

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

12TH OCTOBER 2020

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

Apologies for Absence:-

Councillors Richard Austen-Baker and Cary Matthews

Officers in attendance:-

Andrew Drummond	Service Manager – Development Management
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W	-	Withdrawn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

41 MINUTES

The minutes of the meeting held on 14th September 2020 were agreed as a true record, and would be signed by the Chair at a later date.

42 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

43 DECLARATIONS OF INTEREST

Councillor Keith Budden declared an interest in agenda items A8: 20/00443/VCN and A9: 20/00519/LB Queen Victoria Memorial, Dalton Square, Lancaster. The reason being that he was related to a trader from the Charter Market located on Dalton Square. Councillor Budden stated that he would play no part in the discussions of either application nor would he participate in the votes.

Councillor Roger Cleet declared an interest in agenda item A5: 20/00688/FUL Development Land, Bold Street, Heysham. The reason being that he is Ward Councillor. Councillor Cleet stated that he would be viewing the application fairly and with an open mind.

There were no other declarations of interest.

APPLICATION A7: 20/00455/FUL WAS BROUGHT FORWARD IN THE AGENDA BY THE CHAIR**APPLICATION SUBJECT TO PUBLIC PARTICIPATION****44 LAND SOUTH OF CURWEN AVENUE, HEYSHAM LANCASHIRE**

A7	20/00455/FUL	Erection of a detached bungalow (C3), creation of vehicular access off Curwen Avenue and associated hardstanding.	Heysham South Ward	A
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Under the scheme of public participation, a Democratic Services Officer read out a statement from the agent in support of the application, and Ward Councillor Colin Hartley spoke against the application.

It was proposed by Councillor Dave Brookes and seconded by Councillor Joyce Pritchard:

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

Upon being put to the vote, 8 Councillors voted in favour of the proposition, 3 voted against, and 2 abstained, whereupon the Chair declared the proposal to be carried.

Resolved:

That Planning Permission be granted subject to the following conditions:

1. Standards 3 year timescale.
2. Approved plans.
3. Materials as agreed.
4. Access details / scheme.
5. Surface water drainage scheme.
6. Provision of parking spaces.
7. Homeowner pack.
8. Boundary treatment details.
9. Landscaping scheme.

10. Off-site highways works – access point and footway.
11. Arboricultural Impact Assessment.
12. Retention of south and west boundary treatments.
13. Removal of PD.

COUNCILLORS KEITH BUDDEN & VICKI BOYD-POWER JOINED THE MEETING AT 10.50 A.M.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

45 DEVELOPMENT LAND, BOLD STREET, HEYSHAM, LANCASHIRE

A5	20/00668/FUL	Demolition of existing garages and dwelling, and erection of a 3 storey building comprising 21 two bed apartments and 21 one bed apartments (C3) with associated accesses and construction of a bike and bin store.	Heysham North Ward	A(C)
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It was proposed by Councillor Tim Dant and seconded by Councillor Mel Guiding:

“That the application be approved subject to the conditions set out in the Committee Report with the addition of a condition of a car parking management strategy and with the addition of a condition that demolition and site clearance works occur outside of bird nesting season or site subject to a further survey.”

Upon being put to the vote, all 15 Councillors voted in favour, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be approved subject to the conditions set out in the Committee Report with the addition of a condition of a car parking management strategy and with the addition of a condition that demolition and site clearance works outside of bird nesting season or site subject to a further survey.

1. Three-year permission.
2. Development in accordance with approved plans (to be listed).
3. Detailed plans of site access.
4. Finished floor and site levels.
5. Submission of a drainage scheme.
6. Submission of surface water drainage management and maintenance plan.
7. Foul drainage system details required.
8. Off site highway works (pavements).
9. Electric vehicle charging points.
10. Material samples.
11. Details of boundary treatments, including finishes.
12. Details of landscaping scheme and management plan.
13. Details of canopies above entrance doors on the front elevation.
14. Homeowner Packs.

15. Security measures.
16. Cycle store and refuse provision.
17. Details of car park including disabled parking.
18. Unforeseen contamination condition.
19. Development in accordance with the Flood Risk Assessment.
20. Construction Hours of Work (0800-1800 Mon to Fri and 0800-1400 Sat only).
21. Development outside bird breeding season or appropriate survey undertaken.
22. Car parking management strategy.
23. Demolition and site clearance works outside of bird nesting season or site subject to a further survey.

