

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**28TH OCTOBER 2024**

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

Apologies for Absence:-

Councillors Roger Dennison, Tim Hamilton-Cox and Joyce Pritchard

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W	-	Withdrawn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

**54 MINUTES**

The minutes of 30<sup>th</sup> September 2024 were agreed as a true record and signed by the Chair.

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

There were no items of urgent business.

**56 DECLARATIONS OF INTEREST**

Councillor Louise Belcher declared an interest in agenda item A5 21/00899/HYB Land between Brewers Barn and the A601(M), North Road, Carnforth. The reason being that she was Ward Councillor for this application. Councillor Belcher stated that she would be viewing the application fairly and with an open mind.

There were no other declarations of interest.

**APPLICATION A6 23/01140/FUL WAS BROUGHT FORWARD IN THE AGENDA BY THE CHAIR AS IT WAS SUBJECT TO PUBLIC PARTICIPATION:**

**57 FIELD 3225 ARNA WOOD LANE ALDCLIFFE LANCASHIRE**

A6	23/01140/FUL	Partially retrospective change of use of land to 3 in number Gypsy / Traveller pitches comprising 3 touring caravans and 3 mobile homes, siting of a day room, erection of a barn, installation of a septic tank and creation of an area of hardstanding.	Scotforth West Ward	A
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A site visit was held in respect of this application on Monday 21<sup>st</sup> October 2024 by Councillors Mandy Bannon, Dave Brookes, Keith Budden, Martin Gawith, Alan Greenwell, Margaret Pattison, Joyce Pritchard, Sandra Thornberry and Sue Tyldesley. In attendance was Principal Planning Officer Jennifer Rehman.

Under the scheme of public participation, Kevan Walton and Adam Perry (Stephenson Halliday Ltd representing Aldcliffe with Stodday Parish Council) spoke against the application. Ruth Munns (Ruston Planning Ltd) spoke in favour of the application, and Ward Councillor Tim Hamilton-Cox spoke against.

An exempt report on the personal circumstances of the applicant was submitted. It was proposed by Councillor Sandra Thornberry and seconded by Councillor Martin Bottoms, and resolved unanimously when put to the vote, that the press and public be excluded at this point in order that the Committee could consider the report which was exempt under paragraph 3 of Schedule 12A of the Local Government Act, 1972.

***Resolved:***

That in accordance with Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting to enable the Committee to consider the report on the personal circumstances of the applicant, on the grounds that it could involve the possible disclosure of exempt information as defined in paragraph 3 of Schedule 12A of that Act.

**THE COUNCIL CHAMBER WAS EMPTIED OF THE PRESS AND PUBLIC AT 11:10 A.M., WHO WERE THEN RE-ADMITTED AT 11:50 A.M.**

It was proposed by Councillor Sue Tyldesley and seconded by Councillor Jack Lenox:

“That, against Officer recommendation, and having given due consideration to the personal circumstances of the applicant, that the application be refused on the same grounds as the previous applications.”

Upon being put to the vote, 4 Councillors voted in favour of the proposal with 9 against and 2 abstentions, whereupon the Chair declared the proposal to have been defeated.

It was proposed by Councillor Sandra Thornberry 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, 10 Councillors voted in favour of the proposal with 3 against and 2 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. Timescale for implementation of built development.
2. Development in accordance with submitted plans.
3. Submission of final detailed foul and surface water drainage scheme.
4. Details of external lighting.
5. Details of a refuse collection point.
6. Highways operation plan.
7. Submission of external material details.
8. Implementation of Landscape Plan.
9. Layout as per approved plan.
10. No more than three static mobiles and three touring caravans.
11. Day room not to be occupied as a separate dwelling.
12. Use of barn in connection with stable use.
13. Occupation limited to Gypsies and Travellers.
14. No commercial activities.
15. Private use of stables.
16. Parking provision as per plan.
17. Provision of Homeowner pack.

**THE CHAIR ADJOURNED THE MEETING AT 12:25 P.M., AND RECONVENED AT 12:50 P.M.**

**COUNCILLORS KEITH BUDDEN AND DAVE BROOKES LEFT THE MEETING AT 12:50 P.M.**

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:**

**58 LAND BETWEEN BREWERS BARN AND THE A601(M) NORTH ROAD CARNFORTH LANCASHIRE**

A5	21/00899/HYB	Hybrid comprising a full application	Application	Carnforth and Millhead Ward	A
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for the erection of 71 dwellings with associated vehicular access, incorporating a signalised junction, together with pedestrian and cycle access points, associated earthworks, roads, parking and drainage infrastructure and an outline application for the erection of up to 87 dwellings, including public open space provision and associated infrastructure.

A site visit was held in respect of this application on Monday 21<sup>st</sup> October 2024 by Councillors Louise Belcher, Dave Brookes, Keith Budden, Martin Gawith, Alan Greenwell, Margaret Pattison, Joyce Pritchard, Sandra Thornberry and Sue Tyldesley. In attendance were Principal Planning Officer Jennifer Rehman and Planning Officer Petra Williams.

**FOLLOWING THE APPLICATION PRESENTATION, THE CHAIR ADJOURNED THE MEETING AT 1:55 P.M. AND RECONVENED AT 2:00 P.M. TO ALLOW FOR A COMFORT BREAK.**

It was proposed by Councillor Robert Redfern and seconded by Councillor Martin Bottoms:

“That the hybrid 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 1 against and no abstentions, whereupon the Chair declared the proposal to have been carried.

