

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

9TH DECEMBER 2019

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

Apologies for Absence:-

Councillors Dave Brookes and Michael Mumford

Officers in attendance:-

Andrew Drummond	Development Manager (Planning Applications)
Ian Blinkho	Locum Planning Solicitor
Rephael Walmsley	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W	-	Withdrawn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

75 MINUTES

The minutes of the meeting held on 11th November 2019 were signed by the Chair as a correct record.

76 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

77 DECLARATIONS OF INTEREST

There were no declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

The Chair brought forward items A6, A7, A8 and A9 to avoid any delay for the members of the public in attendance.

**78 LAND TO THE EAST OF LANCASTER ROAD AND NORTH OF WILLEY LANE
LANCASTER ROAD COCKERHAM**

A6	19/01223/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	A(106)
----	--------------	--	------------	--------

Under the scheme of public participation, Angela Manning spoke against the application, and Graham Salisbury spoke in favour of the application.

It was proposed by Councillor Janice Hanson and seconded by Councillor Malcolm Thomas:

“That, subject to a Section 106 Agreement being entered into to secure the obligations contained in Paragraph 8.1 of the Committee Report outline planning permission be granted, subject to the conditions set out in the Committee Report.”

Upon being put to the vote, 10 Members voted in favour, with 4 abstentions, whereupon the Chair declared the proposal to be carried.

Resolved:

That, subject to a Section 106 Agreement being entered into to secure the obligations contained in Paragraph 8.1 of the Committee Report outline planning permission be granted, subject to the following conditions:

1. Two year timescale.
2. Development in accordance with the approved plan (red edge and access).
3. Access details to be submitted.
4. Scheme for off-site highway works.
5. Construction Environmental Management Plan.
6. Scheme for Sustainable Surface Water Drainage.
7. Scheme for Foul Water Drainage Scheme.
8. Submission of Finished Floor and Site Levels.
9. Scheme for the provision of on-site open space.
10. Scheme for the connection to the Public Right of Way.
11. Scheme for any external lighting.
12. Vegetation clearance to be undertaken from 1st March to 31st July.

13. Scheme to be undertaken in accordance with the ecological mitigation methods.
14. Development in accordance with the submitted AIA.
15. Employment and Skills Plan.
16. Provision of electric vehicle charging points.
17. Uncontaminated Land.
18. Provision of Home Owner Packs.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

79 LAND NORTH OF KELLET ROAD OVER KELLET

A7	19/01141/VCN	Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping (pursuant to the variation of condition 4 on approved application 17/01133/FUL to allow construction traffic to use the existing access on Kellet Road).	Kellet Ward	A(C)
----	--------------	--	-------------	------

It was proposed by Councillor Keith Budden and seconded by Councillor Janice Hanson:

“That planning permission be granted, subject to the conditions set out in the Committee Report with an amendment to condition 4 to include a construction method statement.”

Upon being put to the vote, 13 Members voted in favour, with 1 abstention, whereupon the Chair declared the proposal to be carried.

Resolved:

That planning permission be granted, subject to the conditions set out in the Committee Report with an amendment to condition 4 to include a construction method statement:

1. Standard three year timescale.
2. Approved plans.
3. Reclassification of the A601 (M).
4. Scheme for construction and off-site highway works.
5. Drainage scheme.
6. Tree works schedule, arboricultural method statement and tree protection scheme.
7. Method statement in relation to Kellet Road Verges Biological Heritage Site.
8. Finished floor levels.
9. Electric vehicle charging points.
10. Landscaping scheme.
11. Materials/ details of building, hardstanding and boundary treatments.
12. Foul drainage scheme.
13. Secure cycle storage.

14. Creation of visibility splays.
15. Travel Plan.
16. Lighting details.
17. Provision of car park.
18. Landscape management plan.
19. No vegetation clearance or site activity between 1 March to 31 July.
20. Restriction of permitted development rights.
21. Unforeseen contamination.
22. Separate foul and surface water systems.
23. Restriction of floor area.

80 LAND NORTH OF KELLET ROAD OVER KELLET

A8	19/01368/VCN	Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping (pursuant to the variation of condition 3 on planning permission 17/01133/FUL to allow construction traffic to use the existing site access from Kellet Road to accommodate initial ground works).	Kellet Ward	A
----	--------------	--	-------------	---

It was proposed by Councillor Alan Biddulph and seconded by Councillor Keith Budden:

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

Upon being put to the vote, 13 Members voted in favour, with 1 abstention, whereupon the Chair declared the proposal to be carried.

Resolved:

That planning permission be granted, subject to the conditions set out in the Committee Report:

1. Standard three year timescale.
2. Approved plans.
3. Reclassification of the A601 (M).
4. Scheme for construction and off-site highway works.
5. Drainage scheme.
6. Tree works schedule, arboricultural method statement and tree protection scheme.
7. Method statement in relation to Kellet Road Verges Biological Heritage Site.
8. Finished floor levels.
9. Electric vehicle charging points.
10. Landscaping scheme.
11. Materials/ details of building, hardstanding and boundary treatments.

12. Foul drainage scheme.
13. Secure cycle storage.
14. Creation of visibility splays.
15. Travel Plan.
16. Lighting details.
17. Provision of car park.
18. Landscape management plan.
19. No vegetation clearance or site activity between 1 March to 31 July.
20. Restriction of permitted development rights.
21. Unforeseen contamination.
22. Separate foul and surface water systems.
23. Restriction of floor area.

Councillor Joyce Pritchard left the meeting at this point and did not return.

Councillor Tim Hamilton-Cox left the meeting at this point.

81 10 SHORTLANDS DRIVE HEYSHAM

A9	19/01314/FUL	Demolition of existing Heysham conservatory and erection of a single storey rear extension.	Central Ward	A
----	--------------	---	--------------	---

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, 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 conditions set out in the Committee Report:

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

Councillor Tim Hamilton-Cox returned to the meeting at this point.

82 50 ST LEONARDS GATE LANCASTER

A5	18/01242/FUL	Change of use of community centre (D1) to student accommodation comprising of six 1-bed studios, one 1-bed duplex studio, two 3-bed cluster flats, one 5-bed	Bulk Ward	A
----	--------------	--	-----------	---

cluster flat and three 6-bed cluster flats (C3) with ancillary communal accommodation including bike store, plant room and common room, together with the demolition of existing external fire escape and flat roof structure above rifle range and the erection of a two-storey roof extension, replacement of existing windows and doors, installation of rooflights and alterations to some existing window/door openings and the provision of an external refuse store and security gate.

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

“That planning permission be granted, subject to the conditions set out in the Committee Report with an amendment to re-number the conditions 1 to 11, an amendment adding a condition relating to waste service management, and an amendment to the materials condition to include stone cleaning methodology within the stonework detailing and repair.”

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 conditions set out in the Committee Report with an amendment to re-number the conditions 1 to 11, an amendment adding a condition relating to waste service management, and an amendment to the materials condition to include stone cleaning methodology within the stonework detailing and repair:

1. Time limit.
2. Approved plans list.
3. Building Recording condition.
3. Precise details of the cladding, roof details, windows, rooflights, doors, external gates, stonework detailing and repair.
4. Precise scheme for the ventilation including details of all external plant/vents.
5. Drainage scheme (including details of permeable paving).
6. External lighting and security measures.
7. Noise levels and mitigation.
8. Refuse and cycle provision to be provided and retained.
9. Restriction on working during bird breeding season.
10. Student Use condition.

83 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 12.20 p.m.)

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