

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**7TH JANUARY 2020**

**PRESENT:-** Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Paul Anderton, Mandy Bannon, Alan Biddulph, Abbott Bryning, Keith Budden, Tim Dant, Jake Goodwin (Substitute for Vicki Boyd-Power), Mel Guilding (Substitute for Richard Austen-Baker), Janice Hanson, Cary Matthews, Joyce Pritchard (Substitute for Michael Mumford), Robert Redfern and Malcolm Thomas

Apologies for Absence:-

Councillors Richard Austen-Baker, Vicki Boyd-Power and Michael Mumford

Officers in attendance:-

Andrew Drummond	Development Manager (Planning Applications)
Hannah Little	Legal Assistant
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W	-	Withdrawn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

**84 MINUTES**

The minutes of the meeting held on 9<sup>th</sup> December 2019 were signed by the Chair as a correct record.

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

There were no items of urgent business.

**86 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION**

*The Chair brought forward item A6 to avoid any delay for the members of the public in attendance.*

**87 8 WESTBOURNE ROAD LANCASTER**

A6	19/01339/CU	Retrospective application for the change of use of dwelling (C3) to 9-bed HMO for student accommodation (sui generis).	Castle Ward	A(C)
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Under the scheme of public participation, Councillor Tim Hamilton-Cox spoke against the application, and Daniel Ratcliffe (the agent) spoke in favour of the application.

It was proposed by Councillor Robert Redfern and seconded by Councillor Joyce Pritchard:

“That the application be approved subject to the conditions set out in the Committee Report with a change to condition 4 to limit the requirement to the maintenance scheme for the 2 planted trees as the trees are now in situ.”

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

***Resolved:***

That the application be approved subject to the following conditions:

1. Development to be in accordance with the approved plans.
2. Within 2 months of the date of permission the bike storage facilities and associated security measures including CCTV and security lighting is to be provided.
3. Within 2 months of the date of this permission the secure lockable gates to the rear boundary are to be provided.
4. Development to be carried out in accordance with the tree maintenance scheme.
5. Student occupation only.

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION****88 LAND FOR PROPOSED BAILRIGG BUSINESS PARK BAILRIGG LANE LANCASTER**

A5	19/00942/FUL	Partially retrospective application for the re-grading and re-profiling of land to facilitate the retention of spoil	University and Scotforth Rural Ward	A
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within the site excavated in association with the Health Innovation Park.

It was proposed by Councillor Janice Hanson 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 following conditions set out in the Committee Report:

1. Development to accord with listed plans.
2. Development is in accordance with the submitted Drainage strategy.
3. Implementation of the Flood Risk Assessment and surface water mitigation.
4. Submission and agreement of a Landscaping and Planting Scheme.
5. Remediation Strategy.
6. Construction Environmental Management Plan.
7. Arboriculture Report including Tree Protection Plan.

**89 JUMP RUSH 21 NORTHUMBERLAND STREET MORECAMBE**

A7	19/01302/FUL	Change of use from Poulton Ward D 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.
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It was proposed by Councillor Dave Brookes and seconded by Councillor Tim Dant:

“That the application be deferred to allow time for the applicant to re-design the elevational treatments in liaison with the Case and Conservation Officers, and to provide a consistent site plan.”

Upon being put to the vote, 13 Members voted in favour of the proposition, and 2 against, whereupon the Chair declared the proposal to be carried.

***Resolved:***

That the application be deferred to allow time for the applicant to re-design the elevational treatments in liaison with the Case and Conservation Officers, and to provide a consistent site plan.

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

## **90 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 12.40 p.m.)

**Any queries regarding these Minutes, please contact  
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emarsden@lancaster.gov.uk**