

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

5TH DECEMBER 2022

PRESENT:- Councillors Sandra Thornberry (Chair), Keith Budden (Vice-Chair), Victoria Boyd-Power, Dave Brookes, Roger Cleet, Roger Dennison, Kevin Frea, June Greenwell, Mel Guilding, Colin Hartley (substitute for Councillor Bryning), Mandy King, Jack Lenox, Robert Redfern, Malcolm Thomas and Sue Tyldesley

Apologies for Absence:-
Councillor Abbott Bryning

Officers in attendance:-
Mark Potts Service Manager – Development Management
Petra Williams Planning Officer
Tom Mitchell Lawyer (Civil)
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W	-	Withdrawn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

66 MINUTES

The minutes of 7th November 2022 were agreed as a true record and signed by the Chair.

67 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

68 DECLARATIONS OF INTEREST

Councillor Keith Budden declared an interest in agenda item A6 22/01221/FUL Hawthorne House By-pass Road Bolton-Le-Sands Carnforth. The reason being that the applicants have a family connection to Councillor Budden through marriage. Councillor Budden would recuse himself from the meeting for the duration of consideration of the item.

There were no other declarations of interest.

69 LAND TO THE NORTH EAST OF KIDDS TRANSPORT LIMITED CATON ROAD LANCASTER

A5	21/01351/FUL	Installation of a 25MW battery storage facility with ancillary development including 3m high fencing, battery storage containers, substation, transformers, switch-room, control room, welfare cabin and storage room, construction of internal access road and 4m high CCTV columns.	Lower Lune Valley Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Colin Hartley:

“That the application be approved subject to the conditions in the Committee Report and subject to the removal of the condition regarding hours of operation.”

Upon being put to the vote, 15 Councillors voted in favour of the proposal 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 in the Committee Report and subject to the removal of the condition regarding hours of operation:

1. 5 year timescale.
2. Plans.
3. External lighting and CCTV.
4. Construction and Environmental Management Plan.
5. In accordance with FRA.

COUNCILLOR KEITH BUDDEN LEFT THE MEETING AT 10:50 A.M. FOLLOWING HIS DECLARATION.

70 HAWTHORNE HOUSE BYE-PASS ROAD BOLTON LE SANDS CARNFORTH

A6	22/01221/FUL	Demolition of existing building and erection of five new dwellings (C3) with	Bolton and Slyne Ward	A
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associated landscaping and altered access.

It was proposed by Councillor Dave Brookes and seconded by Councillor Jack Lenox, contrary to the officer’s recommendation in the report:

“That the application be approved, on the grounds that there are special circumstances such as the sustainable nature of the site, an array of other local services such as restaurants within the village, and there is no evidence to suggest that there is local value to the community in retaining the restaurant use, and on balance it is considered that the sustainable nature of the scheme coupled with the LPAs lack of a 5-year housing land supply is sufficient to weigh in support of the scheme; and subject to conditions as specified by officers.”

Upon being put to the vote, 10 Councillors voted in favour of the proposal with 4 against and no abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved, on the grounds that there are special circumstances such as the sustainable nature of the site, an array of other local services such as restaurants within the village, and there is no evidence to suggest that there is local value to the community in retaining the restaurant use, and on balance it is considered that the sustainable nature of the scheme coupled with the LPAs lack of a 5-year housing land supply is sufficient to weigh in support of the scheme; and subject to conditions as specified by officers:

1. Standard time limit.
2. Plans.
3. Details of windows (including noise mitigation) and Materials.
4. Boundary treatments.
5. Landscape / trees / hedge protection.
6. Parking and turning.
7. Drainage.
8. Bin storage.
9. Biodiversity net gain provision of bat and bird boxes.
10. EV charging points.
11. Homeowner packs.

**THE CHAIR ADJOURNED THE MEETING AT 11:20 A.M. AND
RECONVENED AT 11:30 A.M.**

COUNCILLOR KEITH BUDDEN RETURNED TO THE MEETING AT 11:25 A.M.

**71 LANCASTER BREWERY LANCASTER LEISURE PARK WYRESDALE ROAD
LANCASTER**

A7	22/01137/FUL	Erection of a side extension and creation of an additional parking area to the rear.	John O’Gaunt Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Roger Dennison:

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

Upon being put to the vote, 15 Councillors voted in favour of the proposal 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 in the Committee Report:

1. Timescales.
2. Development to accord with plans.
3. Surface water drainage scheme.
4. Implementation of AIA.

72 CLAUGHTON MOOR QUARRY QUARRY ROAD CLAUGHTON

A8	22/01306/CCC	Replacement of current welfare cabin at Claughton Quarry with a new modular unit.	Lower Lune Valley Ward	NO
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It was proposed by Councillor Robert Redfern and seconded by Councillor Roger Dennison:

“That the City Council has no objection to the proposal other than recommending removal of infrastructure on cessation of winning and working of minerals.”

Upon being put to the vote, 15 Councillors voted in favour of the proposal with none against and no abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the City Council has no objection to the proposal other than recommending removal of infrastructure on cessation of winning and working of minerals.

73 15 WHITENDALE DRIVE BOLTON LE SANDS

A9	22/01197/FUL	Erection of a first-floor side extension, construction of 3 dormer extensions to the front elevation and erection of a ground floor front extension to form a canopy.	Bolton and Slyne Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Mel Guilding:

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

Upon being put to the vote, 15 Councillors voted in favour of the proposal 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 in the Committee Report:

1. Standard Planning Permission Timescale.
2. Development in accordance with approved plans.

74 27 ARROW LANE HALTON

A10	22/01286/FUL	Erection of a single storey side extension and construction of a raised decking area to the rear elevation and raised rear flat roof.	Halton-with-Aughton Ward	A
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It was proposed by Councillor Mel Guiding and seconded by Councillor Roger Dennison:

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

Upon being put to the vote, 15 Councillors voted in favour of the proposal 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 in the Committee Report:

1. Standard Planning Permission Timescale.
2. Development in accordance with Plans.
3. Privacy Screen.

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 11.45 a.m.)

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