

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**30TH SEPTEMBER 2024**

**PRESENT:-** Councillors Sandra Thornberry (Chair), Sue Tyldesley (Vice-Chair), Louise Belcher, Dave Brookes, Keith Budden, Roger Dennison, Martin Gawith, Alan Greenwell, Tim Hamilton-Cox, John Hanson, Jack Lenox, Sally Maddocks, Joyce Pritchard, Robert Redfern and Paul Tynan

Apologies for Absence:-

There were no apologies for absence

Officers in attendance:-

Mark Potts	Service Manager - Development Management
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W	-	Withdrawn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

**45 MINUTES**

The minutes of 2<sup>nd</sup> September 2024 were agreed as a true record and signed by the Chair.

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

There were no items of urgent business.

**47 DECLARATIONS OF INTEREST**

Councillor Tim Hamilton-Cox declared an interest in agenda item A5 23/01383/FUL Land South of Burrow Beck, Bailrigg Lane, Lancaster. The reason being that he was a member of the Cabinet of Lancaster City Council where the application had been previously discussed. Consequently, Councillor Hamilton-Cox would recuse himself from the meeting for the duration of consideration of this item.

Councillor Paul Tynan declared an interest in agenda item A5 23/01383/FUL Land South of Burrow Beck, Bailrigg Lane, Lancaster. The reason being that he was a Ward Councillor for this application. Councillor Tynan stated that he would be viewing the application fairly and with an open mind.

Councillor Sally Maddocks declared an interest in agenda item A5 23/01383/FUL Land South of Burrow Beck, Bailrigg Lane, Lancaster. The reason being that she was a Ward Councillor for this application. Councillor Maddocks stated that she would be viewing the application fairly and with an open mind.

Councillor Dave Brookes declared an interest in agenda item A7 24/00598/FUL Central Lancaster High School, Crag Road, Lancaster. The reason being that he was a Trustee of the Claver Hill Project charity which shared a boundary fence with the school. Consequently, Councillor Brookes would recuse himself from the meeting for the duration of consideration of this item.

There were no other declarations of interest.

**COUNCILLOR HAMILTON-COX LEFT THE MEETING AT 10:35 A.M. (SEE DECLARATION).**

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:**

**48 LAND SOUTH OF BURROW BECK BAILRIGG LANE LANCASTER**

A5	23/01383/FUL	Construction of a solar farm and associated infrastructure including three substations, cables, CCTV and security fencing.	University Ward A(C)
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A site visit was held in respect of this application on Monday 23<sup>rd</sup> September 2024 by Councillors Louise Belcher, Dave Brookes, John Hanson, Sally Maddocks, Paul Newton, Joyce Pritchard and Sandra Thornberry. In attendance was Planning Applications Manager Mark Jackson and Senior Planning Officer Andrew Clement.

Under the scheme of public participation, Paul Holland (Scotforth Parish Council & Bailrigg Village Residents Association) spoke against the application. Richard Wooldridge (HPA Chartered Architects) responded in favour, on behalf of the applicant.

It was proposed by Councillor Robert Redfern and seconded by Councillor Dave Brookes:

“That the application be approved subject to the conditions in the Committee Report and subject to condition 2 controlling the colour of the substations to be dark green.”

Upon being put to the vote, thirteen 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 the conditions in the Committee Report and subject to condition 2 controlling the colour of the substations to be dark green and subject to the following conditions:

1. Timescale.
2. Accord with approved plans.
3. Contaminated land assessment.
4. Construction management plan.
5. Details of access point works for construction traffic.
6. Archaeological investigation.
7. Employment skills plan.
8. Tree protection measures.
9. Flood risk and drainage measures.
10. Biodiversity Gain Plan, including management, maintenance and monitoring plans for at least 30 years.
11. Scheme for facilitating access over drainage bunds.
12. Verification report of implemented drainage.
13. Landscaping plan and maintenance.
14. Surveying and repair any damage to Bailrigg Lane.
15. Details and precise locations of fencing and security poles.
16. Scheme for provision of temporary moveable structures within 30 metre buffer of pylon, no development/structures within 15 metres.
17. 25-year period (or 12mths of no electricity generation) and decommissioning plan.
18. Implement ecology report mitigation.
19. Geotextile lined, grass seed and maintain level changes for drainage and substations.
20. Maintain access and easement to pylon.
21. Underground cabling.
22. No development/structures over 4 metres tall within buffer of electricity lines.

