

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

16TH DECEMBER 2024

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

Apologies for Absence:-

Councillors John Hanson and Jack Lenox

Officers in attendance:-

Mark Jackson	Planning Applications Manager
Jennifer Rehman	Principal Planning Officer
Sam Robinson	Planning & Building Technician
Rephael Walmsley	Senior Solicitor and Deputy Monitoring Officer
Daniel Spencer	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W	-	Withdrawn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

74 MINUTES

The minutes of 25th November 2024 were agreed as a true record and signed by the Chair.

75 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

Planning Officers informed the committee that there had been two significant developments since the publication of the meeting agenda:

a) A new NPPF (National Planning Policy Framework) had been published;

- b) The Climate Emergency Review of the Local Plan had been declared ‘sound’ by the Inspector.

In the light of these developments, each application recommendation had been reviewed, and Planning Officers confirmed that except where conditions had been updated, the recommendations required no material amendments.

There were no other items of urgent business.

76 DECLARATIONS OF INTEREST

Councillors Dave Brookes and Sandra Thornberry each declared an interest in agenda item A5 24/00509/FUL Former Skerton High School Owen Road Lancaster. The reason being that they had both been members of the Cabinet of Lancaster City Council where the application had been previously discussed. Consequently, both Councillors would recuse themselves from the meeting for the duration of consideration of this item.

Councillor Alan Greenwell declared an interest in agenda item A7 23/01409/FUL Cove House Cove Road Silverdale. The reason being due to his relationship with the Abbeyfield Silverdale Society charity, there could be a perception of bias in his decision making. Councillor Greenwell declared that he would recuse himself from the meeting for the duration of consideration of this item.

Councillor Dave Brookes declared an interest in agenda item A8 24/00939/FUL Cohens Chemist 52 – 54 Ullswater Road Lancaster. The reason being he had previously undertaken work and provided an EPC (energy performance certificate) for the building. Councillor Brookes declared that he would recuse himself from the meeting for the duration of consideration of this item.

Councillor Dave Brookes declared an interest in agenda item A10 24/00831/FUL The Storey Gardens Meeting House Lane Lancaster. The reason being he was a Trustee of the Friends of the Storey Gardens charity. Councillor Brookes declared that he would recuse himself from the meeting for the duration of consideration of this item.

Senior Solicitor Rephael Walmsley declared an interest in agenda item A5 24/00509/FUL Former Skerton High School Owen Road Lancaster. The reason being that as a Legal Officer for the City Council he had prior involvement in the matter. Consequently, he would recuse himself from the meeting for the duration of consideration of this item. Lawyer Daniel Spencer would be in attendance for this item.

There were no other declarations of interest.

COUNCILLORS SANDRA THORBERRY AND DAVE BROOKES LEFT THE MEETING AT 10:38 A.M. (SEE DECLARATIONS ABOVE).

77 FORMER SKERTON HIGH SCHOOL OWEN ROAD LANCASTER

A5	24/00509/FUL	Demolition of existing buildings and the redevelopment of the site for residential and community uses, comprising the erection	Skerton Ward	A(C)
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of dwellinghouses and apartment blocks totalling 135 affordable residential units (C3 uses) and community space (Use Class E(d), F1 and F2), associated parking, vehicular and pedestrian accesses, public open space, two grass football pitches, landscaping, drainage, and associated infrastructure.

A site visit in respect of this application had been held on Monday 18th November 2024 by Councillors Louise Belcher, Dave Brookes, Keith Budden, Alan Greenwell, Martin Gawith, Colin Hartley, Margaret Pattison and Robert Redfern. In attendance was Planning Manager Mark Jackson.

It was proposed by Councillor Robert Redfern and seconded by Councillor Colin Hartley:

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

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

Resolved:

That the application be approved subject to:

- an additional archaeological condition;

and subject to the following conditions:

1. Time Limit.
2. Approved Plans.
3. Phasing Scheme.
4. Employment and Skills Plan.
5. Construction Environment Management Plan (CEMP).
6. Construction Traffic Management Plan.
7. Site investigation and remediation scheme (additional sampling, method statement for asbestos).
8. Soil Importation.
9. Construction surface water management plan.
10. Final surface water drainage scheme.
11. Final construction details of all new access points/junctions (vehicle/ped/cycle).
12. Off-site highway improvement works.
13. Estate road details, lighting and maintenance scheme.
14. Site levels and finished floor levels.
15. Ecology mitigation and enhancement (bat roost opportunities).
16. Updated AIA and AMS.

