

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**7TH APRIL 2025**

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

Apologies for Absence:-

Councillors Tom Fish, Martin Gawith and Jack Lenox

Officers in attendance:-

Mark Jackson	Planning Applications Manager
Patrick Hopwood	Planning Assistant
Sam Robinson	Planning & Building Technician
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W	-	Withdrawn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

**112 MINUTES**

The minutes of 10<sup>th</sup> March 2025 were agreed as a true record and signed by the Chair.

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

There were no items of urgent business.

**114 DECLARATIONS OF INTEREST**

Councillor Keith Budden declared an interest in agenda item A6 24/01166/FUL 45 Victoria Road Morecambe. The reason being that the applicant was a fellow member of the

Conservative group. Councillor Budden declared that he would recuse himself from the meeting for the duration of consideration of this item.

There were no other declarations of interest.

# 115 BUTLER WORKS WYRESDALE ROAD LANCASTER LANCASHIRE

A5	24/01260/FUL	Change of use of stage and theatrical equipment assembly workshop (Sui Generis) to security management and training and storage use (Sui Generis) and erection of a single storey extension to the side, an outbuilding to the side, replacement roof with PV panels, cladding of building, construction of a balcony/fire escape to front, alterations to parking, construction of a retaining wall and creation of a new access to highway involving alterations to land levels.	Bowerham 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, 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. Amended Plans.
3. Highways Construction Management Plan.
4. Surface Water Drainage Details.
5. Sustainable Measures Details.
6. Planting Details.
7. Arboricultural Details.
8. External Materials and Air Source Heat Pump Details.
9. Cycle Parking and EV Charging Details.
10. External Lighting Details.
11. Access implemented prior to first use.
12. Car Parking.
13. Water Efficiency.
14. Operating Hours and Details.

- 15. Protected Species Working Guidelines.
- 16. Use Restriction.

**COUNCILLOR KEITH BUDDEN LEFT THE MEETING AT 10:38 A.M. (SEE DECLARATION ABOVE).**

**116 45 VICTORIA STREET MORECAMBE LANCASHIRE LA4 4AF**

A6	24/01166/FUL	Part retrospective application for the change of use and conversion of five-storey property comprising of offices (E(c)(ii)) to one 1-bed flat and two 2-bed maisonettes (C3), installation of replacement windows and infill panels to the rear, replacement front door, installation of new windows and formation of new lightwell to the front and installation of boundary wall and metal railings.	Poulton Ward	A(C)
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It was proposed, against Officer recommendation, by Councillor Sandra Thornberry and seconded by Councillor John Hanson:

“That the application be approved subject to the additional following conditions:

1. Approved plans;
2. Submission of Energy Statement prior to re-commencement of any further development;
3. External materials details including paint colour, stone for boundary wall, and railings;
4. Details of refuse storage and refuse management strategy;
5. Habitat regulations assessment;
6. Submission of homeowner pack;
7. Basement / study room restriction.”

Upon being put to the vote, 10 Councillors voted in favour of the proposal with one against and one abstention, whereupon the Chair declared the proposal to have been carried.

***Resolved:***

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

1. Approved plans;
2. Submission of Energy Statement prior to re-commencement of any further development;
3. External materials details including paint colour, stone for boundary wall, and railings;
4. Details of refuse storage and refuse management strategy;
5. Habitat regulations assessment;
6. Submission of homeowner pack;
7. Basement / study room restriction.

**COUNCILLOR KEITH BUDDEN REJOINED THE MEETING AT 11:20 A.M.****117 11 ALDER GROVE LANCASTER LANCASHIRE LA1 5SD**

A7      25/00041/FUL      Change of use of community      Marsh Ward      A  
centre to dwelling (C3).

It was proposed by Councillor Martin Bottoms 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. Timescales.
2. Development to accord with plans.
3. Submission of a sustainable design statement.
4. Submission of homeowner pack.
5. Development to accord with FRA.

**118 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 11.30 a.m.)

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