

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

28TH APRIL 2025

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

Apologies for Absence:-

Councillors Keith Budden, Martin Gawith, Jack Lenox and Robert Redfern

Officers in attendance:-

Mark Jackson	Planning Applications Manager
Andrew Clement	Senior Planning Officer
Tom Mitchell	Civil 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W	-	Withdrawn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

119 MINUTES

The minutes of 7th April 2025 were agreed as a true record and signed by the Chair.

120 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

121 DECLARATIONS OF INTEREST

There were no declarations of interest.

122 LAND SOUTH OF BURROW BECK, BAILRIGG LANE, LANCASTER

A5	25/00173/VCN	Construction of a solar farm and associated infrastructure including three substations, cables, CCTV and security fencing (pursuant to the variation of condition 2 on planning permission 23/01383/FUL to vary the layout/design and drainage and vary conditions 3, 4, 5, 6, 8, 9, 10, 11, 15, 16 and 20 to agree pre commencement details).	University Ward	A(C)
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It was proposed by Councillor Sandra Thornberry and seconded by Councillor Martin Bottoms:

“That the application be approved subject to delegation back to the Chief Officer Planning and Climate Change to resolve all outstanding issues with the Local Lead Flood Authority regarding Condition 9, and 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:

- delegation back to the Chief Officer Planning and Climate Change to resolve all outstanding issues with the Local Lead Flood Authority regarding Condition 9;

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.

123 LANCASTER CITY MUSEUM, MARKET STREET, LANCASTER

A6 25/00252/LB Listed building application for Castle Ward A
a replacement stair lift.

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. Works to accord with plans.
3. Works to accord with method statement.

124 12 ULLSWATER AVENUE, MORECAMBE, LA4 5TX

A7 25/00289/FUL Erection of a single storey Westgate Ward A
rear and side extension and
construction of ramped
access to side.

It was proposed by Councillor Sue Tyldesley 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, 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 3 year timescale.

2. Development in accordance with approved plans.
3. Development in accordance with Flood Risk Assessment.

125 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 11.10 a.m.)

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