

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

14TH SEPTEMBER 2020

PRESENT:- Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Paul Anderton, Mandy Bannon, Alan Biddulph, Abbott Bryning, Roger Cleet, Tim Dant, Mel Guilding, Cary Matthews, Joyce Pritchard, Robert Redfern and Peter Yates (Substitute for Councillor Budden)

Apologies for Absence:-

Councillors Keith Budden and Janice Hanson

Officers in attendance:-

Mark Potts	Principal Planning Officer
Debbie Chambers	Head of Democratic Services
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W	-	Withdrawn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

34 MINUTES

The minutes of the meeting held on 17th August 2020 were agreed as a true record, and would be signed by the Chair at a later date.

35 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

36 DECLARATIONS OF INTEREST

Councillor Paul Anderton declared an interest in agenda item A7: 20/00720/FUL Erection of a single storey rear extension, at 49 Bare Avenue, Morecambe. The reason being that he knew the applicants Mr & Mrs Jimenez professionally. Councillor Anderton stated that he would play no part in the discussion of the application nor would he participate in the vote.

There were no other declarations of interest.

37 TIMBER YARD RABBIT LANE GRESSINGHAM

A5	20/00237/OUT	Outline application for the demolition of existing agricultural buildings, erection of 2 holiday cottages, installation of package treatment plant and associated access.	Upper Lune R Valley Ward
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It was proposed by Councillor Robert Redfern and seconded by Councillor Dave Brookes:

“That the application be refused for the reasons set out in the Committee Report.”

Upon being put to the vote, 9 Councillors voted in favour, 3 voted against, and none abstained, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be refused for the following reasons:

1. The site is located within the open countryside, separated from key services and facilities and as such is considered to be unsustainable in terms of its location with occupants reliant on the private car. The proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular Section 5, and Policies DM1 and DM60 of the Development Management Development Plan Document.
2. It has not been demonstrated that the development would enhance or maintain the vitality of the local community, or help sustain services in nearby settlements, and there has been no exceptional justification provided to support the creation of 2 holiday cottages in an unsustainable location. As a consequence, the proposal fails to accord with Development Management Development Plan Document Policies DM1, DM23, DM47, DM48, DM49 and DM60 and National Planning Policy Framework Sections 2, 5 and 9.
3. The proposal would harm the visual amenity of the area, and result in urbanisation in the landscape, through the introduction of a built form of development that would appear as an overly conspicuous and discordant feature, that would visually intrude within, and cause harm to the surrounding tranquil landscape. The proposal is therefore found to be contrary to the aims and objectives of Section 15 of the National Planning Policy Framework and Policy DM46 of the Development Management DPD.

4. Insufficient information has been provided to show how the site would manage surface water associated with the development, and therefore could lead to flooding both on, and off the site. On this basis, the proposal is considered to contradict Section 14 of the National Planning Policy Framework and Policies DM34 and DM36 of the Development Management Development Plan Document.

COUNCILLOR ROGER CLEET JOINED THE MEETING AT 10:55 A.M.

38 9 BEECH AVENUE GALGATE

A6	20/00579/VCN	Change of use of a shop (A1) to dwelling (C3), erection of single storey extensions to the side and rear, construction of a ramp to the front, installation of replacement window and replacement of a door with a window (pursuant to the variation of condition 2 of 18/01229/FUL to amend the approved plans).	Ellel Ward	A
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It was proposed by Councillor Peter Yates and seconded by Councillor Robert Redfern:

“That Planning Permission be granted subject to the conditions set out in the Committee Report.”

Upon being put to the vote, all 13 Members voted 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:

1. Development to commence by 11 December 2021.
2. Development to accord to approved plans.

39 49 BARE AVENUE MORECAMBE

A7	20/00720/FUL	Erection of a single storey rear extension.	Bare Ward	A
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It was proposed by Councillor Mel Guilding and seconded by Councillor Robert Redfern:

“That Planning Permission be granted subject to the conditions set out in the Committee Report.”

Upon being put to the vote, all 12 Councillors voted 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:

1. Standard three year timescale.
2. Development in accordance with plans.

40 DELEGATED LIST

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 11.22 a.m.)

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Democratic Services: email democracy@lancaster.gov.uk**