

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

28TH MAY 2024

PRESENT:- Councillors Sandra Thornberry (Chair), Louise Belcher, Martin Bottoms (Substitute), Dave Brookes, Keith Budden, Martin Gawith, Alan Greenwell, Tim Hamilton-Cox (Substitute), John Hanson, Paul Hart (Substitute), Jack Lenox, Sally Maddocks, Robert Redfern and Sue Tyldesley

Apologies for Absence:-

Councillors Roger Dennison, Joyce Pritchard and Paul Tynan

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W	-	Withdrawn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

1 APPOINTMENT OF VICE-CHAIR

The Chair requested nominations for the position of Vice-Chair of the Planning Regulatory Committee for the municipal year 2024-2025.

It was proposed that Councillor Sue Tyldesley be appointed to the position of Vice-Chair of the Planning Regulatory Committee for the municipal year 2024-2025.

With no other nominations being received, the Chair declared that the proposition to appoint Councillor Sue Tyldesley had been carried.

Resolved:

That Councillor Sue Tyldesley be appointed to the position of Vice-Chair of the Planning Regulatory Committee for the municipal year 2024-2025.

2 MINUTES

The minutes of 29th April 2024 were agreed as a true record and signed by the Chair.

3 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

4 DECLARATIONS OF INTEREST

There were no declarations of interest.

5 LANCASTER BUSINESS PARK COTTAMS FARM, CATON ROAD, QUERNMORE

A6	22/0185/FUL	Erection of six buildings comprising of 10 units for general industrial or storage and distribution uses (Use Classes B2 and B8), with associated infrastructure, attenuation pond, access, parking, electric vehicle charging points, service yards, landscaping and boundary treatments.	Lower Lune Valley Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Robert Redfern:

“That the application be approved subject to a variation to the s106 agreement to secure the Travel Plan Contribution and 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 2 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to a variation to the s106 agreement to secure the Travel Plan Contribution and subject to the following conditions:

1. Time Limit.
2. Approved Plans.
3. Construction Environment Management Plan (CEMP) including risk assessment associated with ball strike from adjacent golf course during construction.
4. Construction Surface Water Management Plan.
5. Written Scheme of Investigation for Archaeology.
6. Foul and Surface Water Drainage Scheme.
7. Employment Skills Plan (ESP).

8. Final finished flood levels to be submitted and agreed.
9. In accordance with submitted AIA, Tree Protection and AMS to be submitted and agreed for each plot.
10. Final details of all external materials, including samples, to the buildings and fencing, including acoustic fencing, and retaining walls.
11. Final details of all renewable energy technology (PV panels), including their location, dimensions and appearance to be installed on plots 1 and 2.
12. Scheme for future maintenance of proposed streets.
13. Verification of the implementation of the approved drainage scheme and details of a Surface Water Maintenance Plan.
14. Provision of cycle provision and vehicle parking before occupation.
15. Updated Framework Travel Plan.
16. Development shall be carried out in accordance with the submitted FRA, with the following additional detail submitted and approved before first occupation:
 - Flood Evacuation Management Plan would be required.
17. Prior to the installation of any external plant to any of the buildings hereby approved, details of the plant and accompanying acoustic assessments shall be provided demonstrating a rating level from fixed plant items not exceeding 37 dB during any period at the closest residential dwelling.
18. Implementation of approved landscaping scheme for each plot.
19. Development to be carried out in accordance with the mitigation set out in the amended Acoustic report e3p Noise Impact Assessment ref: 50-228-R1-3 dated 21 September 2022.
20. No occupation of any of the approved plot 3 units until the ball strike mitigation measures set out in the approved the Risk Reduction Protocol (Issue: 14/12/2022) and drawing 11095 03 PL S02 Rev C have been implemented in full on the site and shall be maintained and managed as approved at all times.
21. Installation of fast closing acoustic roller shutter doors to contain noise emanating from each of the units and to be closed at all times (save for deliveries, loading and servicing).
22. Night-time operation restriction shall be limited for any development on plot 3 to no vehicular access during the hours of 22:00-06:00, with no servicing or HGV movements during the hours of 22:00-07:00.
23. The development shall be design and constructed to meet BREEAM 'Very Good' standards.

6 LANCASTER BUSINESS PARK, COTTAM'S FARM, CATON ROAD, QUERNMORE

A7	22/00186/FUL	Erection of coffee shop (Use Class E) with associated drive-thru, erection of two commercial units with associated access, car parking, electric vehicle charging points, sub station, power cabinet and landscaping.	Lower Lune Valley Ward	A
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It was proposed by Councillor Robert Redfern and seconded by Councillor Martin Bottoms:

“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 2 against and 1 abstention, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following conditions:

