

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

11TH NOVEMBER 2019

PRESENT:- Councillors Sandra Thornberry (Chair), Paul Anderton, Mandy Bannon, Alan Biddulph, Victoria Boyd-Power, Keith Budden, Tim Dant, Janice Hanson, Cary Matthews, Robert Redfern and Malcolm Thomas Tim Hamilton-Cox (Substitute for Dave Brookes) and Joyce Pritchard (Substitute for Michael Mumford)

Apologies for Absence:-

Councillors Dave Brookes and Michael Mumford

Officers in attendance:-

Andrew Drummond	Development Manager (Planning Applications)
Ian Blinkho	Locum Planning Solicitor
Eric Marsden	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W	-	Withdrawn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

69 MINUTES

The minutes of the meeting held on 14th October 2019 were signed by the Chair as a correct record.

70 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

71 DECLARATIONS OF INTEREST

There were no declarations of interest.

72 LIDL 98 WESTGATE MORECAMBE

A5	19/01067/VCN	Demolition of existing garage and erection of a food store with associated parking, access, servicing and landscape arrangements (pursuant to the variation of condition 2 on approved application 16/01071/VCN to allow deliveries on Sundays and Public Holidays).	Westgate Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Robert Redfern:

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

Upon being put to the vote, 12 Members voted in favour of the proposition with none against and 1 abstention, whereupon the Chair declared the proposal to be carried.

Resolved:

That Planning Permission be granted to vary condition 2 on approved application 16/01071/VCN subject to the following conditions:

1. Hours of store opening restriction to between:
 - 07:00 and 22:00 Monday to Saturday and
 - 10:00 and 17:00 on Sundays.

2. Hours of deliveries restricted to between:
 - 07:00 and 22:00 Monday to Saturday
 - 10:00 and 20:00 on Sundays and Public Holidays for a temporary 12 month period.

73 73 MAIN ROAD GALGATE LANCASTER

A6	19/01174/FUL	Erection of a single storey front extension and a single storey rear extension and excavation of land to create a sunken patio to rear.	Ellel Ward	SD
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It was proposed by Councillor Keith Budden and seconded by Councillor Robert Redfern:

“That the decision be split as set out in the Committee Report.”

Upon being put to the vote, all 13 Members voted unanimously in favour of the proposition, whereupon the Chair declared the proposal to be carried.

Resolved:

That the decision be split as follows:

That the erection of a single storey front extension be refused for the following reasons:

1. It is considered that the proposed front extension by reason of its flat roof design and scale would appear as an incongruous form of development that does not relate well to this non-designated heritage asset. Furthermore, with the lack of alterations along the adjoining row of terraced properties, this would only serve to highlight the proposal as a discordant form of development and as a result would have a harmful impact on the character and appearance of the area. As such, it is considered that the proposed development is contrary to the requirements of Paragraph 197 and Section 12 (Achieving Well-Designed Places) of the National Planning Policy Framework and Policy DM33 and DM35 of the Development Management DPD.

In the second instance:

That a single storey rear extension and excavation of land to create a sunken patio to the rear be granted subject to the following conditions:

1. Standard 3 year timescales.
2. Development in accordance with amended plans.

74 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 10.55 a.m.)

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