

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

29TH MARCH 2021

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

Apologies for Absence:-

Councillor Richard Austen-Baker
Councillor Joyce Pritchard

Officers in attendance:-

Mark Potts	Principal Planning Officer
Debbie Chambers	Head of Democratic Services
Luke Gorst	Head of Legal Services & Monitoring Officer
Steve Simpson	Head of ICT
Daniel Spencer	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W	-	Withdrawn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

103 MINUTES

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

104 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

105 DECLARATIONS OF INTEREST

There were no declarations of interest.

**APPLICATION A7: 20/01020/FUL WAS BROUGHT FORWARD IN
THE AGENDA BY THE CHAIR**

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION

106 TELEGRAPH FIELD PUMP HOUSE, SCHOOL LANE, WRAY, LANCASHIRE

A7	20/01020/FUL	Erection of an agricultural building for livestock/storage and creation of an area of hardstanding.	Lower Lune Valley Ward	A(C)
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Under the scheme of public participation, Councillor Kevin Frea spoke in support of the application.

It was proposed by Councillor Keith Budden and seconded by Councillor John Reynolds, contrary to the officer's recommendation in the report:

"That Planning Permission be granted for the reasons that the landscape impacts associated with the development are outweighed by the provision of essential farming infrastructure, subject to the following additional conditions:

1. Timescales.
2. Working Programme.
3. Drainage scheme submission.
4. Provision of Landscaping scheme.
5. Tied to Hoskins Farm. "

Upon being put to the vote, 13 Councillors voted in favour, none against, and 2 abstained, whereupon the Chair declared the proposal to be carried.

Resolved:

That Planning Permission be granted for the reasons that the landscape impacts associated with the development are outweighed by the provision of essential farming infrastructure subject to the following additional conditions:

1. Timescales.
2. Working Programme.
3. Drainage scheme submission.
4. Provision of Landscaping scheme.
5. Tied to Hoskins Farm.

107 UNIVERSITY OF CUMBRIA, BOWERHAM ROAD, LANCASTER, LANCASHIRE

A5	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	A
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Under the scheme of public participation, Democratic Support Officers read out 3 letters of objection and one letter of support for the application, followed by the response of the agent.

THE MEETING ADJOURNED AT 12:35 P.M. AND RECONVENED AT 12:45 P.M.

It was proposed by Councillor Janice Hanson and seconded by Councillor Mel Guilding:

“That the application be approved subject to the conditions set out in the Committee Report and that the Head of Planning and Place be delegated to approve the application after the consultation period has expired subject to there being no new material planning issues raised in any further representations.”

Upon being put to the vote, 13 Councillors voted in favour, none against, and 2 abstained, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be approved subject to the conditions set out in the Committee Report and that the Head of Planning and Place be delegated to approve the application after the consultation period has expired subject to there being no new material planning issues raised in any further representations subject to the following conditions:

1. Time limit.
2. Approved plans.
3. Final Sustainable Drainage Strategy.
4. Construction Phase Surface Water Management Plan.
5. Foul Water Drainage.
6. Employment Skills Plan.
7. Access construction.
8. Contaminated land.
9. Building recording and written scheme of archaeology.
10. Details of fenestration/rainwater goods/details for converted buildings.
11. Finished floor levels (extra care building) and site levels.
12. Off site highway works.
13. Materials samples.
14. Homeowner packs.
15. Landscaping details.
16. Completion of conversion.
17. Travel Plan.
18. Drainage Operation and Maintenance Plan and Verification Report.
19. Security details.
20. Car parking management strategy, cycle store and EV charging points.
21. Approved tree works.
22. Ecological mitigation measures.
23. Hours of construction.
24. Landscaping Implementation.
25. Nesting birds.
26. Separate drainage.
27. Sustainable construction and energy efficiency.
28. Nationally described space standards and M4(2) and M4(3) standards.
29. Removal of Telecommunications Apparatus Permitted Development.
30. Extra Care Use within C3 Only.
31. Affordable Housing.
32. Retention of pedestrian/cycle routes.

COUNCILLOR JUNE GREENWELL LEFT THE MEETING AT 13:05 P.M.

108 UNIVERSITY OF CUMBRIA, BOWERHAM ROAD, LANCASTER, LANCASHIRE

A6	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	A(C)
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Under the scheme of public participation, Democratic Support Officers read out 4 letters of objection and one letter of support for the application, along with the response of the agent.

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

“That the application be approved subject to the conditions set out in the Committee Report including ensuring that amended plans show the correct provision of disabled parking spaces and a landscaping scheme includes additional landscape bolstering adjacent to Clougha Avenue and that the Head of Planning and Place be delegated to approve the application after the consultation period has expired subject to there being no new material planning issues raised in any further representations.”

Upon being put to the vote, 13 Councillors voted in favour, none against, and 1 abstained, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be approved subject to the conditions set out in the Committee Report including ensuring that amended plans show the correct provision of disabled parking spaces and a landscaping scheme includes additional landscape bolstering adjacent to Clougha Avenue and that the Head of Planning and Place be delegated to approve the application after the consultation period has expired subject to there being no new material planning issues raised in any further representations subject to the following conditions:

1. Time limit.
2. Approved plans.
3. Final Sustainable Drainage Strategy.
4. Construction phase surface water management plan.
5. Foul water drainage.
6. Water Main Investigations and protection.
7. Off site highway works.
8. Employment Skills Plan.
9. Contaminated land.
10. Written scheme of archaeology.
11. Finished floor and site levels.
12. Boundary and fencing details.
13. Access construction details.
14. Materials samples.
15. Homeowner packs.
16. Drainage Operation and Maintenance Plan and Verification Report.
17. Travel Plan.
18. Security details.
19. Car parking management strategy, layout and EV charging points.
20. Cycle Store.
21. Approved tree works.
22. Ecological mitigation measures.
23. Hours of construction.
24. Landscaping Implementation.
25. Nesting birds.
26. Separate drainage.
27. Sustainable construction and energy efficiency.
28. Nationally described space standards and M4(2) and M4(3) standards.
29. Supported Living within C3 Only.

30. Obscure glazing in rear elevation.

31. Amended plans to show correct provision of disabled parking spaces (minimum of 2).

32. Landscaping scheme to include additional bolstering adjacent to Clougha Avenue.

109 DELEGATED LIST

The Service Head of 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 2.17 p.m.)

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