

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

27TH MAY 2025

PRESENT:- Councillors Sandra Thornberry (Chair), Louise Belcher, Martin Bottoms, Dave Brookes, Keith Budden, Wilson Colley (Substitute), Alan Greenwell, John Hanson, Jack Lenox, John Livermore, Andrew Otway, Catherine Potter and Robert Redfern

Apologies for Absence:-

Councillors Tom Fish, Sue Tyldesley and Paul Tynan

Officers in attendance:-

Mark Potts	Service Manager - Development Management
Rephael Walmsley	Senior Solicitor and Deputy Monitoring Officer
Petra Williams	Planning 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W	-	Withdrawn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

1 APPOINTMENT OF VICE-CHAIR

It was proposed by Councillor Dave Brookes, seconded by Councillor Martin Bottoms, and in the absence of any other nomination agreed by all that Councillor Dave Brookes be appointed the Vice-Chair of the Planning Regulatory Committee for the duration of the municipal year 2025-26.

Resolved:

That Councillor Dave Brookes be appointed the Vice-Chair of the Planning Regulatory Committee for the duration of the municipal year 2025-26.

2 MINUTES

The minutes of 28th April 2025 were agreed as a true record and signed by the Chair.

3 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

4 DECLARATIONS OF INTEREST

Councillor John Livermore declared an interest in agenda items A7 25/00314/FUL, A8 25/00316/FUL, A9 25/00390/ADV and A10 25/00932/ADV (all) Former Frankie and Benny's, Hilmore Way, Morecambe. The reason being that the proposals had been discussed at a meeting of Morecambe Town Council in which Councillor Livermore had been present. Councillor Livermore stated that he would be viewing each of the four applications fairly and with an open mind.

Councillor Catherine Potter declared an interest in agenda items A7 25/00314/FUL, A8 25/00316/FUL, A9 25/00390/ADV and A10 25/00932/ADV (all) Former Frankie and Benny's, Hilmore Way, Morecambe. The reason being that potential alternative uses for the site had been discussed at a meeting in which Councillor Potter had been present. Councillor Potter stated that she would be viewing each of the four applications fairly and with an open mind.

There were no further declarations.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:**5 3 - 12 GAGE STREET LANCASTER LANCASHIRE LA1 1UH**

A6	25/00073/FUL	Change of use and conversion of the first, second and third floors of existing commercial building into 30 student studios including dormer extensions, a third floor extension and alterations to the roof and erection of a bin store to the rear, alterations to windows/external finishes and construction of a new entrance.	Castle Ward	A
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Under the scheme of public participation, David Hester (Hester's Habadashery) spoke against the application. Aqeela Bhikha (Afar Properties Ltd) responded in favour of the application.

It was proposed by Councillor John Hanson 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, 9 Councillors voted in favour of the proposal with 2 against and 2 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. Sustainable Design Statement.
4. Precise details and samples (including precise external materials, windows, and rainwater goods).
5. Construction environmental management plan CEMP (including pollution control, noise and vibration mitigation, construction hours, dust control, vehicle movement and protection of pedestrian movements).
6. Construction Surface Water Management Plan.
7. Employment Skills Plan.
8. Surface Water Sustainable Drainage Strategy.
9. Sustainable Drainage System Operation and Maintenance Manual.
10. Verification Report of Constructed Sustainable Drainage System.
11. Security measures and external lighting.
12. Noise mitigation details of mechanical ventilation and implementation of secondary glazing.
13. Waste and recycling arrangements (including precise provision, space, lighting, collections, management and surfacing).
14. Precise details of the cycle store and trigger for full implementation.
15. Ecological homeowner pack – HRA mitigation.
16. Development is in accordance with the submitted Flood Risk Assessment.
17. Student occupation only.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

6 FORMER FRANKIE AND BENNY'S HILMORE WAY MORECAMBE LANCASHIRE

A7	25/00314/FUL	External alterations including replacement doors and glazing, installation of plant and equipment, demolition of existing bin store, creation of bin store corral area, erection of fencing, changes to car parking layout, landscaping, and associated works.	West End Ward	A
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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, 9 Councillors voted in favour of the proposal with 2 against and 2 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 and Details.
3. Landscaping Scheme.
4. Pedestrian Access, Cycle Parking and EV Charging.
5. Car Park Layout.
6. Odour Control.

7 FORMER FRANKIE AND BENNY'S HILMORE WAY MORECAMBE LANCASHIRE

A8	25/00316/FUL	Erection of single storey extensions, external alterations including replacement doors and glazing, installation of plant and equipment, demolition of existing bin store, creation of bin store corral area, erection of fencing, changes to car parking layout, landscaping, and associated works.	West End Ward A
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It was proposed by Councillor Robert Redfern 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, 9 Councillors voted in favour of the proposal with 2 against and 2 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 and Details.
3. Landscaping Scheme.
4. Pedestrian Access, Cycle Parking and EV Charging.
5. Car Park Layout.
6. Odour Control.

8 FORMER FRANKIE AND BENNY'S HILMORE WAY MORECAMBE LANCASHIRE

A9	25/00390/ADV	Advertisement application for 4 internally illuminated signs and 2 non-illuminated banner frame signs.	West End Ward A
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It was proposed by Councillor Robert Redfern 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 1 against and 2 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following conditions:

1. Standard Advertisement Timescale.
2. Approved Plans.
3. Advertisement Standard Conditions.
4. Luminance of Advertisements.
5. Highways Condition.

9 FORMER FRANKIE AND BENNY'S HILMORE WAY MORECAMBE LANCASHIRE

A10	25/00392/ADV	Advertisement application for 4 internally illuminated signs and 2 non-illuminated banner frame signs.	West End Ward	A
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It was proposed by Councillor Robert Redfern 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 1 against and 2 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following conditions:

1. Standard Advertisement Timescale.
2. Approved Plans.
3. Advertisement Standard Conditions.
4. Luminance of Advertisements.
5. Highways Condition.

10 26 ST GEORGES QUAY LANCASTER LANCASHIRE LA1 1RD

A11	25/00207/LB	Listed building application for internal works including covering over beams and bars, widening of doorways, removal of partition wall and installation of reception desk, installation of acoustic	Castle Ward	A
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boarding.

It was proposed by Councillor Dave Brookes and seconded by Councillor Sandra Thornberry:

“That Listed Building consent be granted 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 Listed Building consent be granted subject to the following conditions:

1. Timescale.
2. Approved plans.

11 DALTON SQUARE LANCASTER LANCASHIRE

A12	25/00490/LB	Listed building application for replacement light fittings on the balustrade.	Castle Ward	A
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It was proposed by Councillor Dave Brookes and seconded by Councillor John Hanson:

“That Listed Building consent be granted with delegation back to the Chief Officer - Planning and Climate Change to allow for the consultation period to expire having had regard to any further representations received 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 Listed Building consent be granted with delegation back to the Chief Officer - Planning and Climate Change to allow for the consultation period to expire having had regard to any further representations received and subject to the following conditions:

1. Standard Listed Building Timescale.
2. Approved Plans and Details.

12 APPOINTMENT TO THE CROOK O’LUNE ADVISORY COMMITTEE

It was proposed by Councillor Keith Budden, seconded by Councillor Robert Redfern, and agreed by all that Councillor Joyce Pritchard be appointed the Planning Regulatory Committee representative to the Crook O’Lune Advisory Committee for the duration of the municipal year 2025-26.

Resolved:

That Councillor Joyce Pritchard be appointed the Planning Regulatory Committee representative to the Crook O'Lune Advisory Committee for the duration of the municipal year 2025-26.

13 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 11.55 a.m.)

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