

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**7TH DECEMBER 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, Joyce Pritchard, Robert Redfern and Peter Yates (Substitute for Councillor Austen-Baker)

Apologies for Absence:-

Councillors Richard Austen-Baker and Cary Matthews

Officers in attendance:-

Mark Potts	Principal 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W	-	Withdrawn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

**61 MINUTES**

The minutes of the meeting held on 9<sup>th</sup> November 2020 were agreed as a true record, and would be signed by the Chair at a later date.

**62 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR**

There were no items of urgent business.

**63 DECLARATIONS OF INTEREST**

Councillor Keith Budden declared an interest in agenda items A13: 20/00443/VCN and A14: 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 and would abstain in the votes.

There were no other declarations of interest.

**64 LAND AT ROYAL ALBERT FARM, PATHFINDERS DRIVE, LANCASTER, LANCASHIRE**

A5	19/01568/FUL	Erection of 53 dwellings, 1 3-storey building comprising 8 2-bed apartments and conversion of Derby Home to 8 apartments, regrading of land, creation of parking areas, internal roads including associated upgrading works to Pathfinders Drive, footpaths, drainage infrastructure and provision open space.	Scotforth West Ward	D
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It was proposed by Councillor Dave Brookes and seconded by Councillor Sandra Thornberry:

“That Planning Permission be deferred for further information to be received and viability issues to be resolved.”

Upon being put to the vote, all 12 Councillors voted unanimously in favour of the proposition, whereupon the Chair declared the proposal to be carried.

***Resolved:***

That Planning Permission be deferred for further information to be received and viability issues to be resolved.

**COUNCILLOR KEITH BUDDEN JOINED THE MEETING AT 10:43 A.M.**

**65 DERBY HOME, PATHFINDERS DRIVE, LANCASTER, LANCASHIRE**

A6	19/01569/LB	Listed building application for the removal of the side extension and external staircase, construction of a pitched roof to existing dormer, installation of a roof light and replacement rainwater goods, construction of a new entrance in existing window opening to the side, new window openings to all elevations, removal of	Scotforth West Ward	D
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doorway opening on the first floor and construction of a new doorway opening and ramp to form new front entrance and construction of internal partition walls, and provision of new slate roofing.

The Case Officer advised the Committee that in view of its decision on application 19/01568/FUL Land at Royal Albert Farm Pathfinders Drive Lancaster his recommendation would be that Listed Building permission be deferred for re-presentation with application 19/01568/FUL.

It was proposed by Councillor Dave Brookes and seconded by Councillor Robert Redfern:

“That Listed Building Consent be deferred.”

Upon being put to the vote, 12 Councillors voted in favour of the proposition, 0 against, and 1 abstained, whereupon the Chair declared the proposal to be carried.

**Resolved:**

That Listed Building Consent be deferred.

**THE MEETING ADJOURNED AT 11:22 A.M. AND RECONVENED AT 11:27 A.M.**

**66 COHOUSING SITE, LAND ADJACENT TO FORGE LANE, HALTON**

A7	20/00613/FUL	Erection of 16 affordable residential dwellings and 2 residential buildings comprising a total of 4 affordable apartments, with associated parking and hard landscaping.	Halton-with-Aughton Ward	A(C)
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It was proposed by Councillor Tim Dant and seconded by Councillor Sandra Thornberry:

“That Planning Permission be granted subject to the conditions set out in the Committee Report, with an additional condition for the development to be in accordance with the flood risk assessment, and with an additional condition for the development to meet the Passivhaus standard.”

Upon being put to the vote, all 13 Councillors voted unanimously 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. 3 year timescale.

2. Approved plans.
3. Surface water drainage details.
4. Foul drainage system.
5. Site access details and provision.
6. Contaminated Land.
7. Arboricultural Implications Assessment, including Tree Protection Measures.
8. Employment Skills Plan.
9. Material samples, including boundary treatments.
10. Landscaping details.
11. Surface water management and maintenance.
12. Provision and protection of visibility splays.
13. Construction and details of management and maintenance of private roads.
14. Details and provision of cycle stores.
15. Details and provision of electric vehicle charging points.
16. Provision of bin stores.
17. Obscure glazing in gables facing Mill Lane.
18. Ecological mitigation measures.
19. Approved floor levels.
20. Bird breeding season.
21. Separate drainage system.
22. National Described Space Standards and M4(2) Accessibility Standards.
23. 100% affordable housing provision.
24. Development to be in accordance with the flood risk assessment.
25. Development to meet the Passivhaus standard.

