

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

9TH NOVEMBER 2020

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

Apologies for Absence:-

Councillor Richard Austen-Baker

Officers in attendance:-

Andrew Drummond	Service Manager - Development Management
Jennifer Rehman	Principal Planning Officer
Steve Simpson	Head of ICT
Rephael Walmsley	Solicitor
Hannah Little	Legal Assistant
Elizabeth Bateson	Principal Democratic Support Officer
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W	-	Withdrawn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

50 MINUTES

It was reported that the proposal and resolution for item 48: Queen Victoria Memorial, Dalton Square, Lancaster, Lancashire (application A9: 20/00519/LB) in the minutes of the meeting held on 12th October 2020 should be amended to read as follows:

“That *Listed Building consent* 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).“

Following the inclusion of the above amendment, the minutes of the meeting held on 12th October 2020 were agreed as a true record, and would be signed by the Chair at a later date.

51 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

THE MEETING ADJOURNED AT 10:34 A.M. AND RECONVENED AT 10:39 A.M.

52 DECLARATIONS OF INTEREST

Councillor Paul Anderton declared an interest in agenda item A7: 20/00059/FUL Ironworks House, Warton Road, Carnforth, Lancashire. The reason being that he had previous knowledge of the applicant. Councillor Anderton stated that he would play no part in the discussion of the application nor would he participate in the vote.

Councillor Paul Anderton declared an interest in agenda item A9: 20/00649/FUL 312 Lancaster Road, Morecambe, Lancashire LA4 6LY. The reason being that he had previous knowledge of the applicant. Councillor Anderton stated that he would play no part in the discussion of the application nor would he participate in the vote.

Councillor Roger Cleet declared an interest in agenda item A9: 20/00649/FUL 312 Lancaster Road, Morecambe, Lancashire LA4 6LY. The reason being that an objector to the application is known to him through them both operating from the same industrial estate. Councillor Cleet stated that he would be viewing the application fairly and with an open mind.

There were no other declarations of interest.

53 LAND TO THE SOUTH OF LAWSONS BRIDGE SITE, SCOTFORTH ROAD, LANCASTER

A5	19/00332/OUT	Outline application for the erection of up to 95 residential dwellings with associated access.	Scotforth West Ward A
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It was proposed by Councillor Janice Hanson and seconded by Councillor Robert Redfern:

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

Upon being put to the vote, 10 Councillors voted in favour of the proposition, 3 against, and 1 abstained, whereupon the Chair declared the proposal to be carried.

Resolved:

That Planning Permission Consent be granted subject to securing a Planning Obligation securing the following:

- 30% affordable housing provision.
- Transport Contribution totalling £106,000 (breakdown at paragraph 5.3.24).
- Education Contribution (secondary school places with the final calculation to be determined at the reserved matters stage as it is calculated based on bedroom numbers).
- On-site public open space including amenity greenspace and equipped play area details to be determined at the reserved matters stage.
- Off-site public open space contribution towards Young Persons Provision (unless provided on site instead) and Outdoor Sports Facilities (improvements to the sports pitch/associated facilities at Royal Albert Sports ground) with the final figure to be calculated at the reserved matters stage (as it is calculated based on bedroom numbers).
- Provision of Management Company to manage and maintain open space, landscaping, other land and infrastructure that would not be adopted by public bodies.

and the following conditions:

1. Standard Time Limit.
2. Approved Plans List (including Parameters Plan).
3. Submission of Advance Infrastructure and Enabling Works.
4. Employment Skills Plan.
5. Ecology Mitigation and Enhancement Scheme and Biodiversity and Lancaster Management Plan (including Home Owner Packs).
6. Invasive Species Survey.
7. Construction Management Plan including measures to safeguard the WCML during construction.
8. Site Investigation.
9. Development to be carried out in accordance with the AIA and submission of Tree Protection Scheme and Method Statements.
10. Phasing Plan.
11. Scheme for Housing mix.
12. Scheme for the safeguarding of land to facilitate at Link Road to the west of the WCML up to the western edge of the site boundary.
13. Site levels and finished floor levels, including details of retaining features.
14. Access details.
15. Off-site Highways works.
16. Surface water drainage scheme to be agreed.
17. Foul drainage scheme.

18. Scheme for noise and vibration mitigation.
19. Cycle provision and EV charging facilities to be provided for each residential unit – details to be agreed.
20. Sustainable Design requirement of 10% betterment of Part L Building Regulations.
21. Full Travel Plan.
22. Surface water management and maintenance plan.
23. Protection of Visibility Splays.
24. Implementation of FRA.
25. All dwellings to be designed to meet the NDSS and 20% of the dwellings to be M4(2) compliant.
26. A 3.5m shared pedestrian/cycle link shall be provided between the access and a new pedestrian/cycle link to the southern end of the site.

54 LAND OFF MARSH LANE AND MAIN STREET, COCKERHAM

A6	19/00438/FUL	Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space.	Ellel Ward	A(106)
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It was proposed by Councillor Keith Budden and seconded by Councillor Janice Hanson:

“That Planning Permission be granted subject to the conditions set out in the Committee Report and ensuring condition 23 removes Permitted Development rights so bungalows remain single storey dwellings.”

Upon being put to the vote, 12 Councillors voted in favour of the proposition, none against, and 2 abstained, whereupon the Chair declared the proposal to be carried.

