

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

10.30 A.M.

22ND JUNE 2020

PRESENT:- Councillors Sandra Thornberry (Chair), Paul Anderton, Richard Austen-Baker, Mandy Bannon, Alan Biddulph, Dave Brookes, Roger Cleet, Tim Dant, Mel Guilding, Janice Hanson, Cary Matthews and Joyce Pritchard

Apologies for Absence:-

Councillors Abbott Bryning, Keith Budden and Robert Redfern

Officers in attendance:-

Andrew Drummond	Development Manager (Planning Applications)
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
Eleanor Fawcett	Planning Officer
Rephael Walmsley	Solicitor
Jenny Kay	Civic & Ceremonial Democratic Support Officer
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W	-	Withdrawn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

1 MINUTES

The minutes of the meeting held on 27th April 2020 were agreed as a true record, and would be signed by the Chair at a later date.

2 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR**To appoint a Vice-Chair for the 2020/2021 municipal year.**

The Chair requested nominations for the position of Vice-Chair of the Planning Regulatory Committee for the municipal year 2020/2021.

It was proposed by Councillor Tim Dant and seconded by Councillor Cary Matthews that Councillor Dave Brookes be appointed Vice-Chair of the Planning Regulatory Committee for the Municipal Year 2020/2021.

It was then proposed by Councillor Mel Guiding and seconded by Councillor Richard Austen-Baker that Councillor Keith Budden be appointed Vice-Chair of the Planning Regulatory Committee for the Municipal Year 2020/2021.

There were no further nominations.

Upon being put to the vote, 8 Councillors voted in favour of the proposition that Councillor Brookes be appointed Vice-Chair for the municipal year 2020/2021 and 3 against, at which point the Chair declared the proposition to be carried.

Resolved:

That Councillor Dave Brookes be appointed Vice-Chair of the Planning Regulatory Committee for the Municipal Year 2020/2021.

There were no further Items of Urgent Business.

3 DECLARATIONS OF INTEREST

Councillor Tim Dant declared an interest in agenda item A5: 20/00019/FUL Lower Addington Farm Birkland Barrow Road Nether Kellet Carnforth. The reason being that he knows some of the objectors. Councillor Dant stated that he would be viewing the application fairly and with an open mind.

Councillor Dave Brookes declared an interest in agenda item A6: 20/00371/VCN B&Q Superstore 48 Aldcliffe Road Lancaster. The reason being that he knows a resident objecting to the application and lives locally to the site. Councillor Brookes stated that he would be viewing the application fairly and with an open mind.

Councillor Mandy Bannon declared an interest in agenda item A6: 20/00371/VCN B&Q Superstore 48 Aldcliffe Road Lancaster. The reason being that she knows a resident objecting to the application. Councillor Bannon stated that she would be viewing the application fairly and with an open mind.

There were no other declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION**4 LOWER ADDINGTON FARM BIRKLAND BARROW ROAD NETHER KELLET**

A5 20/00019/FUL Erection of an agricultural Kellet Ward R
building for free range hens
with associated parking.

Under the scheme of public participation, Democratic Services Officers read out 22 responses received against the application, and the response of the agent of the applicant in favour of the application.

The Planning Officer confirmed that the application had been reviewed in the light of the emerging Local Plan, and that there were no consequent changes to the recommendation of the report.

It was proposed by Councillor Richard Austen-Baker and seconded by Councillor Mel Guilding, contrary to the officer's recommendation in the report:

"That the application be refused as the development will have a detrimental impact on the character and appearance of the landscape, including the incongruous and urbanising impact on this rural area. The proposal is therefore contrary to the aims and objectives of the Sections 12 and 15 of the National Planning Policy Framework, Saved Policy E4 of the Lancaster District Local Plan, Policies DM28 and DM35 of the Development Management Development Plan Document (Adopted December 2014), Policy EN3 of the Emerging Strategic Policies and Land Allocations Development Plan Document and Policies DM29 and DM46 of the Emerging Review of the Development Management Development Plan Document."

