

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

24TH JUNE 2019

PRESENT:- Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Paul Anderton, Mandy Bannon, Victoria Boyd-Power, Abbott Bryning, Keith Budden, Tim Dant, Mel Guilding (Substitute in the Conservative Vacancy), Janice Hanson, Cary Matthews, Joyce Pritchard (Substitute for Michael Mumford), Robert Redfern and Malcolm Thomas

Apologies for Absence:-

Councillors Alan Biddulph and Michael Mumford

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W	-	Withdrawn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

17 MINUTES

The minutes of the meeting held on 3rd June 2019 were signed by the Chair as a correct record.

18 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

19 DECLARATIONS OF INTEREST

Councillor Dave Brookes declared an interest in agenda item A5 18/01100/FUL B and Q Superstore, Aldcliffe Road, Lancaster. The reason being that he knows one of the public speakers personally and lives local to the site. Councillor Brookes stated that he would be viewing the application fairly and with an open mind.

Councillor Dave Brookes declared an interest in agenda item A6 19/00351/VCN G and L Car Services, Wheatfield Street, Lancaster. The reason being that he had reported unauthorised development on the site. Councillor Brookes also explained that the Applicant had circulated a covering letter which erroneously implied that as Ward Councillor he supported the scheme. Councillor Brookes stated that he would be viewing the application fairly and with an open mind.

Councillor Paul Anderton declared an interest in agenda item A8 18/01642/FUL Keer Park, Warton Road, Carnforth. The reason being that he knows the applicant. Councillor Anderton stated that he would leave the room during deliberation of this application.

Councillor Dave Brookes had previously declared an interest in the following two items.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

20 B AND Q SUPERSTORE, ALDCLIFFE ROAD, LANCASTER

A5	18/01100/FUL	Relevant Demolition of existing retail building (A1) and associated water tank and enclosure, and the erection of a food store (A1) with associated car parking, external plant and enclosure, servicing areas and hard and soft landscaping.	Castle Ward	A
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A site visit was held in respect of this item on 28th January 2019 minute 112 (2018/2019 refers).

Under the scheme of public participation, Romy Clark spoke against the application and Malcolm Ball spoke in support. The Applicant Representative Adam Robson Property Director at Aldi then spoke in support of the application.

It was proposed by Councillor Robert Redfern and seconded by Councillor Janice Hanson:

“That subject to no new and valid planning considerations being raised during the further period of public consultation ending on 5th July, which are not considered in the report or as part of the Committee’s consideration of the application at the Committee meeting, planning permission be granted subject to the conditions in the report, an amendment to the condition for a Service Delivery Management Plan to include details of waste management and extra conditions controlling the hours of construction and restricting permitted development rights”

Upon being put to the vote, 11 Councillors voted in favour of the proposal, with 3 abstentions, whereupon the Chair declared the proposal to be carried.

Resolved:

That subject to no new and valid planning considerations being raised during the further period of public consultation ending on 5th July, which are not considered in the report or as part of the Committee's consideration of the application at the Committee meeting, planning permission be granted subject to the following conditions:

1. Time limit (3 Years).
2. Approved plans list.
- Pre-commencement conditions**
3. Construction of site access and off-site highway works.
4. Submission of Tree Protection Plan and Arboricultural Method Statement.
5. Site Investigation for contamination.
6. Surface water drainage scheme to be agreed limiting discharge rate to 20 litres per second.
7. Written Scheme for Investigation (Archaeology).
8. Precise details plant equipment, vents, ducts and their enclosures.
9. Employment Skills Plan.
10. Development to accord with the ecological recommendations set out in the submitted and approved Ecological Appraisal.
- Pre-construction of the building (above ground level) conditions**
11. Precise details (and samples) of all external materials to the building, enclosures, boundaries and surface treatments to be agreed.
12. Scheme for external lighting and security measures (CCTV).
13. Precise scheme for refuse provision.
14. Precise scheme for the provision of EV charging facilities and cycle provision.
15. Precise details of the ecology and habitat mitigation and enhancement measures to be agreed.
- Before first use/opening of the store**
16. Surface water drainage management and maintenance condition.
17. Car Parking Management
18. Service Delivery and Waste Management Plan.
19. Car, cycle, motor cycle provision to be provided and retained.
20. Travel Plan.
- Control conditions**
21. Foul and surface water to drain on separate systems.
22. Net sales shall not exceed 1,300 sqm. No more than 20% of the net sales floorspace shall be used for the display and sale of comparison goods.
23. Hours of operation limited to 08:00 – 22:00 Monday – Saturday and 09:00 – 17:00 Sundays and Bank Holidays.
24. Hours of deliveries limited to 07:00 – 22:00 Monday – Saturday and 09:00 – 17:00 Sundays and Bank Holidays.
25. Landscaping condition to be implemented and maintained.
26. Noise mitigation and noise levels for plant to be secured and maintained.
27. Hours of construction limited to 08:00 – 18:00 Monday – Friday and 08:00 – 14:00 Saturday.
28. Removal of Permitted Development rights.

