

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

26TH APRIL 2021

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

Apologies for Absence:-

Councillor Paul Anderton
Councillor Richard Austen-Baker
Councillor Janice Hanson

Officers in attendance:-

| | |
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| Andrew Drummond | Service Manager – Development Management |
| Luke Gorst | Head of Legal Services & Monitoring Officer |
| Steve Simpson | Head of ICT |
| Jennifer Rehman | 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.

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| 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| W | - | Withdrawn |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 |

110 MINUTES

The minutes of the meeting held on 29th March 2021 were agreed as a true record but without the support of Councillor Keith Budden who abstained; they would be signed by the Chair at a later date.

111 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

112 DECLARATIONS OF INTEREST

There were no declarations of interest.

APPLICATION A7: 20/00550/FUL WAS BROUGHT FORWARD IN THE AGENDA BY THE CHAIR

APPLICATION SUBJECT TO PUBLIC PARTICIPATION

113 UNIVERSITY OF CUMBRIA, BOWERHAM ROAD, LANCASTER, LANCASHIRE

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|----|--------------|---|----------------------|---|
| A7 | 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 | A |
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Under the scheme of public participation, a Democratic Support Officer read out one letter of support for the application.

It was proposed by Councillor Joyce Pritchard and seconded by Councillor Mel Guiding:

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

Upon being put to the vote, 10 Councillors voted in favour, 2 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:

1. Time limit.
2. Approved plans.
3. Detailed Sustainable Drainage Strategy.

4. Construction Phase Surface Water Management Plan.
5. Foul Water Drainage.
6. Employment Skills Plan.
7. Contaminated land.
8. Details of pedestrian access in boundary wall.
9. Off-site highway works.
10. All materials and details of fenestration, eaves, external wall construction and entrance canopies.
11. Homeowner packs.
12. Landscaping details and implementation.
13. Lighting details.
14. Travel Plan and car parking management strategy.
15. Security details.
16. Cycle Parking Provision.
17. Drainage Operation and Maintenance Plan and Verification Report.
18. Approved tree Works.
19. Ecological mitigation measures.
20. Hours of construction.
21. Travel Plan.
22. Nesting birds.
23. Separate Drainage.
24. Sustainable construction and energy efficiency.
25. Removal of Telecommunications Permitted Development.
26. Restriction to student accommodation.

**OFFICER REPHAEL WALMSLEY JOINED THE MEETING AT 11:22 A.M.
OFFICER LUKE GORST LEFT THE MEETING AT 11:24 A.M.**

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION

114 LAND EAST OF SCOTLAND ROAD, CARNFORTH, LANCASHIRE

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|----|--------------|---|-----------------------------|------|
| A5 | 20/00607/VCN | Outline application for residential development comprising 213 dwellings (Use Class C3) with associated vehicular and cycle/pedestrian access to Scotland Road and cycle / pedestrian access to Carnforth Brow / Netherbeck, public open space, creation of wetlands area, construction of attenuation basins, erection of sub-station, installation of a pumping station and associated earthworks and land re-grading and landscaping (Pursuant to the variation of conditions 2, 5, 6, 7, 10, 11, 14, 16, 18, 24, 25, 26 and 27 on planning permission 18/00365/OUT to take account of amendments to | Carnforth and Millhead Ward | A(C) |
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the layout of the residential development, changes to the housing mix, alterations to the associated earthworks and land re-grading scheme, amendments to the drainage scheme and changes to public open space and landscaping (including the removal of additional hedgerow).

It was proposed by Councillor Robert Redfern and seconded by Councillor Cary Matthews:

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

- a Deed of Variation to the original planning obligation (to link the S73 permission to the original terms of the planning obligation and to substitute the POS Zonal Plan to reflect the modest changes to the green infrastructure)
- and to vary relevant definitions in respect of housing mix.”