Resolved:

That Planning Permission be granted subject to the signing of the Section 106 Agreement to secure:

- The provision of 11 houses to be secured across the site to be affordable comprising 3 x two bedroom and 2 x three bedroom as affordable rent, and 6 x three bedroom semi-detached as shared ownership.
- Education contribution of £92,247.00 for four secondary school places.
- Open space off-site contribution of £60,000 to be utilised within the village of Cockerham for enhancements to play and sport facilities.
- Long term maintenance of landscaping, open space and non-adopted drainage and highways and associated street lighting.

and the following conditions:

1. 3-year timescales.
2. Approved plans.
3. Surface water drainage detail.

4. Foul water drainage detail.
5. Employment and Skills Plan.
6. Water main easement details.
7. Access detail.
8. Site and finished floor levels.
9. Nationally Described Space Standards and M4(2) compliance.
10. Detail of footway connections from Marsh Lane to the Public Right of Way to the south of the site.
11. Off site highway works and implementation.
12. Materials to be agreed – natural slate roof, render, reconstituted stone.
13. Boundary treatments – stone walls, fencing, hedgerows.
14. Hard and soft landscaping.
15. Provision of cycle and electric vehicle charging.
16. Open space provision and management.
17. Provision for homeowner packs.
18. Surface water long term management.
19. Protection of visibility splays along Marsh Lane.
20. Garage use condition.
21. Car parking to be provided prior to occupation.
22. Development in accordance with the submitted AIA.
23. Removal of Permitted Development rights, ensuring bungalows remain single storey dwellings.

THE MEETING ADJOURNED AT 12:10 P.M. AND RECONVENED AT 12:20 P.M.

55 IRONWORKS HOUSE, WARTON ROAD, CARNFORTH, LANCASHIRE

A7	20/00059/FUL	Partially retrospective application for the erection of 3 industrial buildings (B1) and construction of internal roads and parking areas.	Carnforth and Millhead 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 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. Approved plans.
3. Standard contamination land and remediation condition.
4. Employment and skills plan.
5. Landscaping scheme.
6. Drainage management and maintenance regime.

7. Details of cycle/motorcycle storage and facilities.
8. Details of electric vehicle charging points.
9. Provision of surface water drainage infrastructure.
10. Provision of foul drainage infrastructure.
11. Provision of parking spaces.
12. Provision of drainage interceptors.
13. Provision of refuse storage areas.
14. Development in accordance with Construction environmental management plan.
15. Removal of permitted development rights – No mezzanine floors.
16. Use class restricted to E(g).

56 CHRIST CHURCH, BROADWAY, MORECAMBE, LANCASHIRE LA4 5BJ

A8	20/00293/FUL	Change of use of former church (D1) to 13 self-contained flats (C3), erection of single storey side extension, creation of a bin and cycle store, installation of rooflights to rear and side elevations, construction of balconies to rear elevation and construction of raised decking to north east elevation with associated parking, garden and amenity space.	Bare Ward	A(C)
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It was proposed by Councillor Robert Redfern and seconded by Councillor Janice Hanson:

“That Planning Permission be granted subject to the conditions set out in the Committee Report, with an additional condition regarding the protection of and access to the Memorial Garden during works, and access to and maintenance of the Memorial Garden thereafter.”

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 following conditions:

1. Standard 3 Year Timescale.
2. Approved plans.
3. Materials as per submitted details.
4. Drainage maintenance scheme.
5. Flood Risk Management / Evacuation Plan.
6. Landscaping and management plan.
7. Boundary treatments.
8. Cycle and refuse storage provision.

9. Electric vehicle charging points.
10. Ecology mitigation including submission of homeowner pack.
11. Arboricultural Impact Assessment.
12. Parking.
13. Drainage scheme.
14. Visibility splays.
15. Construction hours.
16. Protection of and access to the Memorial Garden during works, and access to and maintenance of the Memorial Garden thereafter.

57 312 LANCASTER ROAD, MORECAMBE, LANCASHIRE LA4 6LY

A9	20/00649/FUL	Change of use of shop (A1) to micro pub (A4).	Torrisholme Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Peter Yates:

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

Upon being put to the vote, 3 Councillors voted in favour of the proposition, 3 voted against, and 7 abstained whereupon the Chair used their casting vote and declared the proposal to be carried.

Resolved:

That Planning Permission be granted subject to the following conditions:

1. Standard three year timescale.
2. Approved plans.
3. Details of sound attenuation/proofing measures to be agreed and implemented prior to first use.
4. Installation of refuse storage prior to first use.
5. Operation in accordance with the operational and noise management plans.
6. Opening schedule as detailed in operational management plan.
7. Retention of forecourt boundary treatment.
8. Use of forecourt solely for access and egress of the premises. In particular, not to be used as a gathering space for patrons to smoke and/or drink.

THE MEETING ADJOURNED AT 13:37 P.M. AND RECONVENED AT 13:42 P.M.

58 37 BECK VIEW, HALA SQUARE, LANCASTER

A10	20/00650/FUL	Change of use of dwelling (C3) to 2 self-contained 1-bed flats (C2) and installation of porch canopy.	Scotforth East Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Mel Guiding:

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

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 following conditions:

1. Standard 3 year timescale.
2. Development to be carried out in accordance to approved plans.
3. Ventilation equipment finished in matt black.
4. To be owned and operated as part of the sheltered housing scheme at Beck View only.

59 QUARTERLY REPORTS: TO 30 SEPTEMBER 2020

Councillors received a Quarterly Planning Report to 30th September 2020 from the Development Management service.

Resolved:

That the report be noted.

60 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 2.00 p.m.)

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