

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**3RD FEBRUARY 2020**

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

Apologies for Absence:-  
Councillor Michael Mumford

Officers in attendance:-  
Andrew Drummond                      Development Manager (Planning Applications)  
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W	-	Withdrawn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

**91       MINUTES**

The minutes of the meeting held on 7<sup>th</sup> January 2020 were signed by the Chair as a correct record.

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

There were no items of urgent business.

**93       DECLARATIONS OF INTEREST**

There were no declarations of interest.

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION**

*The Chair brought forward item A7 to avoid any delay for the members of the public in attendance.*

**94 47 SOUTH ROAD LANCASTER**

A7 19/01286/FUL Change of use of Scotforth West A Dwellinghouse (C3) to 7-bed Ward HMO for student accommodation (sui generis).

Under the scheme of public participation, Councillor Tim Hamilton-Cox spoke against the application, and Mr Thagia (the applicant) spoke in favour of the application.

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

“That the application be approved subject to the conditions set out in the Committee Report.”

Upon being put to the vote, 14 Members voted in favour, with none 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. Standard 3 year timescale.
2. Development to accord to amended plans.
3. Details of bike storage facilities to be submitted prior to the occupation of the property.
4. Student occupation only.

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION****95 LAND ADJACENT TO BULK ROAD LANCASTER**

A6 19/01412/VCN Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm Bulk Ward A

and landscaping (pursuant to the variation of conditions 2 and 3 on approved application 19/00962/RCN to extend the completion date for Phase 1 access to May 2020, and Phase 1 offsite highway works to be fully implemented by May 2020).

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

“That the application be approved 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 the application be approved subject to the following conditions:

1. Approved Drawings.
2. Offsite Highway works implementation by May 2020 (with pedestrian crossing in place by 31 Jan 2020).
3. Access Works implementation by May 2020.
4. Written Scheme of Investigation for Phase II.
5. Surface Water Drainage Scheme.
6. Retention of measures for refuse provision, drop off, cycle storage and cycle runners. Detail for Phase II to be agreed separately.
7. Phase II offsite highway works to be submitted.
8. Ventilation scheme for Phase I in accordance with approved scheme.
9. Landscaping for Phase I in accordance with approved scheme.
10. Public Realm surfacing for Phase I in accordance with approved scheme.
11. External materials for Phase I in accordance with approved scheme.
12. Boundary Treatments for Phase I in accordance with approved scheme.
13. CEMP to be submitted associated with Phase II.
14. Vegetation clearance condition associated with Phase II.
15. Finished Floor Levels agreed on Phase I to be provided associated with Phase II.
16. Development in accordance with the approved phasing plan.
17. Approved Glazing scheme for Phase I.
18. Crime prevention measures implemented for Phase I – Phase II to be submitted.
19. Approval of this application for sustainable energy measures – Phase II to be submitted.
20. Development in accordance with the approved Flood Evacuation Plan.
21. Satellite systems to be in accordance with approved detail for Phase I; Phase II to be submitted.
22. Development in accordance with the approved Travel Plan associated with the development.
23. Deliveries, servicing and maintenance in accordance with the agreed details.

24. Foul water drainage scheme to be developed in accordance with the approved scheme.
25. Remediation Certificate in connection with any contaminated land.
26. Restriction on soils.
27. Development in accordance with the submitted AIA.
28. Development in accordance with the submitted FRA.
29. Development to be occupied by only students.
30. Phase I to be cleaned and maintained in accordance with the approved façade cleaning and maintenance strategy.
31. Lighting for Phase I to be in accordance with the approved detail. Detail for Phase II to be submitted.
32. Permitted Development Rights to be removed under Part 16.

***Councillor Richard Austen-Baker left the meeting at this point and did not return.***

## 96 13 DALTON SQUARE LANCASTER

A5 19/00019/FUL	Relevant Demolition of Castle Ward former cinema auditorium and erection of a 4 storey building with new glazed shop front for student accommodation comprising of 24 one-bed studios (C3), 3 two-bed apartments (C4) and 1 three -bed apartment (C4).	A(C)
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It was proposed by Councillor Tim Dant and seconded by Councillor Mandy Bannon, contrary to the officer's recommendation in the report:

"That planning permission be deferred until the demand for student accommodation is sufficiently evidenced."

Upon being put to the vote, 2 Councillors voted in favour of the proposition, with 12 against, whereupon the Chair declared the proposal to be lost.

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

"That planning permission be granted, subject to the following conditions set out in the Committee Report with an amendment to condition 15 and an additional condition 16."

Upon being put to the vote, 11 Councillors voted in favour of the proposition, with 3 abstentions, 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 with an amendment to condition 15 and an additional condition 16:

1. Time Limits for implementation.

2. Approved plans.
3. Surface water drainage scheme.
4. Surface water management.
5. Foul water drainage scheme.
6. Archaeological recording.
7. Student restriction.
8. Noise attenuation.
9. Mechanical ventilation systems.
10. Cycle and refuse.
11. Materials.
12. Archaeological Watching Brief.
13. Development in accordance with the noise report.
14. No development to be occupied until the noise mitigation has been installed.
15. Sustainable construction to include a fabric first approach to deliver the energy efficiencies, water / carbon reductions and solar PV and thermal panels as submitted as part of the application.
16. Security measures to include gates, boundary treatments (height / materials / finishes), CCTV and external lighting.

**NOTE:** After the business on the agenda had been dealt with, Committee members requested that Cabinet provide information for them on the student accommodation market in Lancaster, both in terms of current trends and projections into the future, to better inform the decisions to be taken on planning applications.

## 97 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 12.00 p.m.)

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