17. Method statement for the eradication of invasive species.
18. Final scheme for sustainable design and energy measures based on Energy Report.
19. Full architectural details of all windows, doors, curtain glazing, roof details, feature canopies, porches, railings, balcony details/framing to be provided including material samples.
20. Full details of all boundary walls/fences/railings to be submitted and agreed, including any alterations to the Owen Road frontage wall and railings.
21. Final security scheme and external lighting.
22. Full landscaping details.
23. Details of cycle storage provision and retention thereafter.
24. Details of refuse storage and refuse management strategy.
25. Affordable Housing Scheme and ongoing restriction to use for affordable occupation.
26. Landscape & Habitat Management plan.
27. Management and Maintenance Plan for all on-site Open Space.
28. Timetable for the implementation and completion of all on-site public open space and retention thereafter.
29. Car parking management plan.
30. Verification approved drainage system has been installed.
31. Management and maintenance of the approved drainage system.
32. Homeowner Packs.
33. Provision of parking and turning facilities.
34. Acoustic mitigation set out in noise assessment.
35. Community centre use restriction.
36. Community centre hours of use.
37. Obscure glazing to south elevation window to plot 1.
38. Removal of permitted development rights (extensions, roof alternations, fencing and enclosures).
39. Protection of visibility splays.

COUNCILLORS SANDRA THORNBERRY (CHAIR) AND DAVE BROOKES RETURNED TO THE MEETING AT 11:15 A.M.

DAN SPENCER LEFT THE MEETING AT 11:20 A.M. REPHAEL WALMSLEY WAS THEN IN ATTENDANCE FOR ALL FURTHER ITEMS.

78 LAND AT MIDDLETON BUSINESS PARK MIDDLETON ROAD MIDDLETON

A6	23/01182/OUT	Outline application for the erection of industrial buildings (Use Class B2 and B8) including access.	Overton Ward	A(C/106)
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It was proposed by Councillor Colin Hartley and seconded by Councillor Keith Budden:

“That the application be approved subject to additional conditions relating to illustrative plans and an Arboricultural Implications Assessment and to delegate authority to the Chief Officer – Planning and Climate Change to ensure:

- that relevant conditions reflect the requirements of the emerging Climate Emergency Review of the Local Plan Development Plan Documents (DPDs) should it be adopted before the completion of the s106;

- and subject to a s106 agreement to secure an area of land for dedication as highway to provide a vehicular link to Imperial Road;

and 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 additional conditions relating to illustrative plans and an Arboricultural Implications Assessment and to delegate authority to the Chief Officer – Planning and Climate Change to ensure:

- that relevant conditions reflect the requirements of the emerging Climate Emergency Review of the Local Plan Development Plan Documents (DPDs) should it be adopted before the completion of the s106;
- and subject to a s106 agreement to secure an area of land for dedication as highway to provide a vehicular link to Imperial Road;

and subject to the following conditions:

1. Standard timescale for submission of reserved matters and commencement.
2. Approved plans.
3. Concurrent with the first reserved matters application. Submission of a strategy to demonstrate a net gain in biodiversity.
4. Concurrent with the first reserved matters application, details of noise mitigation measures.
5. Ecology mitigation including: great crested newts; updated survey; no clearance/ demolition during bird nesting season without survey confirming absence; removal of invasive species; provision of bird boxes; creation of amphibian hibernacula; details of external lighting.
6. Investigation and remediation of contamination.
7. Submission of surface water sustainable drainage strategy.
8. Construction surface water management plan.
9. Construction management plan.
10. Travel Plan.
11. Employment and skills plan.
12. Construction details of the internal roads and details of management and maintenance.
13. Details of sustainability measures including in relation to energy efficiency and renewable energy.
14. Installation of electric vehicle charging points including infrastructure for future points, and details of secured cycle storage.
15. Construction of access to base course prior to construction of rest of development
16. Creation of parking and turning.
17. Submission of sustainable drainage system operation and maintenance manual.
18. Verification report of constructed sustainable drainage strategy.
19. Landscape management and maintenance plan for BNG for minimum of 30 years.

COUNCILLOR ALAN GREENWELL LEFT THE MEETING AT 11:42 A.M. (SEE DECLARATION ABOVE).