***Resolved:***

That the hybrid application be approved subject to the following conditions:

a) Full Planning Application:

and subject to a legal agreement to secure:

- PROW contribution (£15k figure to be split across full and outline elements).
- Travel Plan contributions (£12k figure to be split across full and outline elements).
- £71, 867.85 towards outdoor sports facilities (provision of 3G pitch at Carnforth High School or alternative location in the town).
- £31,780.00 towards young persons provision (provision towards facilities at Crag Bank POS) or provide on phase 2 land.
- Details of provision of on-site equipped play area.
- Provision of amenity space and ongoing management.
- Biodiversity net gain that continues to demonstrate 10% net gain and a Landscape and Ecological Creation and Management Plan showing 30-year management.
- Setting up of management company.

- Management and Maintenance of all unadopted land, infrastructure and landscaping.
- £337,173.90 Towpath contribution CART (figure to be apportioned across the full and outline elements with agreement from CART).
- Provision of 21 affordable housing units.

and subject to the following conditions:

1. Standard Time Limit (2 years).
2. Approved Plans.
3. Full details of the vehicular access details and access to be provided before construction of any other part of the development.
4. Full details of the pedestrian/cycle connections to Whernside Grove, Carnforth Brow based on submitted drawings including timetable for implementation and use.
5. Full details of the emergency access measures to prohibit general vehicular access at Whernside Grove and Carnforth Brow and ongoing management/maintenance including timetable for implementation and use.
6. Full details of all off-site highway improvement works based on submitted drawings including timetable for implementation and use.
7. Construction Method Statement including traffic management and protection of on-site infrastructure.
8. Construction Environmental Management Plan including protection of landscape features and canal on phase 2 land.
9. Surface Water Construction Method Statement.
10. Foul and Surface Water Drainage Scheme.
11. Site Investigation and Remediation Strategy.
12. Ecological Protection and Mitigation Scheme to be submitted based on the submitted PEA.
13. Employment and Skills Plan.
14. Precise details of noise mitigation measures based on updated assessment for approved layout.
15. In accordance with AIA except for the requirement for updated protection plans for trees and hedgerows and method statements based on phased development (full and outline stages).
16. Finished Floor Levels and Site Levels and details of all retaining features (location, heights and appearance).
17. Landscaping scheme.
18. Parking plan to be submitted and agreed and thereafter retained for said purpose (including removal of garage PD rights where required).
19. Details of external lighting.
20. Details of all external materials to the dwellings.
21. Details of all boundary treatments.
22. Hard Landscaping scheme.
23. Construction details of internal estate roads.
24. Landscape Management Plan.
25. Sustainable drainage system operation and maintenance manual.
26. Verification report of constructed sustainable drainage system.
27. Travel Plan.
28. Homeowner Pack (HRA mitigation).
29. Protection of visibility splays.
30. M4(2) compliance.
31. Development to accord with the mitigation set out in the FRA including no dwellings houses located in floodzone 2 and 3.

32. Provision and retention of road turning facilities.
33. Removal of PD rights (extensions, roof alterations, fencing and enclosures).
34. No insertion of new windows and obscure glazing only to side facing windows to plots 1, 11, 17, 24, 28, 57 and 68-69.

b) Outline Planning Application:

and subject to a legal agreement to secure:

- PROW contribution (£15k figure to be split across full and outline elements).
- Travel Plan contributions (£12k figure to be split across full and outline elements).
- Provision of 30% affordable housing.
- Provision of amenity space.
- POS contribution towards outdoor sports facilities to be calculated at reserved matter stage.
- Provision of Young persons play space on site or off-site contribution to be agreed at reserved matters stage.
- £337,173.90 Towpath contribution CART (figure to be apportioned across the full and outline elements with agreement from CART).
- Biodiversity net gain, including an updated metric at the time of a reserved matters application, that continues to demonstrate 10% net gain and a Landscape and Ecological Creation and Management Plan showing 30-year management.
- Management and Maintenance of all unadopted land, infrastructure and landscaping.

and subject to the following conditions:

1. Standard Time Limit (approval of reserved matters).
2. Approved Plan (Location Plan and phase 2 plan only).
3. Site plan and access drawings indicative only.
4. Full access details showing connection to estate roads pursuant to the full planning application and connections to the canal towpath.
5. Construction Method Statement including traffic management and protection of on-site infrastructure.
6. Construction Environmental Management Plan.
7. Surface Water Construction Method Statement.
8. Foul and Surface Water Drainage Scheme.
9. Site Investigation and Remediation Strategy.
10. No development within 10m of the tow of the canal embankment until a Risk Assessment and Method Statement (RAMS) outlining all works to be carried out adjacent to the canal to be submitted and agreed by the LPA.
11. Ecological Protection and Mitigation Scheme to be submitted based on the submitted PEA including buffer to canal.
12. Employment and Skills Plan.
13. Commensurate with reserved matters, assessment of noise impacts and mitigation to be submitted and agreed and mitigation implemented before occupation.
14. Commensurate with reserved matters, updated AIA to be provided with a scheme for tree and hedgerow protection and method statements.
15. Finished Floor Levels and Site Levels.
16. Housing Mix.
17. Details of internal estate roads.
18. Details of external lighting.

19. Sustainable drainage system operation and maintenance manual.
20. Verification report of constructed sustainable drainage system.
21. Travel Plan.
22. Homeowner Pack (HRA mitigation).
23. NDSS and M4(2) standards.
24. Development to accord with the mitigation set out in the FRA including no dwellings houses located in floodzone 2 and 3.
25. No more than two dwellings within the IZ/IM of the pipeline.
26. No facilities for outdoor use to be provided in the IZ/IM of the pipeline.

## 59 SCALESTONES POINT MARINE ROAD EAST MORECAMBE LANCASHIRE

A7      24/00834/FUL      Installation of a temporary      Bare Ward      A  
coast sense column.

It was proposed by Councillor Robert Redfern and seconded by Councillor Paul Tynan:

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

Upon being put to the vote, 13 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.

## 60 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 2.05 p.m.)

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