

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**31ST JANUARY 2022**

**PRESENT:-** Councillors Keith Budden (Chair), Sandra Thornberry (Vice-Chair), Alan Biddulph (Substitute), Victoria Boyd-Power, Dave Brookes, Roger Cleet, Tim Dant, Kevin Frea, Jake Goodwin (Substitute), June Greenwell, Mel Guilding, Janice Hanson, Robert Redfern and Malcolm Thomas

Apologies for Absence:-

Councillors Paul Anderton, Abbott Bryning and Cary Matthews

Officers in attendance:-

Mark Cassidy	Head of Planning and Place
Jennifer Rehman	Principal Planning Officer
David Forshaw	Principal Planning Officer
Rephael Walmsley	Solicitor
Eric Marsden	Democratic Support Officer
Alec Reid	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W	-	Withdrawn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

**65 MINUTES**

The minutes of 10<sup>th</sup> January 2022 were agreed as a true record and signed by the Chair.

**66 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR**

There were no items of urgent business.

**67 DECLARATIONS OF INTEREST**

Councillors Dave Brookes, Kevin Frea and Sandra Thornberry each declared an interest in agenda item A5 21/01113/FUL Central Promenade Regeneration Site Marine Road Central Morecambe. The reason being that each of them were members of the Cabinet of Lancaster City Council where the application had been previously discussed. Consequently, all three Councillors would recuse themselves from the meeting for the duration of consideration of this item.

Councillors Victoria Boyd-Power, Jake Goodwin and Janice Hanson each declared an interest in agenda item A5 21/01113/FUL Central Promenade Regeneration Site Marine Road Central Morecambe. The reason being that each of them were members of Morecambe Town Council. All three Councillors stated that they had not been present at any discussion of the application at Morecambe Town Council, and each stated that they would be viewing the application fairly and with an open mind.

**COUNCILLORS DAVE BROOKES, KEVIN FREA AND SANDRA THORNBERRY LEFT THE MEETING AT 10:35 A.M.**

**68 CENTRAL PROMENADE REGENERATION SITE MARINE ROAD CENTRAL MORECAMBE**

A5	21/01113/FUL	Demolition of existing buildings and proposed construction of major mixed leisure development in association with Eden Project (including use classes E, F1 and F2), outdoor arena (including live music performances), public realm, landscaping works, cycle parking, detached shelter and energy pods, and associated infrastructure and engineering operations.	Poulton Ward	A(106 and C)
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A site visit was held in respect of this application on Monday 24<sup>th</sup> January 2022 by Councillors Paul Anderton, Victoria Boyd-Power, Dave Brookes, Keith Budden, Roger Cleet, Tim Dant, June Greenwell, Mel Guilding, Cary Matthews, Robert Redfern, Malcolm Thomas and Sandra Thornberry. In attendance were Officers Mark Cassidy, Jennifer Rehman, Lucy Livesey and Eric Marsden.

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

“That the application be approved subject to the conditions set out in the Committee Report along with the following changes to the conditions:

- Condition 33 removed and hours of deliveries to be captured by condition 27.
- Condition 17 to include details of play equipment.

- Additional condition for a scheme for the safe removal and storage of existing public art.”

Upon being put to the vote, 11 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 along with the following changes to the conditions:

- Condition 33 removed and hours of deliveries to be captured by condition 27.
- Condition 17 to include details of play equipment.
- Additional condition for a scheme for the safe removal and storage of existing public art.

and subject to the following conditions:

1. Time Limit.
2. Approved Plans.
3. Phasing Strategy (construction).
4. Employment Skills Plan.
5. Construction Environment Management Plan (CEMP).
6. Traffic Management Plan (TMP) for construction.
7. Site Investigation (Remediation Strategy).
8. Surface Water Drainage Scheme.
9. Demolition and Construction Phase Surface Water Management Plan.
10. Foul Drainage Scheme.
11. Flood Risk Mitigation Scheme.
12. Geotechnical / structural assessment of the sea wall and details of any retaining structures adjacent to the highway.
13. Flood Management Plan.
14. Precise scheme for on-site renewable technology and energy efficient measures.
15. Details and samples (where relevant) of all external materials, including the construction pattern and cladding of the shell pavilions, window/door details and curtain glazing features and flood gates (pursuant to condition 11).
16. Details of retaining wall and vegetated embankment with seating to northern façade.
17. Details and samples precise details of the Energy Pods and Canopy structure, street furniture and boundary features and enclosures.
18. Lighting scheme.
19. Security scheme to be agreed with details of CCTV and development to meet Secure by Design standards.
20. Access and off-site highway scheme to be submitted and agreed including:
  - Marine Road Central Improvement Scheme
  - Cycle provision improvements connection Marine Road Central to Greenway
  - M6 junction calibration
  - Shrimp roundabout improvements
  - Signage Strategy
21. Detailed scheme for cycle provision (sheltered and secure).
22. Landscaping/public realm scheme to be implemented with planting schedule submitted for approval.

23. Landscape and habitat (BNG) Maintenance and Management Plan.
24. Collision Monitoring programme (sHRA mitigation).
25. Additional bat surveys if the existing buildings are not demolished by April 2023 identifying any change and necessary mitigation.
26. Operation, Maintenance and Verification Report of constructed Sustainable Drainage System.
27. Delivery, Collections and Service Strategy.
28. Service access and turning facilities to be provided and retained at all times.
29. Protocol to define and then restrict size and nature of large scale outdoor events to a maximum of 8 within the summer period only in accordance with the HRA.
30. Events Management Plan providing require noise assessment and reciprocal noise management practices to mitigate impacts to include flexibility to review for specific events.
31. Noise Limit for plant to accord with BS4142 Rating Levels.
32. Construction hours limited to 08:00-18:00 Mon-Fri, 08:00-16:00 on Sat and no working Sundays and bank holidays unless otherwise agreed in writing with the LPA (for exceptional reasons).
33. BREEAM 'Excellent' standard.
34. Scheme for the safe removal and storage of public art.

