

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

6TH DECEMBER 2021

PRESENT:- Councillors Keith Budden (Chair), Sandra Thornberry (Vice-Chair), Paul Anderton, Mandy Bannon (Substitute for Councillor Dant), Victoria Boyd-Power, Dave Brookes, Roger Cleet, Kevin Frea, Mel Guilding, Janice Hanson, Cary Matthews, Joyce Pritchard, Robert Redfern and Malcolm Thomas

Apologies for Absence:-

Councillors Abbott Bryning and Tim Dant

Officers in attendance:-

Mark Potts	Interim Service Manager
David Forshaw	Principal Planning Officer
Rephael Walmsley	Solicitor
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W	-	Withdrawn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

44 MINUTES

The minutes of the meeting of 8th November 2021 were agreed as a true record, and were signed by the Chair.

45 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

It was proposed by Councillor Paul Anderton and seconded by Councillor Mandy Bannon:

“That a site visit be arranged prior to consideration of the planning application received from Project Eden North, Morecambe.”

Upon being put to the vote, 12 Councillors voted in favour, with none against, and with 2 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That a site visit be arranged prior to consideration of the planning application received from Project Eden North, Morecambe.

There were no further items of urgent business.

46 DECLARATIONS OF INTEREST

Councillor Dave Brookes declared an interest in agenda item A11: 21/00584/FUL 98 Aldcliffe Road, Lancaster. The reason being that the application was by a relative of a city councillor in the Green Group. Councillor Brookes stated that he would not take part in the deliberations nor in the vote for this application.

Councillor Mandy Bannon declared an interest in agenda item A11: 21/00584/FUL 98 Aldcliffe Road, Lancaster. The reason being that the application was by a relative of a city councillor in the Green Group. Councillor Bannon stated that she would not take part in the deliberations nor in the vote for this application.

There were no other declarations of interest.

47 67 AND 69 SLYNE ROAD AND LAND TO THE REAR, LANCASTER

A5	21/00515/FUL	Demolition of two dwellings and erection of 14 affordable residential dwellings with associated access and landscaping.	Skerton East Ward	A(106)
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It was proposed by Councillor Robert Redfern and seconded by Councillor Mel Guilding:

“That the application be approved subject to an S.106 legal agreement to secure a financial contribution towards:

- the planting and maintenance of up to 35 trees in Ryelands Park

and subject to an S.106 legal agreement to secure:

- a financial contribution of £7,428.75 towards improvements to the adjacent King George playing pitches
- a financial contribution of £3,500 towards young person’s open space provision in Ryelands Park
- a scheme to manage and maintain on site open space, landscaping and any other land and infrastructure that would not be adopted by public bodies

and subject to the conditions set out in the Committee Report including the following revisions to conditions 4, 5, 6, 8, 9, 10, 11, 17, 26, 29 and 32:

- Conditions 5 and 11 deleted as no longer necessary

- Conditions 6, 8, 9, and 10 to be amended to require details prior to commencement other than site preparation/clearance/demolition
- Condition 17 to refer to electric vehicle charging infrastructure (at applicant's request – charging points will be provided on request by tenants)
- Conditions 26, 29 and 32 removed and combined with condition 4.”

Upon being put to the vote, all 14 Councillors voted in favour, with none against and no abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to an S.106 legal agreement to secure a financial contribution towards:

- the planting and maintenance of up to 35 trees in Ryelands Park

and subject to an S.106 legal agreement to secure:

- a financial contribution of £7,428.75 towards improvements to the adjacent King George playing pitches
- a financial contribution of £3,500 towards young person's open space provision in Ryelands Park
- a scheme to manage and maintain on site open space, landscaping and any other land and infrastructure that would not be adopted by public bodies

and subject to the conditions set out in the Committee Report including the following revisions to conditions 4, 5, 6, 8, 9, 10, 11, 17, 26, 29 and 32:

- Conditions 5 and 11 deleted as no longer necessary
- Conditions 6, 8, 9, and 10 to be amended to require details prior to commencement other than site preparation/clearance/demolition
- Condition 17 to refer to electric vehicle charging infrastructure (at applicant's request – charging points will be provided on request by tenants)
- Conditions 26, 29 and 32 removed and combined with condition 4

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

1. Standard Timescale 3 years.
2. Approved Plans.
3. Affordable Housing.
4. Construction Environment Management Plan.
5. Road Management and Maintenance.
6. Access and Road Construction Details.
7. Sustainable Surface Water Drainage Scheme.
8. Construction Phase SW Management Plan.
9. Employment and Skills Plan.
10. Sustainable Construction and Energy Efficiency.
11. Bat Surveys.
12. Finished Floor Levels.
13. Estate Road Base Level Construction.
14. Materials.
15. Boundary treatments (incl fence to playing pitches).

16. Homeowner Packs.
17. Electric Vehicle Charging Points.
18. Parking Provision.
19. Drainage Management Plan/Verification Report.
20. Cycle Storage details.
21. Access and off site highway works Provision.
22. Ecological/Protected Species Mitigation measures.
23. Landscaping Implementation and Maintenance.
24. Nesting Birds.
25. NDSS/M4(2).
26. Wheel washing facilities.
27. Noise Mitigation.
28. Separate Foul System.
29. Construction Deliveries.
30. Development in Accordance with FRA.
31. Implementation of Approved Arboricultural details.
32. Hours of Construction.
33. Removal of PD rights (plots 1 to 4 and 10 to 13).
34. Unforeseen Contamination.

48 LAND OFF MARSH LANE AND MAIN STREET, COCKERHAM

A6	21/00277/VCN	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 (pursuant to the variation of condition 8 on planning permission 19/00438/FUL to raise the finished floor levels of plots 3, 4, 5 and 6).	Ellel Ward	A(106)
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It was proposed by Councillor Malcolm Thomas and seconded by Councillor Robert Redfern:

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

- Condition 6 amended to remove the requirement to submit details and refer to the schemes implementation.”

Upon being put to the vote, all 14 Councillors voted in favour, with none against and no abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

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

- Condition 6 amended to remove the requirement to submit details and refer to the schemes implementation

and subject to the following conditions:

1. Time Limit.
2. Approved Plans List.
3. SW Drainage.
4. Foul Water.
5. Employment and Skills Plan.
6. Pipework protection.
7. Highways and Access construction.
8. Finished Floor Levels.
9. NDSS/M42.
10. Footway Connection.
11. Off Site Highways.
12. Materials.
13. Boundary treatment.
14. Landscaping.
15. EV Charging.
16. POS Management and Maintenance.
17. Homeowner packs.
18. SW Management/Maintenance.
19. Visibility Splays.
20. Garage Use.
21. Parking provision.
22. Implementation of AIA.
23. Removal of PD Rights.

49 LAND OFF MARSH LANE AND MAIN STREET, COCKERHAM

A7	21/01134/VCN	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 (pursuant to the variation of conditions 2 and 12 to amend approved floor plans and elevations and roofing material and add to the list of approved plans (condition 2) details required by conditions 6, 11, 12, 15 and 16 on planning permission 19/00438/FUL).	Ellel Ward	A(106)
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It was proposed by Councillor Mel Guilding and seconded by Councillor Janice Hanson:

“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 in favour, with none against, and no abstentions, 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 List.
3. SW Drainage.
4. Foul Water.
5. Employment and Skills Plan.
6. Pipework protection.
7. Highways and Access construction.
8. Finished Floor Levels.
9. NDSS/M42.
10. Footway Connection.
11. Off Site Highways.
12. Materials.
13. Boundary treatment.
14. Landscaping.
15. EV Charging.
16. POS Management and Maintenance.
17. Homeowner packs.
18. SW Management/Maintenance.
19. Visibility Splays.
20. Garage Use.
21. Parking provision.
22. Implementation of AIA.
23. Removal of PD Rights.