The meeting adjourned at 11:45am and reconvened at 11:53am.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

21 G AND L CAR SERVICES, WHEATFIELD STREET, LANCASTER

A6	19/00351/VCN	Erection of 41 houses and 24 apartments with associated access, roads and landscaping (pursuant to the variation of condition 2 and 16 and the removal of conditions 17 and 20 on planning permission 14/01208/FUL to retain the spoil and omit the area of open space to the southern part of the site and erect new fencing and an ivy screen fence).	Castle Ward	A
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It was proposed by Councillor Mel Guilding and seconded by Councillor Janice Hanson:

“That the application be approved subject to the conditions in the report with a change to condition 2 to require a landscaping plan.”

Upon being put to the vote, 12 Councillors voted in favour of the proposition and 1 against, with 1 abstention, whereupon the Chair declared the proposal to be carried.

Resolved:

That planning permission be granted subject to the following conditions:

1. Amended list of approved plans.
2. Details of gates to be submitted and agreed; gates and replacement boundary treatments to be implemented within 3 months of the date of the decision and retained at all times thereafter, new planting undertaken within the first planting season after the date of the decision and maintained thereafter and landscaping plan to be submitted and agreed.
3. Affordable housing scheme Local letting plan.
4. Protection of the visibility splays.
5. Retention of cycle and refuse storage facilities.
6. Retention of car parking facilities and managed in accordance with the approved Traffic and Parking Management Plan.
7. Off-site highway works – contraflow cycle lane on Blades Street.
8. Landscaping Management Plan.
9. Retention of materials/details, including noise mitigation measures and boundary treatments.
10. Maintenance and management of surface water and foul drainage systems.
11. Removal of PD rights (Part 1 Classes A to G, Part 2 and Part 14).

22 LAND EAST OF LANCASTER ROAD & NORTH OF WILLEY LANE, LANCASTER ROAD, COCKERHAM

A7	19/00164/OUT	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane.	Ellel Ward	W
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This application was withdrawn prior to Committee and no presentation took place.

Councillor Paul Anderton had previously declared an interest in the following item. Councillor Anderton left the meeting at this point and did not return.

23 KEER PARK, WARTON ROAD, CARNFORTH

A8	18/01642/FUL	Erection of three blocks each comprising of seven light industrial units (B1) with associated parking.	Carnforth and Millhead Ward	A
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It was proposed by Councillor Joyce Pritchard and seconded by Councillor Keith Budden:

“That the application be approved subject to the conditions in the report.”

Upon being put to the vote, Councillors voted unanimously in favour of the proposition, whereupon the Chair declared the proposal to be carried.

Resolved:

That Planning Permission be granted subject to the following conditions:

1. Standard 3 year timescale.
2. Plans.
3. Submission of a foul and surface water drainage scheme.
4. Construction and environmental management plan.
5. Risk Assessment and Method Statement for construction.
6. Electric vehicle charging points.
7. Landscaping scheme.
8. Cycle and bin storage prior to occupation.
9. Car parking prior to occupation.
10. Separate foul and surface water drainage.
11. Unforeseen contamination.
12. Use restricted to B1.

24 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.

Chair

(The meeting ended at 12.52 p.m.)

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