

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

1ST MARCH 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
David Forshaw	Senior 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W	-	Withdrawn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

91 MINUTES

The minutes of the meeting held on 1st February 2021 were agreed as a true record, and would be signed by the Chair at a later date.

92 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

93 DECLARATIONS OF INTEREST

Solicitor Rephael Walmsley declared an interest in applications A5 20/00550/FUL, A6 20/00554/FUL and A7 20/00762/FUL (University of Cumbria, Bowerham Road, Lancaster) and A11 20/00903/FUL (Storeys AFC, York Road, Lancaster, Lancashire). The reason being that he resided in the locality where all four applications were located. Solicitor Rephael Walmsley stated that this would have no affect on any legal advice he would give.

There were no other declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION**94 UNIVERSITY OF CUMBRIA, BOWERHAM ROAD, LANCASTER, LANCASHIRE**

A5	20/00550/FUL	Demolition of buildings including William Thompson Tower, William Thompson Offices, Primary Curriculum Building, Estates & Secondary Centre buildings and erection of an 8, 9 and 10 storey building comprising residential student accommodation in cluster flat arrangements with ancillary laundry room, cycle store, refuse store, management office and reception, plant room and associated landscaping, access and service infrastructure.	John O'Gaunt Ward	D
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Under the scheme of public participation, a Democratic Support Officer read out a letter of support for the application.

The Planning Officer confirmed that following the receipt of additional information after the Committee Report had been published the recommendation had changed and it was to now defer this application.

It was proposed by Councillor Hanson and seconded by Councillor Reynolds:

“That the application be deferred to allow the applicant time to submit further information following late comments from the Lead Local Flood Authority and United Utilities expressing concerns about the applications surface water drainage details, and to submit verified photomontages of the proposed development.”

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 the application be deferred to allow the applicant time to submit further information following late comments from the Lead Local Flood Authority and United Utilities

expressing concerns about the applications surface water drainage details, and to submit verified photomontages of the proposed development.

95 UNIVERSITY OF CUMBRIA, BOWERHAM ROAD, LANCASTER, LANCASHIRE

A6	20/00554/FUL	Demolition of buildings including Sarah Witham Thompson, Gressingham and Melling Halls, Black Box Theatre, Old Dining Room and the Long Corridor and erection of a 4 storey Extra Care residential building (use class C3), partial demolition, conversion and change of use of the Art Studio from education facility (use class D1) to ancillary space associated with the Extra Care residential building and change of use and conversion of Barbon Hall and Hornby Hall from education facility (use class D1) to provide affordable residential apartments (use class C3) with associated landscaping, parking, access and service infrastructure.	John O'Gaunt Ward	D
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Under the scheme of public participation, a Democratic Support Officer read out a letter of support for the application.

The Planning Officer confirmed that following the receipt of additional information after the Committee Report had been published the recommendation had changed and it was to now defer this application.

It was proposed by Councillor Dant and seconded by Councillor Brookes:

“That the application be deferred to allow the applicant time to submit further information following late comments from the Lead Local Flood Authority and United Utilities expressing concerns about the applications surface water drainage details, and to submit verified photomontages of the proposed development.”

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 the application be deferred to allow the applicant time to submit further information following late comments from the Lead Local Flood Authority and United Utilities expressing concerns about the applications surface water drainage details, and to submit verified photomontages of the proposed development.

96 UNIVERSITY OF CUMBRIA, BOWERHAM ROAD, LANCASTER, LANCASHIRE

A7	20/00762/FUL	Erection of a 2-storey supported living facility (C3), erection of a bin and cycle store, creation of access road and parking, and alterations of existing ground levels including retaining walls and gabion terraces, associated landscaping and service infrastructure.	John O'Gaunt Ward	D
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Under the scheme of public participation, a Democratic Support Officer read out three letters of objection to the application, one letter of support, and a response from the agent for the applicant.

