

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

19TH AUGUST 2019

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

Apologies for Absence:-

Councillors Paul Anderton and Sandra Thornberry

Officers in attendance:-

Jennifer Rehman	Major Applications Planning Officer
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W	-	Withdrawn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

37 MINUTES

The minutes of the meeting held on 22nd June 2019 were signed by the Vice-Chair as a correct record.

38 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

39 DECLARATIONS OF INTEREST

There were no declarations of interest.

40 SITE VISIT

A site visit was held in respect of the following applications:

19/00496/FUL	71 North Road, Lancaster	Castle Ward
19/00019/FUL	13 Dalton Square, Lancaster	Castle Ward
19/00545/FUL	Land North of Kellet Road, Over Kellet	Kellet Ward

The following Members were present at the site visit, which took place on Monday 12th August 2019:

Councillors Paul Anderton, Alan Biddulph, Dave Brookes, Abbott Bryning, Keith Budden, Tim Dant, Janice Hanson, Michael Munford, Malcolm Thomas and Sandra Thornberry.

Officers in Attendance:

Mark Potts – Major Applications Officer
Kim Ireland – Planning Assistant
Sarah Moorghen – Democratic Support Officer

41 IMPERIAL ROAD, MORECAMBE

A5	19/00567/CCC	The development of an energy recovery facility comprising: the erection and operation of an energy from waste building including offices, workshop and visitor/education facilities; air cooled condensers; internal access roads; car, cycle and coach parking; perimeter fencing; electricity sub-stations; weighbridges; weighbridge office; contractors office; water and diesel tanks; lighting; heat offtake pipe; hardstandings; earthworks; landscaping and other ancillary infrastructure	Overton Ward	NO
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It was proposed by Councillor Janice Hanson and seconded by Councillor Richard Austen-Baker:

“That the City Council has no objection subject to the conditions set out in the Committee Report.”

Upon being put to the vote, 10 Councillors voted in favour of the proposition and 3 against, with 1 abstention, whereupon the Vice-Chair declared the proposal to be carried.

Resolved:

That the City Council has no objections to the application subject to the following suggested conditions:

1. Employment skills plan.
2. Construction and Environmental Management Plan, including a Travel Plan.
3. Assessment and remediation of contamination.
4. Tree protection during construction.
5. Noise mitigation based on paragraph 7.5.3 of the Environmental Statement (if not otherwise included within an Environmental Permit).
6. Materials/ colours/ finishes to be agreed (based on the conclusions of the addendum design document).
7. Lighting scheme (may be included with other ecology mitigation).
8. Landscaping scheme.
9. Creation of cycle/ footpath link to Middleton road.
10. Electric vehicle charging points (with the consideration of facilities for HGVs), secure cycle storage and shower and changing facilities.

42 THE CORNER HOUSE, WOODWELL LANE, SILVERDALE

A6	18/00380/FUL	Demolition of existing property and outbuilding, erection of replacement detached dwelling, alteration to vehicular access and associated landscaping	Silverdale Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Alan Biddulph:

“That Planning Permission be granted subject to the conditions set out in the Committee Report.”

Upon being put to the vote, 13 Councillors voted in favour of the proposition and 1 against, whereupon the Vice-Chair declared the proposal to be carried.

Resolved:

That Planning Permission be granted subject to the following conditions:

1. Standard three year timescale.
2. In accordance with amended plans.
3. Submission of a foul and surface water drainage scheme (prior to the commencement of development).

4. Materials – details and samples including elevational treatment (natural stone and render), slate, eaves verge and ridge details, rainwater goods, windows (including rooflights) and doors (including garage), surfacing (including access between Woodwell Lane and the site) and boundary treatments, external lighting- to be submitted and approved.
5. Development in accordance with AIA including tree protection.
6. Landscaping scheme.
7. Ecological mitigation.
8. Providing of parking and turning areas prior to occupation.
9. Obscure glazing to first floor en-suite within northern elevation.
10. Privacy screen to balcony – details, implementation and retention.
11. Removal of Permitted Development rights – roof, windows and doors alterations (including garage doors), extensions and outbuildings and boundary treatments.
12. Garage use restriction.

43 DALLAS ROAD GARDENS, DALLAS ROAD, LANCASTER

A7 19/00788/FUL Erection of a 2.5m wooden peace pole Castle Ward A

It was proposed by Councillor Robert Redfern and seconded by Councillor Malcolm Thomas:

“That Planning Permission be granted subject to the conditions set out in the Committee Report.”

Upon being put to the vote, Councillors voted unanimously in favour of the proposition, whereupon the Vice-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 accord to approved plans.

44 6 INGLETON DRIVE, LANCASTER

A8 19/00831/FUL Erection of a single storey rear extension and creation of a ramp to front garden Scotforth East Ward A

It was proposed by Councillor Michael Mumford and seconded by Councillor Colin Hartley:

“That outline Planning Permission be granted subject to the conditions set out in the Committee Report.”

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

Resolved:

That outline Planning Permission be granted subject to the following conditions:

1. Standard 3 year timescale.
2. Development in accordance with plans.
3. Approved landscaping scheme to be implemented.

45 3 MOORSIDE, MELLING, CARNFORTH

A9	19/00901/FUL	Alterations to windows and doors on front and rear elevations, re-rendering of the front, side and rear elevations and erection of a detached garage	Upper Lune Valley Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Alan Biddulph:

“That Planning Permission be granted subject to the conditions set out in the Committee Report.”

Upon being put to the vote, Councillors voted unanimously in favour of the proposition, whereupon the Vice-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 in accordance with plans.
3. Details of materials.

46 APPOINTMENT TO CROOK O’LUNE ADVISORY COMMITTEE

The Committee considered a report of the Democratic Services Manager to consider appointing a Planning Regulatory Committee representative to the Crook O’Lune Advisory Committee outside body.

It was proposed by Councillor Robert Redfern and seconded by Councillor Dave Brookes that Councillor Michael Mumford be appointed as the Planning Regulatory Committee representative to the Crook O’Lune Advisory Committee outside body.

Upon being put to the vote, 13 Members voted in favour of the proposition, with 1 abstention, whereupon the Vice-Chairman declared the proposal to be carried.

Resolved:

That Councillor Michael Mumford be appointed as the Planning Regulatory Committee representative to the Crook O’Lune Advisory Committee outside body.

47 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 11.30 a.m.)

**Any queries regarding these Minutes, please contact
Democratic Services: telephone (01524) 582656 or email democracy@lancaster.gov.uk**