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

Resolved:

That the application be approved subject to:

- a Deed of Variation to the original planning obligation (to link the S73 permission to the original terms of the planning obligation and to substitute the POS Zonal Plan to reflect the modest changes to the green infrastructure);
- and to vary relevant definitions in respect of housing mix;

and subject to the conditions set out in the Committee Report:

1. Time Limit.
2. Approved Plans.
3. Phasing plan (to include details of the delivery of the residential development, wetland habitat, landscaping and POS).
4. The existing public right of way to be formally diverted before the commencement of developed.
5. Full access details to be agreed.
6. Off-site highway works details to be agreed.
7. Development to be carried out in accordance with amended AIA with TPP and AMS to be submitted for approval.
8. Environmental Construction Management Plan.
9. Scheme for ecology mitigation and enhancement.
10. Surface water drainage scheme.
11. Foul drainage scheme.
12. Scheme for archaeological investigation.
13. Scheme for archaeological investigation for Wetland Conservation Area.
14. Site Investigation and remediation.

15. No works to commence within flood zones 3 (as part of the delivery of POS/Landscaping) until full details of any earthworks are proposed to the bike track or footpaths in accordance with the FRA.
16. Development to be carried out in accordance with Landscape Masterplan, with precise planting scheme (based on submitted details) to be agreed.
17. Lighting scheme.
18. Parking provision.
19. Boundary treatments and enclosures.
20. Details of play equipment, street furniture, paths in the POS areas and nature conservation area.
21. Drainage Maintenance.
22. Scheme of cycle provision and EV changing points to be submitted to and agreed.
23. Submission of full Travel Plan.
24. Development to be carried out in accordance with FRA and addendum FRA.
25. Development to be carried out in accordance with submitted cut/fill and site level plans.
26. Roads to be built to adoptable standards.
27. Noise mitigation to be implemented.
28. Soil importation.
29. Removal of PD.

115 GALGATE MILL, CHAPEL LANE, GALGATE, LANCASHIRE

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|----|--------------|--|------------|------|
| A6 | 20/00451/VCN | Change of use, conversion and alterations of a retail show room (use class A1) plus associated storage and office into university student apartments (use class C3) with associated recreational facilities, and a silk weaving museum (use class D1) and the erection of a bicycle shelter (pursuant to the variation of condition 2 of planning permission relating to planning application 14/00989/CU to remove the external ramp, porch, cycle shelter from the approved scheme, removal of lean-to to east elevation and creation of landscaped yard and alterations to the internal layout to provide 11 additional student rooms and an internal cycle store). | Ellel Ward | A(C) |
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It was proposed by Councillor Dave Brookes and seconded by Councillor Joyce Pritchard:

“That the application be approved subject to the conditions set out in the Committee Report and subject to the following additional condition:

- A scheme for internal cycle access improvement.”

Upon being put to the vote, all 14 Councillors voted unanimously in favour, 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 subject to the additional condition:

1. Approved plans (amended).
2. Development to be carried out in accordance previously approved (by condition) architectural details for the windows, doors, atrium, vents, rainwater goods.
3. Construction Hours.
4. Student occupation use condition.
5. Use of the museum and café.
6. Development to be carried out in accordance previously approved crime prevention measures.
7. Implementation of the approved Travel Plan.
8. Implementation and retention of parking and refuse areas.
9. Before completion of the development, the spiral stair case to be re-instated in accordance with the approved plans pursuant to condition 1.
10. Brickwork below former lean-to roof to be made-good, cleaned and re-pointed (where needed) in accordance with agreed details and to match existing building and new stone flagged surface to landscaped courtyard to be provided.
11. A scheme for internal cycle access improvement.

THE MEETING ADJOURNED AT 12:21 P.M. AND RECONVENED AT 12:31 P.M.

116 OLD HALL FARM, KIRKBY LONSDALE ROAD, OVER KELLET, CARNFORTH

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| A8 | 20/00405/REM | Reserved Matters application for the erection of 55 dwellings, associated accesses and alterations to land levels. | Kellet Ward | A(C) |
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It was proposed by Councillor Sandra Thornberry and seconded by Councillor Mel Guilding:

“That the application be approved subject to the conditions set out in the Committee Report and subject to the following additional conditions:

- Samples of stonework and mortar.
- Boundary treatments – details, implementation and retention.
- Implementation of landscaping plan and maintenance scheme.
- Parking provision – implementation prior to occupation of associated dwelling/flat and retention.
- Timescale for implementation of open space and associated implementation. ”

Upon being put to the vote, all 14 Councillors voted unanimously in favour, 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 subject to the additional conditions:

1. Timescale.
2. Approved plans.
3. Samples of stonework and mortar.
4. Boundary treatments – details, implementation and retention.
5. Implementation of landscaping plan and maintenance scheme.
6. Parking provision – implementation prior to occupation of associated dwelling/flat and retention.
7. Timescale for implementation of open space and associated implementation.

