

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**25TH MARCH 2024**

**PRESENT:-** Councillors Sandra Thornberry (Chair), Claire Cozler (Vice-Chair), Martin Bottoms (Substitute), Phil Bradley (Substitute), Dave Brookes, Keith Budden, Martin Gawith, Alan Greenwell, John Hanson, Jack Lenox, Sally Maddocks, Joyce Pritchard, Robert Redfern, Sue Tyldesley and Paul Tynan

Apologies for Absence:-

Councillors Louise Belcher and Roger Dennison

Officers in attendance:-

Mark Potts	Service Manager - Development Management
Robert Clarke	Planning Officer
Tom Mitchell	Civil Lawyer
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W	-	Withdrawn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

**105 MINUTES**

The minutes of 26<sup>th</sup> February 2024 were agreed as a true record and signed by the Chair.

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

There were no items of urgent business.

**107 DECLARATIONS OF INTEREST**

Councillor Sandra Thornberry declared an interest in agenda item A13 24/00088/FUL

Abbeyfield House, 78 Beech Road, Halton, Lancaster. The reason being that the proposal had received Lancaster City Council Cabinet support. Councillor Thornberry stated that as she had no prior recollection of the item she would be viewing the application fairly and with an open mind.

Councillor Dave Brookes declared an interest in agenda item A13 24/00088/FUL Abbeyfield House, 78 Beech Road, Halton, Lancaster. The reason being that the proposal had received Lancaster City Council Cabinet support. Councillor Brookes stated that as he had no prior recollection of the item he would be viewing the application fairly and with an open mind.

There were no other declarations of interest.

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:**

**108 5 - 11 BROCK STREET LANCASTER LANCASHIRE LA1 1UR**

A5	23/00793/FUL	Conversion of retail and storage building (E) into ground floor retail unit (E) and student accommodation (Sui Generis) to first, second, third and fourth floors comprising of four cluster flats and 19 studio flats with construction of dormer roof extensions to front and rear elevations.	Castle Ward	A(106, C)
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Under the scheme of public participation, Anas Mister of Unipad Management Ltd spoke against the application. David Morse of Baltic PDC responded in favour.

It was proposed by Councillor Martin Bottoms and seconded by Councillor John Hanson:

“That the application be approved subject to the satisfactory completion of a S.106 Legal Agreement and subject to the conditions in the Committee Report and subject to the following amended and additional conditions:

- Amended condition 5. Construction environmental management plan CEMP to include highway details and mitigation, and hours of construction;

and additional conditions:

- Pavement condition and subsequent restoration;
- Section 278 works on Mary Street (pavement crossing).”

Upon being put to the vote, 13 Councillors voted in favour of the proposal with none against and 2 abstentions, whereupon the Chair declared the proposal to have been carried.

***Resolved:***

That the application be approved subject to the satisfactory completion of a S.106 Legal

Agreement to secure:

- £6,574 to the amenity green space and parks and gardens contributions to access and surfacing projects at Dalton Square (£2,378) and Williamsons Park (£4,200) within 3 months of the date of this Committee meeting or delegated to the Chief Officer – Planning and Climate Change should exceptional circumstances exist beyond the period of 3 months;

and subject to the following conditions:

1. Standard 3 year timescale.
2. Development in accordance with the amended approved plans.
3. Scheme for building recording.
4. Precise details and samples (including precise external materials, vents, rainwater goods and openings).
5. Construction environmental management plan CEMP (including highway details and mitigation, hours of construction, pollution control, noise and vibration mitigation, dust control, vehicle movement, protection of pedestrian movements and ecology).
6. Employment Skills Plan.
7. Security measures and external lighting.
8. Drainage connections.
9. Noise mitigation details of mechanical ventilation and implementation of secondary glazing.
10. Waste and recycling arrangements (including precise provision, space, lighting, collections, management and surfacing).
11. Precise details of the cycle store and trigger for full implementation (including precise storage method, security and cover).
12. Ecological homeowner pack – HRA mitigation.
13. Details and installation of PV solar panels.
14. Energy efficiency measures.
15. Clear alleyway accessway maintained.
16. Unforeseen contamination.
17. Single student occupation only.
18. Pavement condition and subsequent restoration.
19. Section 278 works on Mary Street (pavement crossing).

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:**

**109 95 MAIN ROAD BOLTON LE SANDS CARNFORTH LANCASHIRE**

A6	23/01380/FUL	Part retrospective application for change of use of former public house to 2 dwellings and erection of 1 dwelling on former car park, construction of boundary walls and creation of associated car parking).	Bolton and Slyne Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Sally Maddocks:

“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 following conditions:

1. Approved plans.
2. Construction Traffic Management Plan.
3. Construction Environmental Management Plan.
4. Surface water drainage strategy.
5. Submission of details and samples for No. 93/95 and extensions.
6. Submission of details and samples for new dwelling.
7. Submission of details and samples for boundary treatments and external surfacing/hard landscaping materials.
8. Prior to occupation of No. 93 dining room windows are to be obscure glazed and fixed.
9. Prior to occupation provision of boundary treatments.
10. Prior to occupation provision of parking spaces.
11. Prior to occupation provision of homeowner Information Pack.
12. Construction deliveries outside peak traffic.
13. Bat mitigation.

