

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

**10.30 A.M.**

**1ST APRIL 2019**

**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, Jane Parkinson, Jean Parr, Robert Redfern, Sylvia Rogerson and Malcolm Thomas (Substitute for Mel Guilding)

Apologies for Absence:-

Councillor Mel Guilding

Officers in attendance:-

Andrew Drummond	Development Manager (Planning Applications)
Ian Blinkho	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W	-	Withdrawn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
SD	-	Split Decision

**139 MINUTES**

The minutes of the meeting held on 4<sup>th</sup> March 2019 were signed by the Chairman as a correct record.

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

There were no items of urgent business.

**141 DECLARATIONS OF INTEREST**

Councillor Helen Helme declared an interest in agenda item A6 19/00168//REM Woodside, Ashton Road, Ashton with Stodday, Lancaster. The reason being that the applicant is known to her as a resident of Ellel Ward.

**142 GREENDALES CARAVAN PARK, CARR LANE, MIDDLETON, MORECAMBE**

A5	18/01356/CU	Change of use of agricultural land for the siting of 26 static holiday caravans, camping area, erection of a bicycle rack, formation of mini golf course, amenity/dog walking area and associated landscaping and creation of an extension to existing internal access road.	Overton Ward	A
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It was proposed by Councillor Helen Helme and seconded by Councillor June Ashworth:

“That the application be approved.”

Upon being put to the vote, 12 Members voted in favour of the proposition and 3 against, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That subject to the signing and completing of a Section 106 Unilateral Undertaking to ensure that the caravans are used wholly for holiday accommodation, Planning Permission be granted subject to the following conditions:

1. Standard three year timescale.
2. In accordance with amended plans.
3. Details of covered and secure cycle storage facilities.
4. Ecology mitigation.
5. Implementation of hard and soft landscape scheme.
6. Development carried out in accordance with Arboriculture Implications Assessment and Tree Protection Plan.
7. Foul and surface drainage details.
8. Implement amenity spaces in full prior to first occupation/being brought into use.
9. Development carried out in accordance with FRA.
10. Restriction of number of units and layout as on submitted plans.
- 11 Restriction of use to holiday units.

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

**143 WOODSIDE, ASHTON ROAD, ASHTON WITH STODDAY, LANCASTER**

A6	19/00168/REM	Reserved matters application for the erection of 1 residential dwelling.	Ellel Ward	R
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It was proposed by Councillor Robert Redfern and seconded by Councillor Alan Biddulph:

“That the application be refused.”

Upon being put to the vote, 9 Members voted in favour of the proposition and 6 against, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That approval of Reserved Matters be refused for the following reasons:

1. The proposed dwellinghouse presents a predominantly blank elevation to the main access road that serves the development and other properties, creating an inactive, imposing and uninviting development to the most prominent elevation of the property. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve, with good design forming a key aspect of sustainable development. The design of the property, particularly to the north east facing elevation, is unsympathetic to the local character, streetscene, surrounding built environment and landscape setting. Ultimately, this is considered harmful to the character and appearance of the proposed dwelling and the wider streetscene. The scheme is found to be contrary to the requirements of Policy DM35 of the DPD (Key Design Principles) and paragraphs 124, 127 and 130 (Achieving Well-Designed Places) of the National Planning Policy Framework, which states that development should add to the overall quality of the area and be visually attractive as a result of good architecture through establishing and maintaining a strong sense of place.

**144 38 BECK VIEW, HALA SQUARE, LANCASTER**

A7	19/00237/FUL	Change of use of dwelling (C3) to 2 self-contained 1-bed flats (C2) and installation of vents and porch canopy to the west elevation.	Scotforth East Ward	A(P)
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It was proposed by Councillor Sylvia Rogerson 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 subject to no new material matter being raised in any further representation received before the 6 April 2019, Planning Permission be granted subject to the following conditions:

1. Standard 3 year timescale.
2. Development to be carried out in accordance to approved plans.
3. Existing doorway closed and new one doorway provided prior to first occupation.
4. Ventilation equipment finished in matt black.

5. To be owned and operated as part of the sheltered housing scheme at Beck View only.

**145 11 HIGH ROAD, HALTON, LANCASTER**

A8	19/00154/FUL	Construction of a dormer extension to the rear elevation.	Halton-with-Aughton Ward	A
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Members were advised that the application was now recommended for approval due to information and amended plans that had been submitted following agenda publication.

It was proposed by Councillor Jane Parkinson 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 Planning Permission be granted and subject to the following conditions:

1. Standard 3 year timescale.
2. Development in accordance with the approved plans.

**146 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 11.08 a.m.)

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