The Planning Officer confirmed that following the receipt of additional information after the Committee Report had been published, the recommendation had changed, and it was to now defer this application.

It was proposed by Councillor Brookes and seconded by Councillor Dant:

“That the application be deferred to allow the applicant time to submit further information following late comments from the Lead Local Flood Authority and United Utilities expressing concerns about the applications surface water drainage details.”

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 the application be deferred to allow the applicant time to submit further information following late comments from the Lead Local Flood Authority and United Utilities expressing concerns about the applications surface water drainage details.

THE MEETING ADJOURNED AT 11:46 A.M. AND RECONVENED AT 11:51 A.M.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION**97 ALDI, 48 ALDCLIFFE ROAD, LANCASTER, LANCASHIRE**

A8	20/01295/VCN	Relevant demolition of existing retail building (A1) and associated water tank and enclosure, and the erection of a food store (A1) with associated car parking, external plant and enclosure, servicing areas and hard and soft landscaping (pursuant to the variation of condition 18 on planning application 20/00371/VCN to extend the bank holiday opening hours).	Castle Ward	A
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It was proposed by Councillor Redfern and seconded by Councillor Hanson:

“That the application be approved subject to the conditions set out in the Committee Report”

Upon being put to the vote, 9 Councillors voted in favour, 3 against, and 3 abstained, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be approved subject to the following conditions:

1. Compliance with approved plans.
2. Compliance with offsite highway details.
3. Compliance with offsite highway details.
4. Compliance with heating and ventilation details.
5. Compliance with agreed ecological enhancement measures.
6. Compliance with agreed material details.
7. Compliance with lighting details.
8. Retention of refuse area.
9. Compliance with agreed cycle details.
10. Compliance with car park management plan.
11. Compliance with waste management plan.
12. Compliance with car parking facilities.
13. Compliance with travel plan.
14. Net retail floor space.
15. Opening hours – (amended for extra bank holiday trading).
16. Compliance with deliveries plan.
17. Compliance with approved landscaping details.
18. Compliance with approved noise details.
19. Permitted development rights restriction.

98 5 OWEN ROAD, LANCASTER, LANCASHIRE, LA1 2AW

A9	20/01153/CU	Change of use from shop (Class E) to a dog groomers (sui generis).	Skerton East Ward	A
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It was proposed by Councillor Dant and seconded by Councillor Redfern:

“That the application be approved subject to the conditions set out in the Committee Report”

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

Resolved:

That the application be approved subject to the following conditions:

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

99 CHARTER HOUSE CAR PARK, BULK STREET, LANCASTER, LANCASHIRE

A10	19/01033/CU	Change of use of 4 parking spaces to beer garden area.	Castle Ward	A
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It was proposed by Councillor Dant and seconded by Councillor Matthews:

“That the application be approved subject to the conditions set out in the Committee Report”

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

Resolved:

That the application be approved subject to the following conditions:

1. Temporary permission until 31 October 2021.
2. Development in accordance with approved plans.

100 STOREYS AFC, YORK ROAD, LANCASTER, LANCASHIRE

A11	20/00903/FUL	Retrospective application for the retention of a single storey rear infill extension to existing pavilion and a single storey outbuilding.	Scotforth West Ward	A
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It was proposed by Councillor Thornberry and seconded by Councillor Dant:

“That the application be approved subject to the condition set out in the Committee Report”

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

Resolved:

That the application be approved subject to the following condition:

1. Development in accordance with plans.

101 SALT AYRE SPORTS CENTRE, DORIS HENDERSON WAY, HEATON WITH OXCLIFFE, LANCASTER

A12	20/01053/VCN	Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin (pursuant to the variation of condition 2 on planning permission 17/00181/VCN to retain	Skerton West Ward	A
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the proposed frontage).

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

“That the application be approved subject to the conditions set out in the Committee Report”

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

Resolved:

That the application be approved subject to the following conditions:

1. Approved Plans.
2. Hours of Operation of Flood lights.

102 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 12.47 p.m.)

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