79 COVE HOUSE COVE ROAD SILVERDALE

A7	23/01409/FUL	Demolition of existing service area single storey accommodation unit, erection of two storey extension to provide new service area and 2 replacement carehome bedrooms, new supported living unit comprising of 10 dwellings and associated communal space, alterations to car park and access.	Silverdale Ward	A
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A site visit in respect of this application had been held on Monday 18th November 2024 by Councillors Louise Belcher, Dave Brookes, Keith Budden, Alan Greenwell, Martin Gawith, Colin Hartley, Margaret Pattison and Robert Redfern. In attendance was Planning Manager Mark Jackson.

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.”

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. Standard Timescale.
2. Approved Plans.
3. Occupancy and Allocations Scheme.
4. Construction Environment Management Plan.
5. Surface Water Drainage Strategy.
6. Foul Drainage Strategy.
7. Tree Protection and Methodology.
8. Priority Habitat Mitigation/Compensation Scheme.
9. Hard and Soft Landscaping and Biodiversity Scheme.
10. Details of External Materials.
11. Details of Solar Panels/ASHPs.
12. Details of External Lighting.
13. Surface Water Drainage Verification Report.
14. Occupier Information Packs.
15. Bin Storage.
16. Parking.
17. Protected Species Mitigation.
18. Unforeseen Contamination.

COUNCILLOR DAVE BROOKES LEFT THE MEETING AT 11:55 A.M. (SEE DECLARATION ABOVE).

COUNCILLOR ALAN GREENWELL RETURNED TO THE MEETING AT 11:55 A.M.

80 COHENS CHEMIST 52 - 54 ULLSWATER ROAD LANCASTER

A8	24/00939/FUL	Change of use of chemist (Class E) to 9 residential units (Class C3) comprising of 7 studios and 1 flat for student accommodation and 1 dwellinghouse, demolition of rear extensions at ground floor and first floor level, erection of a single storey rear extension, installation of windows and doors to the front, side and rear elevations, installation of replacement windows to the side elevation and installation of roof lights to the front and rear elevations.	Bulk Ward	A
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It was proposed by Councillor Sandra Thornberry and seconded by Councillor Alan Greenwell:

“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. Timescales.
2. Development to accord with plans.
3. Submission of details.
4. Submission of landscaping.
5. Submission of homeowner packs.
6. Provision of bike/bin stores.
7. Provision of gardens/boundaries.
8. Student occupation condition to studio and flat.
9. Obscure glazing.
10. Removal of PD rights.
11. Store in basement to remain.

THE CHAIR ADJOURNED THE MEETING AT 12:03 AND RECONVENED AT 12:08 P.M.

81 PALATINE HALL DALTON SQUARE LANCASTER

A9	24/01061/VCN	Listed building application for the installation of a new rear service door including a roller shutter, replacement windows and door, alterations to courtyard windows and internal alterations including alterations to doors, new partitions, new ramp and freestanding booth (Pursuant to the variation of condition 2 on listed building consent 23/00637/LB to amend the design to include alterations of stud walls to glazed partition, replace existing doors with partition walls, to reduce the size of freestanding booth and omit the ramp and removal of condition 3 following the submission of details relating to the south facing courtyard window).	Castle 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 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. VCN Timescale (from decision date of 23/00637/LB).
2. Works in Accordance with Amended Plans and Details.

COUNCILLOR DAVE BROOKES LEFT THE MEETING AT 12:14 P.M. (SEE DECLARATION ABOVE).

82 THE STOREY GARDENS MEETING HOUSE LANE LANCASTER

A10	24/01061/VCN	Creation of path, hardstanding and shelter and installation of gate and freestanding sign.	Castle 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 Landscaping Plan condition.”

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:

- an additional Landscaping Plan condition;

and subject to the following conditions:

1. Timescales.
2. Development to accord with plans.
3. Implementation of AIA.

COUNCILLOR BROOKES RETURNED TO THE MEETING AT 12:19 P.M.

83 9 SIZERGH ROAD MORECAMBE

A11	24/01219/FUL	Erection of single storey front extension and re-location of door to East side elevation.	Bare Ward	A
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It was proposed by Councillor Robert Redfern 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 Planning Permission Timescales.
2. Development in accordance with Approved Plans.

84 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 12.30 p.m.)

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