**COUNCILLOR HAMILTON-COX RETURNED TO THE MEETING AT 11:25 A.M.**

**49 LAND AT OS GRID REFERENCE E346160 N461400 PORT ROYAL AVENUE LUNE BUSINESS PARK LANCASTER**

A6	23/01233/FUL	Erection of two industrial buildings (Use Class B2/B8) comprising 14 individual units, including associated access, parking, landscaping and ball stop fencing.	Marsh Ward	A(106, C)
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A site visit was held in respect of this application on Monday 23rd September 2024 by Councillors Louise Belcher, Dave Brookes, John Hanson, Sally Maddocks, Paul Newton, Joyce Pritchard and Sandra Thornberry. In attendance was Planning Applications Manager Mark Jackson.

Under the scheme of public participation, Ward Councillor Mandy Bannon spoke against the application. Jack Appleton (Broadgrove Planning & Development) responded in favour, on behalf of the applicant.

It was proposed by Councillor Sandra Thornberry and seconded by Councillor Roger Dennison:

“That the application be approved subject to the conditions in the Committee Report and subject to a s106 legal agreement to secure a financial contribution of £35,000 towards an off-site enhancement scheme and subject to an additional condition regarding no external storage.”

Upon being put to the vote, eleven Councillors voted in favour of the proposal with two against and two 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 a s106 legal agreement to secure a financial contribution of £35,000 towards an off-site enhancement scheme and subject to an additional condition regarding no external storage and subject to the following conditions:

1. Timescale.
2. Approved plans.
3. Construction Management Plan.
4. Employment Skills Plan.
5. Surface water drainage strategy.
6. Construction phase drainage strategy.
7. Foul drainage strategy.
8. UU infrastructure protection methodology.
9. Contamination Investigation.
10. Invasive species management plan.
11. Details of pedestrian facilities.
12. Details of EV charging facilities.
13. Details of cycle storage facilities.
14. Details of habitat enhancement measures.
15. Details of landscaping and maintenance.
16. Final details of all external materials, including samples, to the buildings and fencing.
17. Final details of energy efficiency and renewable energy technology including their location, dimensions and appearance.
18. Final details of ball stop netting including management and maintenance and implementation.
19. Implementation of access arrangements, parking and turning facilities.
20. Surface water drainage strategy system operation and maintenance details.
21. Verification Report of Constructed Sustainable Drainage System.
22. Development in accordance with Flood Risk Assessment.
23. External plant not to exceed specified dB levels.
24. Hours of construction.
25. Air quality mitigation measures.
26. Development in accordance with ecological mitigation.
27. Development in accordance with AIA.

THE CHAIR ADJOURNED THE MEETING AT 12:30 AND RECONVENED AT 12:40 P.M.

COUNCILLOR BROOKES RECUSED HIMSELF FROM THE MEETING FOR ITEM A7 (SEE DECLARATION ABOVE).

COUNCILLOR JOYCE PRITCHARD LEFT THE MEETING AT 12:40 P.M.

50 CENTRAL LANCASTER HIGH SCHOOL CRAG ROAD LANCASTER

A7	24/00598/FUL	Removal of existing fencing and erection of a new boundary fence and access gates.	Bulk Ward	A
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A site visit was held in respect of this application on Monday 23rd September 2024 by Councillors Louise Belcher, Dave Brookes, John Hanson, Sally Maddocks, Paul Newton, Joyce Pritchard and Sandra Thornberry. In attendance was Planning Applications Manager Mark Jackson.

Under the scheme of public participation, Ward Councillor Sam Riches spoke against the application.

It was proposed by Councillor Tim Hamilton-Cox and seconded by Councillor Jack Lenox that, against Officer recommendation, the application be refused in order for further consultation to be undertaken and an improved application to be submitted.

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

It was proposed by Councillor Sandra Thornberry 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, nine Councillors voted in favour of the proposal with four 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. Submission of Arboricultural Details.
4. Restriction to delivery times.
5. Highway sweeping provision.

COUNCILLOR DAVE BROOKES RETURNED TO THE MEETING AT 1:05 P.M.

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:****51 TRAFALGAR POINT STONE JETTY MARINE ROAD CENTRAL MORECAMBE**

A8      24/00835/FUL      Installation of a temporary coastal monitoring radar mast and equipment box.      Poulton Ward      A

It was proposed by Councillor Keith Budden 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, fourteen 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. Temporary 3 year consent and site reinstated following decommissioning.

**52 PLANNING PERFORMANCE REPORT**

The Service Manager – Development Management submitted a quarterly report on the performances of both the Planning Enforcement Team and the Applications Team.

***Resolved:***

That the report be noted.

The Committee recommended that both Planning Enforcement and Applications Teams be commended on their work.

**53 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 1.30 p.m.)

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