

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

2ND MARCH 2020

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

Apologies for Absence:-

Councillors Mandy Bannon, Jake Goodwin, Michael Mumford and Joyce Pritchard

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W	-	Withdrawn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

98 MINUTES

The minutes of the meeting held on 3rd February 2020, subject to an amendment noted at item 96, were signed by the Chair as a correct record.

99 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

100 DECLARATIONS OF INTEREST

Councillor Dave Brookes declared an interest in agenda item A5 19/01464/FUL RSPB, Leighton Moss, Storrs Lane, Yealand Redmayne. The reason being that he is a member of the RSPB. Councillor Brookes stated that he would be viewing the application fairly and with an open mind.

Councillor Sandra Thornberry declared an interest in agenda item A5 19/01464/FUL RSPB, Leighton Moss, Storrs Lane, Yealand Redmayne. The reason being that she is a member of the RSPB. Councillor Thornberry stated that she would be viewing the application fairly and with an open mind.

There were no other declarations of interest.

101 RSPB, LEIGHTON MOSS, STORRS LANE, YEALAND REDMAYNE

A5	19/01464/FUL	Alterations to land levels to create ditches, bunds, pools and an island feature and the installation of a sluice to form an area of raised water.	Silverdale Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Tim Dant:

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

Upon being put to the vote, 11 Councillors voted in favour of the proposition, with 1 against, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be approved subject to the following conditions:

1. Standard three year timescale.
2. Approved plans.
3. Archaeological Watching Brief.
4. Ecological mitigation – timing of works informed by breeding bird surveys; otter mitigation.

102 THE TRACTOR YARD, CAPERNWRAY ROAD, CAPERNWRAY, CARNFORTH

A6	19/01549/VCN	Demolition of existing buildings and erection of eight industrial units comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and parking (pursuant to the variation of condition 2 on planning permission	Kellet Ward	A(C)
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17/00731/FUL to amend the approved cladding and roof light sizes and to include an extension to unit 1).

It was proposed by Councillor Richard Austen-Baker and seconded by Councillor Janice Hanson:

“That the application be approved, subject to the following conditions set out in the Committee Report, with an amendment to condition 7.”

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 plans.
2. Contamination.
3. Tree protection measures.
4. Surface water drainage.
5. Finished floor and site levels.
6. Materials, boundary treatments and external lighting.
7. Landscaping scheme to include details for the planting of new trees, details of the arboricultural methodology for pruning/tidying up of the lopped and other retained trees, ongoing maintenance details including arboricultural methodology and details of replacement planting should the proposed/existing landscaping fail.
8. Implementation of car parking and turning.
9. Creation of visibility splays.
10. Hours of construction.
11. Hours of operation and deliveries.
12. Restriction of permitted development to B1(c) and B8.
13. Only occupied/ operated as individual business units, not amalgamated or subdivided and no one business shall operate from more than one unit.
14. No external storage or materials or equipment.

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

103 QUARTERLY REPORTS

Councillors received Quarterly Planning Reports from the Development Management service.

Resolved:

That the report be noted. The Chair commended the Planning Application team for their work.

104 DELEGATED PLANNING LIST

The Head of Planning and Place 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 12.05 p.m.)

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