

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

6TH NOVEMBER 2023

PRESENT:- Councillors Sandra Thornberry (Chair), Louise Belcher, Dave Brookes, Keith Budden, Roger Dennison, Martin Gawith (Substitute), Alan Greenwell, Colin Hartley (Substitute), Sally Maddocks, Joyce Pritchard, Sue Tyldesley and Paul Tynan

Apologies for Absence:-

Councillors Jack Lenox and Robert Redfern

Officers in attendance:-

Mark Jackson	Planning Applications Manager
Rephael Walmsley	Senior Solicitor and Deputy Monitoring 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W	-	Withdrawn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

60 MINUTES

The minutes of 9th October 2023 were agreed as a true record and signed by the Chair.

61 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

62 DECLARATIONS OF INTEREST

There were no declarations of interest.

**APPLICATIONS A6 23/00544/FUL, A8 23/01071/FUL AND A9 23/01072/LB
WERE BROUGHT FORWARD IN THE AGENDA BY THE CHAIR AS
THEY WERE SUBJECT TO PUBLIC PARTICIPATION:**

63 FLAT ABOVE 4 CHINA STREET LANCASTER

A6	23/00544/FUL	Subdivision of existing maisonette into 2 flats (C3) and installation of grilles to the rear elevation.	Castle Ward	A
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Under the scheme of public participation Rob Moorish of The Pub spoke against the application.

It was proposed by Councillor Roger Dennison and seconded by Councillor Joyce Pritchard:

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

Upon being put to the vote, 12 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

1. Standard Timescale.
2. Development in Accordance with Approved Plans.
3. Details and Provision of Noise Mitigation.
4. Provision of Cycle Parking.
5. Provision of Window Blackouts.
6. Homeowner/Tenant Information Packs.

64 1 LODGE STREET LANCASTER

A8	23/01071/FUL	Installation of a replacement roof and installation of a new window to the rear elevation.	Castle Ward	A
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Under the scheme of public participation, Mark Hutton of the Grand Theatre spoke against the application. Anthony Dickens (Rocket Architects) responded in favour.

It was proposed by Councillor Dave Brookes and seconded by Councillor Sue Tyldesley:

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

Upon being put to the vote, 11 Councillors voted in favour of the proposal with none against and one abstention, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to

1. Standard 3 Year Timescale.
2. Approved Plans.
3. Details, Samples and Specification of Materials.

65 1 LODGE STREET LANCASTER

A9	23/01072/LB	Listed building application for the replacement of the valley gutter and the flashing adjacent to the Grand Theatre.	Castle Ward	A
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It was proposed by Councillor Sue Tyldesley and seconded by Councillor Sandra Thornberry:

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

Upon being put to the vote, 11 Councillors voted in favour of the proposal with none against and one abstention, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to

1. Standard Listed Building Timescale.
2. Approved Plans.
3. No new leadwork should be chased into the existing mortar joints.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

THE CHAIR ADJOURNED THE MEETING AT 11:55 AND RECONVENED AT 12:05.

66 PART OF FORMER ST GEORGES WORKS (PUMP HOUSE) ABRAM CLOSE LANCASTER

A5	23/00571/FUL	Change of use and conversion of existing pump house and erection of front and upwards extensions to create 35 studio apartments for students (C3 use) with associated communal areas.	Marsh Ward	A
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It was proposed by Councillor Sarah Maddocks and seconded by Councillor Keith Budden:

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

Upon being put to the vote, 11 Councillors voted in favour of the proposal with none against and one abstention, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to a Section 106 Legal Agreement to secure:

- £20,000 to the design, implementation and early maintenance of public open space to the north of St George's Quay;

and subject to the following conditions:

1. Time Limit (3 years).
2. Approved Plans.
3. Scheme for building recording and disseminating history.
4. Contamination report and remediation.
5. CEMP (including pollution control, noise and vibration mitigation, construction hours, vehicle movement, and protection of ecology).
6. Energy efficiency measures.
7. Employment Skills Plan.
8. Scheme for precise details of stairwell, door and tiles in this area.
9. Details and samples of external materials (including cladding, glazing, external doors, rainwater goods).
10. Ecological mitigation (including bat boxes and planting details).
11. Drainage connections.
12. Implement noise mitigation (including glazing, ventilation, fencing).
13. Precise details of the cycle store and trigger for full implementation.
14. Security measures.
15. Homeowner packs – HRA mitigation.
16. Travel plan mitigation (including use of parking for occupants and employees at Pump House and sustainable travel measures).
17. Waste storage and collection.
18. External lighting.
19. Single Occupation Student Occupation Only.