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 refused for the following reason:

That the application be refused as the development will have a detrimental impact on the character and appearance of the landscape, including the incongruous and urbanising impact on this rural area. The proposal is therefore contrary to the aims and objectives of the Sections 12 and 15 of the National Planning Policy Framework, Saved Policy E4 of the Lancaster District Local Plan, Policies DM28 and DM35 of the Development Management Development Plan Document (Adopted December 2014), Policy EN3 of the Emerging Strategic Policies and Land Allocations Development Plan Document and Policies DM29 and DM46 of the Emerging Review of the Development Management Development Plan Document.

The meeting adjourned at 12:19 a.m. and reconvened at 12:26 a.m.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

5 B & Q SUPERSTORE 48 ALDCLIFFE ROAD LANCASTER

A6	20/00371/VCN	Relevant Demolition of existing retail building (A1) and associated water tank and enclosure, and the erection of a food store (A1) with associated car parking, external plant and enclosure, servicing areas and hard and soft landscaping (pursuant to the variation of condition 2 on planning application 18/01100/FUL to amend the location of plant equipment size and details of the external plant enclosure and acoustic fencing).	Castle Ward	A
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The Planning Officer confirmed that the application had been reviewed in the light of the emerging Local Plan, and that there were no consequent changes to the recommendation of the report.

It was proposed by Councillor Janice Hanson 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, 9 Councillors voted in favour, with none against and 3 abstentions, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be approved subject to the following conditions:

1. Approved plans list (amended to reflect the proposed modifications).
2. Implementation of Tree Protection Plan and Arboricultural Method Statement.
3. Implementation of approved Employment Skills Plan.
4. Implementation of approved site access and off-site highway improvement scheme.
5. Land contamination remediation.
6. Implementation of approved drainage scheme.
7. Surface water maintenance plan.
8. Implementation of approved ventilation/ducts details.
9. Implementation of approved recommendations set out in original ecological appraisal.
10. Construct development in accordance with approved material, architectural detailing, surfacing and boundary details.
11. Construct development in accordance with approved lighting and security scheme.

12. Construct development in accordance with approved refuse provision.
13. Implementation of approved electric charging facilities and cycle storage.
14. Implementation of approved habitat creation.
15. Implementation of approved car parking management strategy.
16. Implementation of approved service delivery and waste management strategy.
17. Provision of parking.
18. Implementation of approved Travel Plan.
19. Separate drainage systems.
20. Net sales shall not exceed 1,300 sqm. No more than 20% of the net sales floorspace shall be used for the display and sale of comparison goods.
21. Hours of operation limited to 08:00 – 22:00 Monday – Saturday and 09:00 – 17:00 Sundays and Bank Holidays.
22. Hours of deliveries limited to 07:00 – 22:00 Monday – Saturday and 09:00 – 17:00 Sundays and Bank Holidays.
23. Landscaping condition to be implemented and maintained.
24. Noise mitigation and noise levels for plant to be secured and maintained.

6 APPOINTMENT TO CROOK O'LUNE ADVISORY COMMITTEE

The Chair requested nominations for the position of Council representative to the Crook O'Lune Advisory Committee.

It was proposed by Councillor Dave Brookes and seconded by Councillor Sandra Thornberry:

“That Councillor Cary Matthews be appointed Council representative to the Crook O'Lune Advisory Committee.”

As there were no further nominations, the Chair declared the proposition to be carried.

Resolved:

That Councillor Cary Matthews be appointed Council representative to the Crook O'Lune Advisory Committee.

7 DELEGATED LIST (FOR MEETING OF 1 JUNE 2020)

The Development Manager (Planning Applications) submitted a Schedule of Planning Applications dealt with under the Scheme of Delegation of Planning Functions to Officers.

Resolved:

That the report be noted.

8 DELEGATED LIST (FOR MEETING OF 22 JUNE 2020)

The Development Manager (Planning Applications) 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 12.59 p.m.)

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