2016 minute 88 (2016/2017) refers.

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

1. Works to commence within 3 years.
2. Works in accordance with approved plans.
3. Materials (including detail for the lift shaft, louvres and flues/vents).
4. Cast iron columns – in accordance with previously agreed detail.
5. Details of the making good of the building’s fabric as part of lowering the existing stone gable.

62 TOWN HALL, DALTON SQUARE, LANCASTER

A9	18/00920/LB	Listed building application for re-plastering and redecoration, installation and removal of partition walls and suspended ceilings, installation of a bar and chair store and repair works and re-flooring to the Ashton Hall and gallery, removal of reception counter and installation of replacement counter in main entrance, installing new and upgrading existing ground, first and second floor toilets and kitchenettes.	Castle Ward	A
----	-------------	--	-------------	---

It was proposed by Councillor Robert Redfern and seconded by Councillor Alan Biddulph:

“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 consent timescale.
2. Works to accords with the approved plans.
3. Details and samples of all new materials and finishes including details of the new fixed furniture, to be submitted and agreed prior to commencement of works.
4. Plastering works in accordance with submitted report.

63 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.

Chairman

(The meeting ended at 11.28 a.m.)

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