**67 SENIOR COHOUSING, LAND ADJACENT TO FORGE LANE, HALTON**

A8	20/00614/FUL	Erection of 4 dwellings, a block of 16 self-contained flats and a shared ancillary accommodation building for the residents over the age of 55, with associated access, internal roads and parking areas.	Halton-with-Aughton Ward	A(C)(106)
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It was proposed by Councillor Robert Redfern and seconded by Councillor Abbott Bryning:

“That Planning Permission be granted subject to the conditions set out in the Committee Report, with an additional condition for the development to be in accordance with the flood risk assessment, and with an additional condition for the development to meet the Passivhaus standard.”

Upon being put to the vote, all 13 Councillors voted unanimously in favour of the proposition, 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:

- 30% affordable housing provision
- Residents must be 55 years of age or older
- Provision of a Management Company to manage and maintain open space, landscaping and other land and infrastructure that would not be adopted by public bodies.
- Provision of residents' car club and car sharing initiatives

and the following conditions:

1. 3 year timescale.
2. Approved plans.
3. Surface water drainage details.
4. Foul drainage system.
5. Site access details and provision.
6. Contaminated Land.
7. Arboricultural Implications Assessment, including Tree Protection Measures.
8. Employment Skills Plan.
9. Submission of additional car parking details (with associated tree information).
10. Material samples, including boundary treatments.
11. Landscaping details.
12. Surface water management and maintenance.
13. Provision and protection of visibility splays.
14. Construction and details of management and maintenance of private roads.
15. Details and provision of cycle stores.
16. Details and provision of electric vehicle charging points.
17. Provision of bin stores.
18. Ecological mitigation measures.
19. Approved floor levels.
20. Bird breeding season.
21. Separate drainage system.
22. National Described Space Standards and M4(2) Accessibility Standards.
23. Development to be in accordance with the flood risk assessment.
24. Development to meet the Passivhaus standard.

**68 HALTON MILL, MILL LANE, HALTON, LANCASHIRE**

A9	14/00713/VLA	Variation of legal agreement on 00/00920/OUT and subsequent renewal consent 05/01432/OUT to vary the terms of the Fourth Schedule concerning affordable housing in relation to the applicant's land only, remove the requirements to obtain covenants from future land owners to restrict vehicular use over Mill Lane between points A and B (as set out in the Third Schedule) and to discharge the obligations relating to public open space	Halton-with-Aughton Ward	A
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and the provision of the industrial buildings.

It was proposed by Councillor Mel Guilding and seconded by Councillor Robert Redfern:

“That the Variation of Legal Agreement as set out in the Committee Report be granted.”

Upon being put to the vote, all 13 Councillors voted unanimously in favour of the proposition, whereupon the Chair declared the proposal to be carried.

**Resolved:**

That the Variation of Legal Agreement be approved.

**COUNCILLOR JANICE HANSON LEFT THE MEETING AT 12:04 P.M.**

**69 SITE OF FORMER WARTON GRANGE FARM, FARLETON CLOSE, WARTON, LANCASHIRE**

A10	20/00676/VCN	Reserved matters application for the demolition of the existing farm buildings and the erection of 21 dwellings with associated access and landscaping (pursuant to the variation of conditions 2, 7, and 8 on reserved matters application 18/01589/REM to amend the soft landscaping strategy and the removal of condition 3 to remove the requirement for the attenuation pond).	Warton Ward	A(C)
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It was proposed by Councillor Dave Brookes and seconded by Councillor Sandra Thornberry:

“That the recommendation as set out in the Committee Report be agreed.”

Upon being put to the vote, all 12 Councillors voted unanimously in favour of the proposition, whereupon the Chair declared the proposal to be carried.