117 4 AND 6 HALL DRIVE, CATON, LANCASTER, LANCASHIRE

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| A9 | 21/00114/FUL | Erection of a single storey rear and side extension. | Lower Lune Valley Ward | A |
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It was proposed by Councillor Joyce Pritchard and seconded by Councillor Robert Redfern:

“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 their being no new material planning issues raised in any further representations.”

Upon being put to the vote, all 14 Councillors voted unanimously in favour, 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 their being no new material planning issues raised in any further representations subject to the following conditions:

1. Standard planning permission timescale.
2. Development in accordance with approved plans.
3. Materials – colours to be agreed.
4. Implementation of approved Arboricultural Implications Assessment.
5. Protected species mitigation measures.

118 29 BEAUMONT PLACE, LANCASTER, LANCASHIRE LA1 2EY

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| A10 | 20/00158/FUL | Erection of a detached garage. | Skerton East Ward | A |
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It was proposed by Councillor Robert Redfern and seconded by Councillor Sandra Thornberry:

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

Upon being put to the vote, all 14 Councillors voted unanimously in favour, 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:

1. Standard 3 year timescale.
2. Development to be carried out in accordance to approved plans.
3. Materials to match.
4. Restrictions regarding use of garage.

119 LAND ADJACENT SALT AYRE LEISURE CENTRE, SALT AYRE LANDFILL SITE, SALT AYRE LANE

| | | | | |
|-----|--------------|---|-------------------|------|
| A11 | 21/00256/FUL | Installation of arrays of 2.96 metres high PV panels, underground cabling, battery containers, inverter and associated cabins and kiosks, construction of 2.1 metres high security fencing, CCTV mounted on 6m masts, construction compound and construction of internal temporary access track with associated landscaping to form Solar Farm. | Skerton West Ward | A(C) |
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It was proposed by Councillor Robert Redfern and seconded by Councillor Tim Dant:

“That the application be approved subject to the conditions set out in the Committee Report and subject to the following additional conditions:

- Tree protection plan and method statement to be submitted prior to commencement.
- Solar panels to be removed after 25 years and restoration scheme to be submitted, approved and implemented.”

Upon being put to the vote, all 14 Councillors voted unanimously in favour, 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 subject to the additional conditions:

1. Standard 3 year timescale.
2. Approved plans.
3. Landscaping and management scheme/implementation.
4. Details of colours/materials.

5. Drainage including no intrusive system unless approved.
6. Construction Vehicle Management Plan.
7. Works outside nesting bird season.
8. Tree protection plan and method statement to be submitted prior to commencement.
9. Solar panels to be removed after 25 years and restoration scheme to be submitted, approved and implemented.

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

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| A12 | 21/00325/FUL | Installation of air source heat pumps and associated infrastructure and erection of fencing and compound area. | Skerton West Ward | A |
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It was proposed by Councillor Tim Dant and seconded by Councillor Robert Redfern:

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

Upon being put to the vote, all 14 Councillors voted unanimously in favour, 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:

1. Standard 3 year timescale.
2. Approved plans.
3. Installation and Retention of Fencing.

121 37 KINGSWAY COURT, KINGSWAY, HEYSHAM, LANCASHIRE

| | | | | |
|-----|--------------|--|----------------------|---|
| A13 | 21/00106/FUL | Change of use of dwelling (C3) to 2 self-contained 1-bed flats (C2) and installation of porch canopy to the front elevation. | Heysham Central Ward | A |
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It was proposed by Councillor Cary Matthews and seconded by Councillor Tim Dant:

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

Upon being put to the vote, all 14 Councillors voted unanimously in favour, 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:

1. Standard 3 year timescale.
2. Development to be carried out in accordance to approved plans.
3. To be owned and operated as part of the sheltered housing scheme at Kingsway Court only.

122 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 1.40 p.m.)

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