**THE CHAIR ADJOURNED THE MEETING AT 12:00 P.M.**

**THE CHAIR RECOMMENCED THE MEETING AT 12:10 P.M.**

**COUNCILLORS DAVE BROOKES, KEVIN FREA AND SANDRA THORBERRY  
JOINED THE MEETING AT 12:10 P.M.**

**69 LAND OFF ASHTON ROAD, LANCASTER**

A6	21/00784/FUL	Erection of 59 dwellings (C3) with associated vehicular and cycle/pedestrian access, parking, land regrading, landscaping, provision of open space and equipped play area and construction of an attenuation basin.	Scotforth West Ward	W
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Item A6 21/00784/FUL Land Off Ashton Road, Lancaster was withdrawn from the agenda due to changing circumstances arising from the statutory consultees.

**70 CAR PARK ADJ 13 SUN STREET LANCASTER**

A7	20/01265/FUL	Erection of a two storey building comprising 10 studio flats (C3) for student accommodation, removal of existing boundary wall, construction of bin store, bike store and boundary wall and installation of an attenuation tank.	Castle 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, 13 Councillors voted in favour, with none against and 1 abstention, 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:

1. Standard Timescale 3 years.
2. Amended Plans.
3. Archaeology Written Scheme of Investigation.
4. Submission of SW Drainage Design.
5. Construction Phase SW Management Plan.
6. Construction Traffic Management Method Statement.
7. Off Site Highway Works.
8. Materials Samples.
9. Submission of stone details.
10. Details of vents/flues/verges/eaves/windows/doors.
11. Security measures.
12. SW Drainage Management Plan/verification.
13. Ecological Packs.
14. Details of Double Glazing/Trickle Vents.
15. Obscured Glazing.
16. Provision of Cycle Storage.
17. Separate Drainage Systems.
18. In accordance with FRA.
19. Unforeseen Contamination.
20. Hours of Construction.
21. Restriction to Students Only.
22. No outside storage.
23. Conservation rooflights.
24. In accordance with energy statement.

**71 PROPOSED PUMPING STATION CATON ROAD QUERNMORE**

A8	21/01405/FUL	Construction of a new pumping station comprising inlet and outlet headwalls and a fenced compound with control kiosk, with below-ground pipework connections and associated infrastructure.	Lower Lune Valley Ward	A
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It was proposed by Councillor Kevin Frea 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, 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 including:

1. Standard timescales.
2. Approved Plans.
3. Implementation of ecological mitigation measures set out in the Ecological Impact Assessment.
4. Hours of construction Mon to Fri 0800-1800 and Sat 0800-1400 (no night-time working).
5. Standard contaminated land condition requiring on-site investigation in accordance with the Phase 1 findings, remediation method, final report and completion certificate is required.
6. Implementation of approved Arboricultural Details and reinstatement of flood defence planting.

**72 SOUTH LODGE GREAVES ROAD LANCASTER**

A9	21/01186/FUL	Relevant demolition of existing lean to and outbuilding, erection of a single storey side/rear extension, construction of roof and projecting walls over existing courtyard, creation of terrace, installation of external steps, erection of stone wall and erection of detached outbuilding and installation of an Air Source Heat Pump.	Scotforth West Ward	D
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Against Officer recommendation, it was proposed by Councillor Tim Dant and seconded by Councillor Dave Brookes:

“That the application be deferred subject to renegotiation of design and arrangement of site visit.”

Upon being put to the vote, 9 Councillors voted in favour, 2 against, with 3 abstentions, whereupon the Chair declared the proposal to be carried.

**Resolved:**

That the application be deferred subject to renegotiation of design and arrangement of site visit.

**COUNCILLOR ALAN BIDDULPH LEFT THE MEETING AT 12:55 P.M.**

**73 CHARTER HOUSE CAR PARK BULK STREET LANCASTER**

A10 21/01385/CU Change of use of 4 parking spaces to beer garden area until 31st December 2022. Castle Ward A

It was proposed by Councillor Dave Brookes 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, 13 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. Temporary permission until 31st December 2022.
2. Development in accordance with approved plans.

**74 DUNALD MILL QUARRY LONG DALES LANE NETHER KELLET**

A11 21/01410/CCC Amendment of condition 1 of permission 1/97/1298 to allow continuation of mineral extraction until 21 February 2034 with site restoration being completed by 21 February 2035. Kellet Ward NO

It was proposed by Councillor Kevin Frea and seconded by Councillor Sandra Thornberry:

“That no objection be made subject to re-imposing the existing conditions relating to pollution control and to include a request for Lancashire County Council to consider and assess the impacts of the development in relation to climate change and secure appropriate mitigation to address Lancaster City Council’s Climate Emergency declaration.”

Upon being put to the vote, 13 Councillors voted in favour, with none against, and no abstentions, whereupon the Chair declared the proposal to be carried.

***Resolved:***

That no objection be made subject to re-imposing the existing conditions relating to pollution control and to include a request for Lancashire County Council to consider and assess the impacts of the development in relation to climate change and secure appropriate mitigation to address the Council’s Climate Emergency.

**75 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.

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Chair

(The meeting ended at 1.10 p.m.)

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