

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**22ND JULY 2019**

**PRESENT:-** Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Richard Austen-Baker, Mandy Bannon, Alan Biddulph, Victoria Boyd-Power, Abbott Bryning, Keith Budden, Tim Dant, Me Guilding (substitute for Malcolm Thomas), Janice Hanson, Cary Matthews, Michael Mumford and Robert Redfern.

Apologies for Absence:-

Councillor Paul Anderton

Officers in attendance:-

Andrew Drummond	Development Manager (Planning Applications)
Ian Blinkho	Locum Planning Solicitor
Sarah Moorghen	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W	-	Withdrawn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

**25 MINUTES**

The minutes of the meeting held on 24<sup>th</sup> June 2019 were signed by the Chair as a correct record.

**26 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR**

There were no items of urgent business.

**27 DECLARATIONS OF INTEREST**

There were no declarations of interest.

*With the Committee's agreement the Chair reordered the agenda from this point.*

**28 71 NORTH ROAD, LANCASTER, LANCASHIRE**

A6	19/00496/FUL	Retrospective change of use of retail unit (A1) to takeaway (A5) and installation of a flue to the rear elevation.	Castle Ward	D
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It was proposed by Councillor Janice Hanson and seconded by Councillor Robert Redfern:

"That the application be deferred for further information to be received and to enable a site visit to take place."

Upon being put to the vote 9 Councillors voted in favour of the proposition and 1 against, with 4 abstentions, whereupon the Chair declare the proposal to be carried.

***Resolved:***

That the application be deferred for further information to be received and to enable a site visit to take place.

**29 JUMP RUSH TRAMPOLINE PARK, 21 NORTHUMBERLAND STREET, MORECAMBE**

A5	19/00100/FUL	Change of use from trampoline park (D2) to a flexible use [to enable changes in accordance with Part 3 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)] comprising either retail (A1) or leisure (D2) use, and alterations to the external cladding of the building.	Poulton Ward	R
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It was proposed by Councillor Richard Austen-Baker and seconded by Councillor Dave Brookes:

"That the Committee be minded to refuse the application for the reason set out in the Committee Report but the determination of the application be delegated back to the Planning Manager to enable the response of the Highway Authority to be considered and a second reason for refusal to be added if the Planning Manager considers it appropriate."

Upon being put to the vote, 10 Councillors voted in favour and 4 against, whereupon the Chair declared the proposal carried.

***Resolved:***

That the Committee be minded to refuse the application for the reason set out in the Committee Report but the determination of the application be delegated back to the

Planning Manager to enable the response of the Highway Authority to be considered and a second reason for refusal to be added if Planning Manager considers it appropriate.

**30 116 ULLSWATER ROAD, LANCASTER, LANCASHIRE**

A7 19/00592/FUL Erection of a single storey Bulk Ward A  
side and rear extension and  
construction of a decking  
area.

It was proposed by Councillor Janice Hanson and seconded by Councillor Michael Munford:

“That the application be approved.”

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

**Resolved:**

That Planning Permission be granted subject to the following conditions:

1. Standard 3 year timescale.
2. Development in accordance with plans.
3. Trees to be retained and maintained at least their existing height.

**31 SALT AYRE SPORTS CENTRE, DORIS HENDERSON WAY, HEATON WITH OXCLIFFE**

A8 19/00688/FUL Change of use of car park Skerton West A  
and public space to the front Ward  
of the sports centre to  
children's playground,  
outdoor activity area and mini  
golf area.

It was proposed by Councillor Robert Redfern and seconded by Councillor Richard Austen-Baker:

“That the application be approved.”

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. Development to be carried out in accordance to approved plans.
3. Protection/retention of existing trees.

**32 CO-OP, CENTENARY HOUSE, REGENT ROAD**

A9 19/00786/ADV Advertisement application for Harbour Ward A  
the display of 3 externally illuminated fascia signs, 1 externally illuminated hanging sign, 1 non-illuminated wall mounted sign and 1 non-illuminated fascia sign.

It was proposed by Councillor Mel Guilding and seconded by Councillor Janice Hanson:

“That the application be approved.”

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 advertisement timescale (5 years).
2. Advertisements to be carried out in accordance to amended approved plans.
3. No advertisement is to be displayed without the permission of the owner of the site.
4. No advertisement shall be sited or displayed so as to obscure or hinder various transportation signs or signals.
5. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
6. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
7. Where an advertisement is required under the Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
8. Illumination levels and screening.

**33 CO-OP, CENTENARY HOUSE, REGENT ROAD**

A10 19/00645/FUL Installation of replacement Harbour Ward A  
plant equipment, installation of cladding to the side elevation and new fence panels to the side.

It was proposed by Councillor Janice Hanson and seconded by Councillor Mel Guilding:

“That the application be approved.”

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. Development to be carried out in accordance to approved plans and details.

***The meeting adjourned at 11:35 and reconvened at 11:40.***

**34 LAND EAST OF SCOTLAND ROAD, CARNFORTH**

A11	18/00365/OUT (Associated with)	To permanently divert a section of Public Footpath No.26 in Carnforth to enable the implementation of residential development pursuant to the proposals set out in application 18/00365/OUT.	Carnforth and Millhead Ward	A
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It was proposed by Councillor Dave Brookes and seconded by Councillor Robert Redfern:

“That the recommendation as set out in the report be agreed.”

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

***Resolved:***

1. That, subject to outline planning permission being granted for planning application 18/00365/OUT, an Order be made pursuant to Section 257 of the Town and Country Planning Act 1990 to divert Footpath No.26 in Carnforth as set out in the report and on the terms the developer pays the cost of closing that part of the existing footpath to be diverted and the cost of providing the alternative route, to enable the development to be carried out in accordance with outline planning permission 18/00365/OUT, and in the event of no objections being received or any such objections received being withdrawn, the Order be confirmed.
2. That the Head of Legal Services be granted delegated powers to take any action considered necessary in respect of the making and confirmation of the Order duly authorised to be made.

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

A12	17/00073/FUL (Associated with)	To permanently divert a section of Public Footpath No.55 in Hala to enable the implementation of residential development pursuant to the proposals set out in application 17/00073/FUL.	Scotforth East Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Michael Munford:

“That the recommendation as set out in the report be agreed.”

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

**Resolved:**

1. That, an Order be made pursuant to Section 257 of the Town and Country Planning Act 1990 to divert Footpath No.55 in Hala as set out in the report and on the terms the developer pays the cost of closing that part of the existing footpath to be diverted and the cost of providing the alternative route, to enable development to be carried out in accordance with planning permission 17/00073/FUL, and in the event of no objections being received or any such objections received being withdrawn, the Order be confirmed.
2. That the Head of Legal Services be granted delegated power to take any action considered necessary in respect of the making and confirmation of the Order duly authorised to be made.

**36 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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Chair

(The meeting ended at 12.05 p.m.)

**Any queries regarding these Minutes, please contact  
Sarah Moorghen, Democratic Services: telephone (01524) 582132 or email  
smoorghen@lancaster.gov.uk**