50 3 AND 5 BORWICK AVENUE WARTON CARNFORTH

A8	21/00800/VCN	Erection of three dwellings with garages and associated access and landscaping (pursuant to variation of condition 1 on planning permission 17/00038/VCN to amend the plans for plots 1 and 2).	Warton Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Malcolm Thomas:

“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 in favour, with none against, and no abstentions, 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. Approved plans list.
2. Details and materials to Plot 1.
3. Parking areas to be provide and maintained.
4. Root protection measures set out in the detailed Arboriculture Assessment to be retained during the construction period.
5. No tree/hedges to be felled other than those agreed.
6. Landscaping/planting scheme.
7. The hedgerow boundary to Borwick Avenue shall be retained at its current height of 2.0m unless otherwise agreed.
8. Boundary details.
9. The use of the garages shall be ancillary to the dwellings only.
10. Obscure glazing (Plots 2 and 3).
11. GDO tolerance removed window and door openings.
12. GDO tolerances removed extension.
13. Hours of construction.

51 SENIOR COHOUSING, LAND ADJACENT FORGE LANE, HALTON

A9	20/00614/FUL	Erection of 4 dwellings, a block of 16 self-contained flats and a shared ancillary accommodation building for the residents over the age of 55, with associated access, internal roads and parking areas.	Halton-with-Aughton Ward	A(106)
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It was proposed by Councillor Dave Brookes and seconded by Councillor Cary Matthews:

“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 in favour, with none against and no abstentions, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be approved subject to completion of a s106 agreement securing the following:

- 30% affordable housing provision
- Residents must be 55 years of age or older
- Provision of a Management Company to manage and maintain open space, landscaping and other land and infrastructure that would not be adopted by public bodies
- Provision of residents’ car club and car sharing initiatives

and subject to the following conditions:

1. 3 year timescale.
2. Approved plans.
3. Surface water drainage details.
4. Foul drainage system.
5. Site access details and provision.
6. Contaminated Land.
7. Arboricultural Implications Assessment, including Tree Protection Measures.
8. Employment Skills Plan.
9. Submission of additional car parking details (with associated tree information).
10. Material samples, including boundary treatments.
11. Landscaping details.
12. Surface water management and maintenance.
13. Provision and protection of visibility splays.
14. Construction and details of management and maintenance of private roads.
15. Details and provision of cycle stores.
16. Details and provision of electric vehicle charging points.
17. Provision of bin stores.
18. Ecological mitigation measures.
19. Approved floor levels.
20. Bird breeding season.
21. Separate drainage system.
22. National Described Space Standards and M4(2) Accessibility Standards.

52 GARAGE, THE GREAVES, GREAVES ROAD, LANCASTER, LANCASHIRE

A10	20/01402/FUL	Change of use of a garage into one single storey dwellinghouse (C3) with the erection of a front extension, associated access and parking.	Scotforth West Ward	A
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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.”

Upon being put to the vote, all 14 Councillors voted in favour, with none against and no abstentions, 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. Electric vehicle charging point.
4. Removal of permitted Development Rights.
5. Affordable unit to be within an agreed scheme.
6. Details of windows, hard surfacing, boundary and landscape treatments.
7. Homeowner pack.

8. Surface Water drainage.

COUNCILLORS BANNON AND BROOKES LEFT THE MEETING AT 11:30 A.M.

53 98 ALDCLIFFE ROAD LANCASTER LANCASHIRE LA1 5BE

A11 21/00584/FUL Erection of single storey rear extension with roof terrace above. Castle Ward R

It was proposed by Councillor Robert Redfern and seconded by Councillor Janice Hanson:

“That the application be refused for the reasons set out in the Committee Report.”

Upon being put to the vote, all 12 Councillors voted in favour, with none against and no abstentions, whereupon the Chair declared the proposal to be carried.

Resolved:

That the application be refused for the reasons set out in the Committee Report.

**COUNCILLORS BANNON AND BROOKES REJOINED THE MEETING
AT 11:38 A.M.**

54 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 11.42 a.m.)

**Any queries regarding these Minutes, please contact
Eric Marsden - Democratic Services: email emarsden@lancaster.gov.uk**