

## PLANNING REGULATORY COMMITTEE

10.30 A.M.

5TH JANUARY 2021

**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, John Reynolds and Peter Yates (Substitute for Councillor Austen-Baker)

Apologies for Absence:-  
Councillor Richard Austen-Baker

Officers in attendance:-  
Andrew Drummond      Service Manager - Development Management  
Steve Simpson          Head of ICT  
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W	-	Withdrawn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

### 76 MINUTES

The minutes of the meeting held on 7<sup>th</sup> December 2020 were agreed as a true record, and would be signed by the Chair at a later date.

### 77 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

**78 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**THE MEETING ADJOURNED AT 10:39 A.M. AND RECONVENED AT 10:42 A.M.****79 LAND AT GRID REFERENCE 351057 464848 LOW ROAD**

A5	20/00277/FUL	Erection of 9 dwellings with associated infrastructure and landscaping.	Halton-with-Aughton Ward	D
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It was proposed by Councillor Janice Hanson and seconded by Councillor Mel Guilding:

“That Planning Permission be granted subject to the conditions set out in the Committee Report, with amendments to conditions 3 and 6, and with an additional condition for drainage.”

Upon being put to the vote, 3 Councillors voted in favour of the proposition, 7 against, with 5 abstentions, whereupon the Chair declared the proposal to be rejected.

It was then proposed by Councillor Sandra Thornberry and seconded by Councillor Joyce Pritchard, contrary to the officer’s statement:

“That the application be refused as it is not a sustainable development on the grounds that it lacks an affordable housing provision and an education provision.”

This proposal was withdrawn with the agreement of Councillors Thornberry and Pritchard.

It was then proposed by Councillor Mandy Bannon and seconded by Councillor Sandra Thornberry:

“That the application be deferred to allow officers to review the potential for noise emissions from the overhead powerlines on the amenity of the proposed dwellings and to review the planning (tilted) balance in light of the Council’s 5 year housing land supply position, and the development proposal’s lack of affordable housing provision and the lack of an education contribution.”

Upon being put to the vote, 14 Councillors voted in favour of the proposition, with none against, and 1 abstention, whereupon the Chair declared the proposal to be carried.

***Resolved:***

That the application be deferred to allow officers to review the potential for noise emissions from the overhead powerlines on the amenity of the proposed dwellings and to review the planning (tilted) balance in light of the Council’s 5 year housing land supply position, and the development proposal’s lack of affordable housing provision and the lack of an education contribution.

**THE MEETING ADJOURNED AT 12:14 P.M. AND RECONVENED AT 12:24 P.M.**

**80 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 Mel Guilding:

“That Planning Permission be granted subject to the signing of the Section 106 agreement and subject to the conditions set out in the Committee Report.”

Upon being put to the vote, all 15 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:

the signing of the Section 106 agreement to secure the following obligations:

- 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. Approved plans.
2. Surface water drainage detail.
3. Foul water drainage detail.
4. Employment and Skills Plan.
5. Water main easement details.
6. Access detail.
7. Site and finished floor levels.
8. Nationally Described Space Standards and M4(2) compliance.
9. Detail of footway connections from Marsh Lane to the Public Right of Way to the south of the site.
10. Off site highway works and implementation.
11. Materials to be agreed – natural slate roof, render, reconstituted stone.
12. Boundary treatments – stone walls, fencing, hedgerows.
13. Hard and soft landscaping.
14. Provision of cycle and electric vehicle charging.
15. Open space provision and management.
16. Provision for homeowner packs.

17. Surface water long term management.
18. Protection of visibility splays along Marsh Lane.
19. Garage use condition.
20. Car parking to be provided prior to occupation.
21. Development in accordance with the submitted AIA.
22. Removal of Permitted Development rights.

## 81 BAY RADIO GROUND AND FIRST FLOOR 26 ST GEORGES QUAY LANCASTER

A7	20/00691/LB	Listed building application for the removal and installation of partition walls and internal doors, and the installation of new ducting and a stairlift.	Castle Ward	A
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It was proposed by Councillor John Reynolds 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, all 15 Councillors voted unanimously in favour of the proposition, whereupon the Chair declared the proposal to be carried.

### ***Resolved:***

That Listed Building consent be granted subject to the following conditions:

1. Standard 3 year timescale.
2. Development to be carried out in accordance to approved plans.

## 82 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 12.53 p.m.)

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