**Resolved:**

That Planning Permission be granted, subject to the removal of condition 3 (surface water) only, and subject to the following conditions:

1. Approved plans.
2. Submission of details.
3. Vehicular access.
4. Provision of garage/parking.
5. Approved soft landscaping.

6. Approved Tree Works, protection scheme.
7. Removal of Permitted Development Rights.

**70 SITE OF FORMER WARTON GRANGE FARM, FARLETON CLOSE, WARTON, LANCASHIRE**

A11	20/00350/VCN	Erection of 4 dwellings with associated access and landscaping (Pursuant to the variation of condition 2 on planning permission 18/01603/FUL to amend the internal layout and provide for refuse stores).	Warton Ward	A
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It was proposed by Councillor Mel Guilding and seconded by Councillor Robert Redfern:

“That the recommendation as set out in the Committee Report be agreed.”

Upon being put to the vote, all 12 Councillors voted unanimously in favour of the proposition, whereupon the Chair declared the proposal to be carried.

***Resolved:***

That Planning Permission be granted and subject to the following conditions:

1. Approved plans.
2. Details to be submitted.
3. Electric Vehicle Charging Points.
4. Soft landscaping and tree works.
5. Access and parking.
6. Drainage.
7. Implement in accordance with FRA.
8. Soil importation.
9. Unforeseen contamination.

**71 SITE OF FORMER WARTON GRANGE FARM, FARLETON CLOSE, WARTON, LANCASHIRE**

A12	20/00609/VCN	Erection of 4 dwellings with associated access and landscaping (Pursuant to the variation of condition 7 on planning permission 18/01603/FUL to amend the surface water drainage scheme).	Warton Ward	A
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It was proposed by Councillor Peter Yates and seconded by Councillor Robert Redfern:

“That the recommendation as set out in the Committee Report be agreed.”

Upon being put to the vote, all 12 Councillors voted unanimously 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. Approved plans.
2. Details to be submitted.
3. Electric Vehicle Charging Points.
4. Soft landscaping and tree works.
5. Access and parking.
6. Drainage.
7. Implement in accordance with FRA.
8. Soil importation.
9. Unforeseen contamination.
10. Construction management plan.
11. Ecological mitigation.
12. Removal of PD rights.

**72 QUEEN VICTORIA MEMORIAL, DALTON SQUARE, LANCASTER, LANCASHIRE**

A13	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 planning application 19/00934/FUL to change operation dates of the ice rink and condition 2 to change operation dates of the observation wheel).	Castle Ward	A
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It was proposed by Councillor Sandra Thornberry and seconded by Councillor Robert Redfern:

“That the recommendation as set out in the Committee Report be agreed.”

Upon being put to the vote, 11 Councillors voted in favour of the proposition, 0 against, and 1 abstained, whereupon the Chair declared the proposal to be carried.

**Resolved:**

That Planning Permission be granted subject to the following conditions:

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.

**73 QUEEN VICTORIA MEMORIAL, DALTON SQUARE, LANCASTER, LANCASHIRE**

A14	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 Robert Redfern and seconded by Councillor Mel Guilding:

“That Listed Building Consent be granted, subject to the conditions set out in the Committee Report.”

Upon being put to the vote, 11 Councillors voted in favour of the proposition, 0 against, and 1 abstained, whereupon the Chair declared the proposal to be carried.

***Resolved:***

That Listed Building Consent be granted, subject to the following conditions:

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).

**74 BUS STOP AT HARD KNOTT RISE, BACK LANE, CARNFORTH, LANCASHIRE**

A15	20/00704/FUL	Erection of a bus shelter.	Carnforth and Millhead Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Mel Guilding:

“That the recommendation as set out in the Committee Report be agreed.”

Upon being put to the vote, all 12 Councillors voted unanimously 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. Shelter to be finished and maintained in RAL Colour Code - 5002 Marine Blue.

**COUNCILLOR ROBERT REDFERN LEFT THE MEETING AT 12:43 P.M.**

**75 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.

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Chair

(The meeting ended at 12.48 p.m.)

**Any queries regarding these Minutes, please contact  
Democratic Services: email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk)**