

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

1ST FEBRUARY 2021

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

Apologies for Absence:-

Councillor Janice Hanson
Councillor Richard Austen-Baker

Officers in attendance:-

Mark Potts	Principal Planning Officer
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W	-	Withdrawn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

83 MINUTES

The minutes of the meeting held on 5th January 2021 were agreed as a true record, and would be signed by the Chair at a later date.

84 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

85 DECLARATIONS OF INTEREST

There were no declarations of interest.

APPLICATION A6: 20/01005/FUL WAS BROUGHT FORWARD IN THE AGENDA BY THE CHAIR

APPLICATION SUBJECT TO PUBLIC PARTICIPATION

86 ST JOHN'S HOSPICE, SLYNE ROAD, LANCASTER, LANCASHIRE

A6	20/01005/FUL	Demolition of The Lodge/The Gate House (class E) and erection of a 2-storey building to create a family support centre (class E) and erection of fenced enclosure at the rear and associated footpaths.	Bolton and Slyne Ward	A(C)
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Under the scheme of public participation, Ward Councillor Jean Parr spoke in support of the application.

It was proposed by Councillor Colin Hartley and seconded by Councillor Joyce Pritchard, contrary to the officer's recommendation in the report:

"That planning permission be granted for the reasons that the loss of the heritage asset is outweighed by the proposed use of the building; design wise the scheme complements the area; and the replacement tree planting scheme overcomes the loss of the mature tree."

Upon being put to the vote, 13 Councillors voted in favour of the proposition, with 2 against, and no abstentions, whereupon the Chair declared the proposal to be carried.

It was then proposed that the planning permission be subject to the following conditions:

1. Time limit for implementation.
2. Compliance with approved plans.
3. Installation of tree protection measures and compliance with measures set out within tree report.
4. Compliance with ecological mitigation and delivery of ecological enhancements.
5. Drainage condition as per United Utilities response.
6. Maintenance of drainage.
7. Details and confirmation of which parts of the existing wall shall be retained.
8. Submission of demolition method statement and scheme of replacement building agreed.
9. Submission and implementation of tree planting and landscaping.
10. Delivery of electric charge point for vehicles.

11. Notwithstanding use class, the use of building to be as approved only unless otherwise agreed in writing by the LPA.
12. Materials to be agreed to include natural timber facing elevations.
13. Level three building recording survey to be undertaken.

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

Resolved:

That Planning Permission be granted for the reasons that the loss of the heritage asset is outweighed by the proposed use of the building; design wise the scheme complements the area; and the replacement tree planting scheme overcomes the loss of the mature tree, and subject to the following conditions:

1. Time limit for implementation.
2. Compliance with approved plans.
3. Installation of tree protection measures and compliance with measures set out within tree report.
4. Compliance with ecological mitigation and delivery of ecological enhancements.
5. Drainage condition as per United Utilities response.
6. Maintenance of drainage.
7. Details and confirmation of which parts of the existing wall shall be retained.
8. Submission of demolition method statement and scheme of replacement building agreed.
9. Submission and implementation of tree planting and landscaping.
10. Delivery of electric charge point for vehicles.
11. Notwithstanding use class, the use of building to be as approved only unless otherwise agreed in writing by the LPA.
12. Materials to be agreed to include natural timber facing elevations.
13. Level three building recording survey to be undertaken.

THE MEETING ADJOURNED AT 11.44 A.M. AND RECONVENED AT 11.54 A.M.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

87 LAND AT LOW ROAD, HALTON, LANCASHIRE

A5	20/00277/FUL	Erection of 9 dwellings with associated infrastructure and landscaping.	Halton-with-Aughton Ward	A(106)
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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, 14 Councillors voted in favour of the proposition, none against, and 1 abstained, whereupon the Chair declared the proposal to be carried.