1. Time Limit.
2. Approved Plans.
3. CEMP (Construction Environment Management Plan).
4. Drainage Scheme.
5. Written Scheme of Investigation for Archaeology.
6. In accordance with submitted AIA, Tree Protection and AMS (Aboriginal Method Statement) to be submitted and agreed for each plot.
7. Final details of all external materials, including samples, to the buildings and fencing.
8. Final finished floor levels to be agreed.
9. Details of substation.
10. Details of waste storage areas, enclosures and management plan.
11. Provision of cycle provision and vehicle parking before occupation.
12. Verification of the implementation of the approved drainage scheme and details of a Surface Water Maintenance Plan.
13. Development shall be carried out in accordance with the submitted FRA, with the following additional detail submitted and approved before first occupation:
 - Flood Evacuation Management Plan would be required.
14. Prior to the installation of any external plant to any of the buildings hereby approved, details of the plant and accompanying acoustic assessments shall be provided demonstrating a rating level from fixed plant items not exceeding 37 dB during any period at the closest residential dwelling.
15. Travel Plan.
16. Implementation of approved landscaping scheme
17. The development shall be design and constructed to meet BREEAM 'Very Good' standards.
18. Operating hours - 06:00 – 23:00.
19. Use Class restrictions (Use Class E (a), (b), (c) and (g) only).
20. No subdivision or combining of the units if in E(a) use.

**THE CHAIR ADJOURNED THE MEETING AT 12:10 AND RECONVENED
AT 12:20 P.M.**

7 MIDDLETON CLEAN ENERGY PLANT, MIDDLETON ROAD, HEYSHAM

A8	24/00203/VCN	Installation of a 99.95MW battery storage facility including 2m security fence, battery units, cabling and creation of attenuation ponds (pursuant to the variation of condition 2 on planning permission 22/00358/VCN to amend layout and details of equipment).	Overton Ward	A
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It was proposed by Councillor Martin Gawith 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, 14 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. Contamination.
3. Surface water drainage details.
4. Pond details.
5. Details of materials.
6. External lighting details.
7. Landscaping scheme.
8. Risk reduction strategy.
9. CEMP - in accordance with details approved through 22/00163/DIS.
10. Invasive species – in accordance with INNS approved through 22/00153/DIS.

8 LAND TO THE SOUTH OF MIDDLETON CLEAN ENERGY PLANT, MIDDLETON ROAD, MIDDLETON

A9	24/00214/VCN	Erection of a substation compound comprising of a transformer, HV equipment, switchgear control room, welfare cabin and DNO substation building with associated boundary fencing, access road and column mounted CCTV cameras (pursuant to the variation of condition 2 on planning permission 22/00668/FUL to amend layout and details of equipment).	Overton Ward	A
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It was proposed by Councillor Martin Gawith 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, 14 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. Decommissioning and removal in the event of the site becoming non-operational.
4. Construction Traffic Management Plan
5. Surface water and foul drainage strategy.
6. Standard contaminated land condition.
7. Control of invasive species.
8. Details of materials: colour and finish to containers; details of fencing; details of surfacing; details of green roof; details of building colours.
9. Details of external lighting/
10. Soft landscaping scheme.
11. Construction Environmental Management Plan.
12. Ecological Impact Assessment mitigation strategy.

9 LAND TO THE SOUTH OF MIDDLETON CLEAN ENERGY PLANT, MIDDLETON ROAD, MIDDLETON

A10	24/00215/VCN	Construction of 100 MWh energy storage facility with associated boundary fencing, access road and column mounted CCTV cameras (pursuant to the variation of condition 2 on planning permission 22/00839/FUL to amend layout and details of equipment).	Overton Ward	A(C)
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It was proposed by Councillor Keith Budden and seconded by Councillor Robert Redfern:

“That the application be approved subject to the conditions in the Committee Report and subject to an additional condition regarding pond details.”

Upon being put to the vote, 14 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. Decommissioning and removal in the event of the site becoming non-operational.
4. Construction Traffic Management Plan.
5. Surface water drainage strategy.
6. Standard contaminated land condition.
7. Details of materials: colour and finish to containers; details of fencing; details of surfacing; details of green roof; details of building colours.

8. Details of external lighting.
9. Soft landscaping scheme.
10. Risk reduction strategy.
11. Details and installation of road upgrades.
12. CEMP.
13. Control of invasive species.
14. Ecological Impact Assessment mitigation strategy.
15. Pond details (*additional condition*).

10 27 LONGLANDS CRESCENT, HEYSHAM

A11	24/00243/CU	Change of use of dwelling (C3) to a residential care home for children (C2).	Heysham Central Ward	A
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It was proposed by Councillor Martin Gawith 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, 14 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 to accord with plans.
3. No more than two young persons, aged 17 years or under.
4. Cascade mechanism for local occupancy.

11 APPOINTMENT TO THE CROOK O’LUNE ADVISORY COMMITTEE

The Chair requested nominations for the Planning Regulatory Committee representative on the Crook O’ Lune Advisory Committee for the duration of the municipal year 2024-2025.

With Councillor Joyce Pritchard the only nomination received, the Chair declared that Councillor Pritchard be appointed as representative.

Resolved:

That Councillor Joyce Pritchard be appointed as the Planning Regulatory Committee representative on the Crook O’ Lune Advisory Committee for the duration of the municipal year 2024-2025.

12 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 1.10 p.m.)

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