

**PLANNING REGULATORY COMMITTEE -
HELD AS A TEAMS LIVE EVENT REMOTE
PUBLIC MEETING**

10.30 A.M.

27TH APRIL 2020

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

Apologies for Absence:-

Councillor Michael Mumford

Officers in attendance:-

Andrew Drummond	Development Manager (Planning Applications)
Luke Gorst	Acting Head of Legal Services and Monitoring Officer
Debbie Chambers	Democratic Services Manager and Deputy Monitoring Officer
Steve Simpson	Head of ICT
Liz Bateson	Principal Democratic Support Officer
Stephen Metcalfe	Principal Democratic Support Officer
Mark Potts	Major Applications Planning Officer
Rephael Walmsley	Solicitor
Jenny Kay	Civic & Ceremonial 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W	-	Withdrawn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

105 MINUTES

The Minutes of the meeting held on 3rd March 2020 were agreed as a correct record.

106 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of Urgent Business to consider.

107 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

108 LAND TO THE REAR OF POINTER GROVE AND ADJACENT TO HIGH ROAD, HALTON

<u>Item</u>	<u>Application No</u>	<u>Proposal and Applicant</u>	<u>Ward</u>	<u>Decision</u>
A05	18/01422/FUL	Land To The Rear Of Pointer Grove And, Adjacent To High Road, Halton Erection of 65 dwellings with associated access, landscaping, open space, drainage, highway and parking arrangements and land re-profiling works for Russell Armer Ltd	Halton-with-Aughton Ward	A(C)

It was proposed by Councillor Robert Redfern and seconded by Councillor Malcolm Thomas:

“That, subject to a Section 106 Agreement being entered into to secure the obligations contained in the recommendation of the Committee Report, planning permission be granted, subject to the conditions set out in the Committee Report with an additional condition relating to the hours of construction.”

Upon being put to the vote, 8 Councillors voted in favour of the proposition, 1 against and 3 abstained, 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 the recommendation of the Committee Report, planning permission be granted, subject to the following conditions:

1. Two-year timescale for implementation
2. Development in accordance with approved plans (to be listed)
3. Detailed plans of site access (including internal adoptable standard roads)
4. Offsite highway works
5. Protection of visibility splays
6. Car parking to be provided
7. Electric vehicle charging points
8. Unforeseen land contamination

9. Development in accordance with the submitted Arboricultural Implications Assessment
10. Removal of Permitted Development rights
11. Garage use restriction
12. Provision of landscaping scheme
13. Landscaping management plan
14. Finished floor and site levels
15. Material samples
16. Open Space – provision of 5 pieces of play equipment, maintenance, timetable for implementation
17. Details of retaining walls and boundary treatments, including finishes.
18. Reasonable avoidance methods for Great Crested Newts and Biodiversity enhancement (including home owner packs)
19. Development in accordance with the Flood Risk Assessment
20. Development in accordance with the submitted surface water drainage proposals
21. Covered cycle parking and refuse provision
22. Submission of a drainage scheme to account to being phased across the site.
23. Submission of surface water drainage management and maintenance
24. Vegetation removal outside of bird breeding season
25. Arboricultural Method Statement to be submitted
26. Employment and Skill Plan
27. Hours of construction (0800-1800 Mon to Fri and 0800-1400 Sat only)

109 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.

110 URGENT BUSINESS BETWEEN MEETINGS

The Democratic Services Manager presented a report which advised the Committee of decisions that had been taken by the Chief Executive, in consultation with the Chair of the Planning Regulatory Committee under the Council's Urgent Business Procedure.

Resolved:-

That the report be noted

Chair

(The meeting ended at 11.55 a.m.)

**Any queries regarding these Minutes, please contact Jenny Kay
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or email democracy@lancaster.gov.uk**