Resolved:

That Planning Permission be granted subject to the following conditions:

the completion of a legal agreement to link the development to the original Section 106 terms and to secure the education contribution;

and the following conditions:

1. Time limit.
2. Approved plans.
3. Submission of drainage scheme.
4. Submission of drainage maintenance scheme.
5. Submission of landscape management and maintenance scheme.
6. All dwellings to achieve 10% greater than minimum requirement of Part L Building Regulations – verification to be provided.
7. Implementation of landscaping scheme.
8. Implementation of ecology mitigation scheme (including construction method statement for working close to River Lune).
9. Implementation of CMS (drainage).
10. Limitation to works during bird nesting period.
11. Access and turning provision.
12. Garage use.
13. Implementation of cycle storage and EV charging facilities.
14. Implementation of boundary treatments and enclosures to each dwelling before occupation and such to be retained.
15. All dwellings to comply with NDSS standards and plots 66 and 67 (M4(2) – save for door canopy).
16. Hours of construction.
17. Unforeseen contamination.
18. Removal of permitted development rights.
19. No windows/doors to side elevation of plot 26 and plot 22.

COUNCILLOR ABBOTT BRYNING LEFT THE MEETING AT 12.45 P.M.

88 LAND AT ROYAL ALBERT FARM, PATHFINDERS DRIVE, LANCASTER, LANCASHIRE

A7	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	A(106)
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It was proposed by Councillor John Reynolds and seconded by Councillor Colin Hartley:

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

Upon being put to the vote, 11 Councillors voted in favour of the proposal, none voted against, and 3 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 following obligations:

- Affordable Housing 19 units of which:
 - 8 units Derby Home (affordable rented);
 - 8 units New build Apartment (shared ownership);
 - 3 units 3 bedroom Brathay (shared ownership);
- Education contribution of £161,432.25 for seven secondary school places;
- Open space off-site contribution of £80,000 towards the Royal Albert Playing Fields and £70,000 towards the extension of the Play Area at the Cedars;
- Highways Contribution of £100,000 towards the Lancaster – Knott End bus service and £77,000 towards the Pointer Roundabout Improvements;
- Derby Home to be fully converted in accordance with approved plans and an approved timetable; and
- Long term maintenance of landscaping, open space and non-adopted drainage and highways and associated street lighting;

and the following conditions:

1. Timescales 3 years.
2. Approved Plans.
3. Drainage scheme.
4. Access Detail to be agreed.
5. Employment skills plan.
6. Contamination Assessment.
7. Updated AIA and Tree Protection Measures.
8. Level 3 Building Recording Derby Home (Only on Derby Home).
9. Boundary Details.
10. Homeowner Packs (Ecology Mitigation).
11. Scheme for cycle provision and refuse.
12. Offsite Highway Works.
13. Electric Vehicle Charging Points.
14. NDSS and M4(2) Standards.
15. Building Materials.
16. Drainage Management Proposals.
17. Landscaping Implementation and ongoing aftercare.
18. Hours of construction.
19. Provision of access and turning facilities.
20. Finished Floor and Site Levels.
21. Development in accordance with Energy Statement.
22. Removal of Permitted Development Rights.

- 23. Development in accordance with submitted Travel Plan.
- 24. Development in accordance with submitted Air Quality Mitigation details.

89 DERBY HOME, PATHFINDERS DRIVE, LANCASTER, LANCASHIRE

A8	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 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.	Scotforth West Ward	A
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It was proposed by Councillor Dave Brookes and seconded by Councillor Mel Guiding:

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

Upon being put to the vote, all 14 Councillors voted unanimously in favour of the proposition, whereupon the Chair declared the proposal to be carried.

Resolved:

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

1. Standard Timescale 3 year.
2. Approved Listed Building Plans.
3. Agreement of materials to be utilised.
4. Level 3 building recording survey.
5. Stonework Repair Methodology.
6. Detail of the ramp access to the front elevation.

90 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 1.15 p.m.)

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