46 LAND NORTH OF ROYAL OAK MEADOW, HORNBY, LANCASHIRE

A6	19/00320/REM	Reserved matters application for the erection of 23 dwellings.	Upper Lune Valley Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Peter Yates:

“That Planning Permission be granted subject to the conditions set out in the Committee Report and the provision of 4 social rented and 5 shared ownership affordable dwellings”

Upon being put to the vote, 12 Councillors voted in favour of the proposition, with none against, and 3 abstentions, whereupon the Chair declared the proposal to be carried.

Resolved:

That Planning Permission be granted subject to the conditions set out in the Committee Report and the provision of 4 social rented and 5 shared ownership affordable dwellings.

1. Two-year permission.
2. Development in accordance with approved plans (to be listed).
3. Material samples, including sample panel of stonework and mortar, and details of render, slate, verge/eaves, ridge tiles, doors, windows, garage doors, dormers, rainwater goods, surface treatments.
4. Notwithstanding the submitted information, details of boundary treatments, including finishes.
5. Details of landscaping scheme and management plan.
6. Provision of parking/garages.
7. Cycle store details and materials including store to plot 5.

47 QUEEN VICTORIA MEMORIAL, DALTON SQUARE, LANCASTER, LANCASHIRE

A8	20/00443/VCN	Construction of temporary ice rink, temporary siting of observation wheel, chillers, erection of temporary fencing and hoardings, and temporary siting of marquee, access ramps, ticket booth, market stalls and tents for skate hire and the sale of refreshments (pursuant to variation 1 of	Castle Ward	A
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planning application
19/00934/FUL to change
operation dates of the ice rink
and condition 2 to change
operation dates of the
observation wheel).

It was proposed by Councillor Sandra Thornberry and seconded by Councillor Robert Redfern:

“That Planning Permission be granted subject to the conditions set out in the Committee Report with updates to conditions 8, 12 and 13 in relation to the information submitted after the publication of the agenda.”

Upon being put to the vote, all 14 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 conditions set out in the Committee Report with updates to conditions 8, 12 and 13 in relation to the information submitted after the publication of the agenda.

1. Ice rink dates.
2. Observation wheel dates.
3. Approved plans.
4. In accordance with the methodology for the construction and dismantling of the observation wheel.
5. Photographic survey of the site (including all elevations of the Queen Victoria Memorial) to be carried out prior to the installation of the scaffolding as a record of the condition of the area prior to commencement and after the event (each year).
6. In accordance with the highways method statement detailing the build phase, event phase, and dismantling phase.
7. In accordance with details of the marquees and market stalls, including layout and appearance.
8. Details of the protective fencing, barricades and hoardings.
9. Colour and finish of the electrical cabinet – implemented so condition can be removed.
10. If generators are required, details of the generators and the associated sound proofing.
11. In accordance with the temporary surfacing to be used under the observation wheel.
12. Method and materials for the protection of the stone steps to the Queen Victoria Memorial.
13. Method statement and risk assessment for the protection of the Queen Victoria Memorial and stone balustrade during the construction and dismantling phases.
14. In accordance with the tree protection plan and arboricultural method statement.
15. In accordance with the location and position of speakers and lighting.
16. No equipment, lighting or advertisements to be attached to the trees within the square.
17. Hours of operation.
18. Surfacing treatment associated with the electricity cabinets and associated cabling.

48 QUEEN VICTORIA MEMORIAL, DALTON SQUARE, LANCASTER, LANCASHIRE

A9	20/00519/LB	Listed building application for the construction of temporary ice rink and erection of temporary fencing and hoardings.	Castle Ward	A
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It was proposed by Councillor Sandra Thornberry and seconded by Councillor Robert Redfern:

“That Planning Permission be granted subject to the conditions set out in the Committee Report with updates to conditions 3, 4 and 5 in relation to the information submitted after the publication of the agenda.”

Upon being put to the vote, all 14 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 conditions set out in the Committee Report with updates to conditions 3, 4 and 5 in relation to the information submitted after the publication of the agenda.

1. Temporary consent for 5 years for a 6 week period in addition to 2 weeks either side of the scheduled event for construction and dismantling.
2. Approved plans.
3. Method statements and risk assessment to cover the construction and dismantling phases, and protection of the Queen Victoria Memorial and stone balustrade.
4. Protection of the stone steps to the Queen Victoria Memorial.
5. Details of the fencing and hoardings.
6. Photographic survey of the site (including all elevations of the Queen Victoria Memorial) to be carried out prior to the installation of the scaffolding as a record of the condition of the area prior to commencement and after the event (each year).

49 DELEGATED LIST

The Service Head for 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 12.53 p.m.)

**Any queries regarding these Minutes, please contact
Democratic Services: email democracy@lancaster.gov.uk**