**110 95 MAIN ROAD BOLTON LE SANDS CARNFORTH LANCASHIRE LA5 8EQ**

A7	Associated with 23/01380/FUL	To permanently divert a Public Footpath reference: BW0106023 in Bolton Le Sands to enable the implementation of residential development pursuant to the proposals set out in application 23/01380/FUL for change of use of former public house to 2 dwellings and erection of 1 dwelling on former car park, construction of boundary walls and creation of associated car parking.	Bolton and Slyne Ward	A
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It was proposed by Councillor Claire Cozler 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, 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 following conditions:

1. That, as planning permission has been granted for planning application 23/01380/FUL, an Order be made pursuant to Section 257 of the Town and Country Planning Act 1990 to divert Public Footpath BW0106023 in Bolton Le Sands in the manner set out in the report and the subsequent Order to enable the development to be carried out in accordance with the planning permission, and in the event of no objections being received or any objections being received are withdrawn, the Order be confirmed.
2. That the Chief Officer Planning and Climate Change be granted delegated powers to take or authorise any action considered necessary in respect of the making and confirmation of the Order duly authorised to be made.

**111 95 MAIN ROAD BOLTON LE SANDS CARNFORTH LANCASHIRE**

A8	23/01296/LB	Listed building application for the demolition of existing side and rear extensions and slated roof, erection of single storey rear extension and two storey side extension, alterations to openings, installation of new windows/doors, removal of toilets/bar/fixed seating, installation of partition walls, erection of new and raising of existing boundary walls.	Bolton and Slyne Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Claire Cozler:

“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 following conditions:

1. Approved plans.
2. Submission of details and samples for No. 93/95 and extensions.
3. Submission of details and samples for boundary treatments and external surfacing/hard landscaping materials.
4. Details of windows and doors for No. 95 and No. 93 (not side extension) in accordance with already approved details (17/00167/DIS).

**THE CHAIR ADJOURNED THE MEETING AT 11:55 A.M.  
AND RECONVENED AT 12:05 P.M.**

112 LAND SOUTH OF THE BUNGALOW WESTCLIFFE DRIVE MORECAMBE LANCASHIRE

A9 23/01283/FUL Erection of a storage building (B8) and construction of a boundary wall. Westgate Ward A

It was proposed by Councillor Claire Cozler and seconded by Councillor John Hanson:

“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 following conditions:

1. Timescale.
2. Approved plans.
3. Surface water drainage strategy.
4. Removal of shipping containers.
5. Development in accordance with flood risk assessment.
6. Use linked to The Bungalow.
7. Use to remain B8/removal of permitted development rights.

113 LAND SOUTH OF THE BUNGALOW WESTCLIFFE DRIVE MORECAMBE LANCASHIRE LA3 3NP

A10 Associated with 23/01283/FUL To permanently divert a Public Footpath reference: FP0102023 in Morecambe to enable the implementation of development pursuant to the proposals set out in application 23/01283/FUL for the erection of a storage building (B8) and construction of a boundary wall. Westgate Ward A

It was proposed by Councillor Robert Redfern and seconded by Councillor Phil Bradley:

“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 following conditions:

1. That, as planning permission has been granted for planning application 23/01283/FUL, an Order be made pursuant to Section 257 of the Town and Country Planning Act 1990 to divert Public Footpath FP0102023 in Morecambe in the manner set out in the report and the subsequent Order to enable the development to be carried out in accordance with the planning permission, and in the event of no objections being received or any objections being received are withdrawn, the Order be confirmed.
2. That the Chief Officer Planning and Climate Change be granted delegated powers to take or authorise any action considered necessary in respect of the making and confirmation of the Order duly authorised to be made.

**114 87 KING STREET LANCASTER LANCASHIRE LA1 1RH**

A11	23/01441/FUL	Change of use of an existing office building (Class E) into 4 self-contained flats (C3), installation of roof lights, alterations to window/door openings, installation of two upper floor windows to the side elevation and replacement windows to all elevations, a new stone window head to the front elevation, installation of vents to the side and the roof, new rainwater goods and change of use of part of adjacent car park to site bin store.	Castle Ward	A
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It was proposed by Councillor Dave Brookes and seconded by Councillor Sally Maddocks:

“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 following conditions:

1. Standard 3 year timescale.
2. Development in accordance with the amended approved plans.
3. Precise details and samples external materials.
4. Details of ventilation and secondary, double and triple glazing.
5. Implementation of bike and bin stores, including details of the enclosure.
6. Ecological homeowner pack – HRA mitigation.
7. Single occupation for up-to 2 years top floor apartment only.

115 87 KING STREET LANCASTER LANCASHIRE LA1 1RH

A12	23/01442/LB	Listed building application for alterations to window/door openings, installation of two upper floor windows to the side elevation and replacement windows to all elevations, a new stone window head to the front elevation, installation of vents to the side and to roof, new rainwater goods, fixing of timber boarding to boundary wall, removal and construction of internal partition walls and installation of new ceiling to basement and drop ceilings to ground, first and second floor.	Castle Ward	A
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It was proposed by Councillor Sally Maddocks and seconded by Councillor Dave Brookes:

“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 following conditions:

1. Standard 3 year timescale.
2. Development in accordance with the amended approved plans.
3. Precise details and samples external materials and internal works.

116 ABBEYFIELD HOUSE 78 BEECH ROAD HALTON LANCASTER

A13	24/00088/FUL	Change of use of dwellinghouse (C3) to housing co-operative (Sui Generis) installation of solar panels to the south facing roof slope, air source heat pump (2 no. units) to the west facing elevation and reconfiguration of parking.	Halton-with-Aughton and Kellet Ward	A
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It was proposed by Councillor Claire Cozler 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, 14 Councillors voted in favour of the proposal with one against and no abstentions, whereupon the Chair declared the proposal to have been carried.

***Resolved:***

That the application be approved subject to the following conditions:

1. Standard 3 year timescale.
2. Development in accordance with the amended approved plans.
3. Parking provision.

**117 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.

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Chair

(The meeting ended at 12.42 p.m.)

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