THE CHAIR ADJOURNED THE MEETING AT 12:55 AND RECONVENED AT 13:30.

COUNCILLOR PAUL TYNAN LEFT THE MEETING AT 13:30.

67 HOME BARGAINS 90 WESTGATE MORECAMBE

A7	23/00905/VCN	Demolition of existing building and erection of a retail warehouse with associated access, car parking and landscaping (pursuant to the variation of condition 3 on approved application 16/00492/VCN to	Westgate Ward	A
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extend the permitted delivery hours).

It was proposed by Councillor Keith Budden and seconded by Councillor Joyce Pritchard:

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

Upon being put to the vote, 11 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

1. Approved Plans (retained from 16/00492/VCN).
2. Hours of Construction (retained from 16/00492/VCN).
3. Delivery Hours restricted to 0700-2200 Monday-Saturday and 0900-2000 Sundays and Public Holidays.
4. Opening Hours (retained from 16/00492/VCN).
5. Internal Road Layout and Parking (retained from 16/00492/VCN).
6. Cycle/Motorcycle Parking (retained from 16/00492/VCN).
7. Drainage Plan (retained from 16/00492/VCN).
8. Total Retail Floor Space Restriction (retained from 16/00492/VCN).
9. Food and Drink Retail Floor Space Restriction (retained from 16/00492/VCN).
10. Clothes Retail Floor Space Restriction (retained from 16/00492/VCN).
11. Landscaping (retained from 16/00492/VCN).

68 LANCASTER CITY COUNCIL WHITE LUND DEPOT WHITE LUND ROAD MORECAMBE

A10	23/01134/VCN	Retrospective application for the temporary siting of 2 portable buildings to provide office space (pursuant to the variation of condition 1 on 23/00649/FUL to extend the time frame for removal).	Westgate Ward	A
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It was proposed by Councillor Sue Tyldesley and seconded by Councillor Keith Budden:

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

Upon being put to the vote, 11 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

1. Temporary 8 Months.

COUNCILLOR ROGER DENNISON LEFT THE MEETING AT 13:45.

THE CHAIR REMINDED COUNCILLORS PRESENT NOT TO PHOTOGRAPH OR RECORD ANY OF THE CONFIDENTIAL PLANS OF ITEM A11 23/00818/GOV PRESENTED TO THE MEETING.

69 HM PRISON LANCASTER FARMS FAR MOOR LANE LANCASTER

A11	23/00818/GOV	Removal of existing all weather sports pitch, erection of 2 houseblocks, a workshop and storage buildings, construction of replacement Multi Use Games Area (MUGA) and associated ancillary development to include plant compound, fencing and external lighting.	Bulk Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Martin Gawith:

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

Upon being put to the vote, 6 Councillors voted in favour of the proposal with none against and 4 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to

1. Timescale.
2. Approved plans.
3. Contamination.
4. Construction Surface Water Management Plan.
5. Final Surface Water Sustainable Drainage Strategy.
6. Details and provision of MUGA.
7. Sustainable Drainage System Operation and Maintenance Manual.
8. Verification Report of Constructed Sustainable Drainage System.
9. Biodiversity Net Gain Plan.
10. Soft Landscaping.
11. Bat and bird nesting details.
12. Implementation of Travel plan.
13. Development in accordance with noise mitigation measures.
14. Development in accordance with air quality measures.
15. Construction phase delivery restriction.

70 DELEGATED LIST

The Chief Officer - Planning and Climate Change 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 2.30 p.m.)

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