

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

23RD JUNE 2025

PRESENT:- Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Mandy Bannon (Substitute), Louise Belcher, Martin Bottoms, Keith Budden, Martin Gawith (Substitute), Alan Greenwell, Jack Lenox, John Livermore, Catherine Potter and Sue Tyldesley

Apologies for Absence:-

Councillors Tom Fish, John Hanson, Andrew Otway, Robert Redfern and Paul Tynan

Officers in attendance:-

Mark Potts	Service Manager - Development Management
Rephael Walmsley	Senior Solicitor and Deputy Monitoring Officer
Andrew Clement	Principal Planning Officer
Sam Robinson	Planning Assistant
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W	-	Withdrawn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

14 MINUTES

The minutes of 27th May 2025 were agreed as a true record and signed by the Chair.

15 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

16 DECLARATIONS OF INTEREST

Councillors Martin Bottoms and Sue Tyldesley each declared an interest in agenda items

A8 25/00435/FUL and A9 25/00427/LB CityLab 4 – 6 Dalton Square Lancaster. The reason being that they had both been members of the Cabinet of Lancaster City Council when the application had been previously discussed. Consequently, both Councillors would recuse themselves from the meeting for the duration of consideration of the items.

Councillor Keith Budden sought advice from the Senior Solicitor and Deputy Monitoring Officer during consideration of item A5 23/00064/OUT Land North West of Newlands Drive Lancaster and consequently declared an interest in the application. Councillor Budden recused himself from the meeting for the remainder of consideration of the item.

There were no other declarations of interest.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:

AT 11:25, DURING CONSIDERATION OF ITEM A5 (BELOW), COUNCILLOR KEITH BUDDEN RECUSED HIMSELF FROM THE MEETING.

17 LAND NORTH WEST OF NEWLANDS ROAD LANCASTER LANCASHIRE

A5	23/00064/OUT	Outline application for the erection of up to 110 dwellings including access.	Bowerham Ward	R
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A site visit was held in respect of this application on Monday 22nd April 2024 by Cllrs Mandy Bannon, Louise Belcher, Dave Brookes, Keith Budden, John Hanson, Paul Newton and Joyce Pritchard. In attendance was Planning Applications Manager Mark Jackson.

Under the scheme of public participation, Councillor Tim Hamilton-Cox spoke against the application. Stuart Booth, of JWPC Ltd, responded on behalf of the applicants in favour. Ward Councillor Sarah Punshon then spoke against the application.

It was proposed by Councillor Sue Tyldesley and seconded by Councillor Martin Bottoms:

“That the application be refused for the reasons given in the Committee Report.”

Upon being put to the vote, 11 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, if the application was to be determined by Lancaster City Council and an appeal on the grounds of non-determination had not been submitted, Outline Planning Permission would have been refused for the following reasons:

1. The proposal fails to provide a financial contribution towards projects to mitigate the impacts on the wider highway as a result of the development and also fails to demonstrate how access to public transport at the site would be improved. Without necessary mitigation, the development would result in a severe impact in terms of both safety and congestion and is therefore contrary to the aims and objectives of the

National Planning Policy Framework, in particular Sections 9 and policies DM58, DM60 and DM64 of the Development Management Development Plan Document.

COUNCILLOR KEITH BUDDEN REJOINED THE MEETING AT 11:35.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

18 MILL HALL MOOR LANE LANCASTER LANCASHIRE

A6	25/00133/FUL	Partially retrospective application for the change of use of 96-bed into 62 one-bed self contained student accommodation units, erection of a three storey front extension linking the Mill and annexe, erection of a cafe to rear and demolition of part of enclosure wall.	Castle Ward	A
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It was proposed by Councillor Sandra Thornberry 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, 12 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. Development in accordance with the amended approved plans.
2. Energy efficiency measures.
3. Employment Skills Plan (ESP).
4. Construction environmental management plan.
5. Surface water drainage strategy.
6. Details and samples of external materials and boundary treatments.
7. Surface water drainage implementation and verification details.
8. Surface water drainage management and maintenance details.
9. Details of guttering and flues/extraction.
10. Extension and facilities to be built prior to further occupation.
11. Lighting details.
12. Details of bin, bike and laundry facilities.
13. Security measures, including details of bollards and boundary treatments.
14. Landscaping details.
15. Details of construction method and foundations (if any) of café, and weights/load of development for structural integrity.
16. Noise management café.
17. Details of canal access, including details of surfacing and gate, gate to inward open only.

18. Accord with submitted Arboricultural Impact Assessment.
19. Unforeseen contamination.
20. Restriction to student accommodation.
21. Rooftop not enclosed, used as sitting out nor accessible to future residents.

19 MILL HALL MOOR LANE LANCASTER LANCASHIRE

A7	25/00134/LB	Listed building application to facilitate the conversion from 96-bed into 62 one-bed self contained student accommodation units, erection of a three storey front extension linking the Mill and annexe and demolition of part of enclosure wall.	Castle Ward	A
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It was proposed by Councillor Sue Tyldesley 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, 12 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. Development in accordance with the amended approved plans.
2. Energy efficiency measures.
3. Scheme for protection and incorporation of existing internal columns.
4. Details and samples of external materials and boundary treatments.
5. Details of guttering and flues/extraction.
6. Lighting details.
7. Security measures, including details of bollards and boundary treatments.

THE CHAIR ADJOURNED THE MEETING AT 12:05 FOR LUNCH, AND RECOMMENCED THE MEETING AT 12:35.

THE CHAIR BROUGHT FORWARD IN THE AGENDA ITEMS A10 25/00123/FUL EDWARD STREET, A11 25/00391/ADV HILLMORE WAY, AND A12 DELEGATED LIST.

20 SITE OF FORMER LANCASTER & DISTRICT HOMELESS ACTION CENTRE EDWARD STREET LANCASTER

A10	23/01290/FUL	Change of use of land (formerly in use by Lancaster Homeless Action) to extend	Castle Ward	A
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existing Edward Street public car park.

It was proposed by Councillor Keith Budden and seconded by Councillor Catherine Potter:

“That the application be approved with delegation back to the Chief Officer – Planning and Climate Change to resolve outstanding issues regarding the submission of amended plans and subject to the conditions in the Committee Report.”

Upon being put to the vote, 12 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 with delegation back to the Chief Officer – Planning and Climate Change to resolve outstanding issues regarding the submission of amended plans and subject to the following conditions:

1. Timescales.
2. Development to accord with plans (amended plans to be submitted).
3. Development to accord with AIA (amended AIA to be submitted).
4. Existing access point not to be used.

21 FORMER FRANKIE AND BENNY'S HILMORE WAY MORECAMBE LANCASHIRE

A11 25/00391/ADV Advertisement application for West End Ward A
an internally illuminated
totem sign.

It was proposed by Councillor Martin Bottoms and seconded by Councillor Louise Belcher:

“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 one against and one abstention, 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. Amended Plans.
3. Advertisement Standard Condition 1 (landowner permission).
4. Advertisement Standard Condition 2 (public safety).
5. Advertisement Standard Condition 3 (maintenance).
6. Advertisement Standard Condition 4 (structure maintenance).
7. Advertisement Standard Condition 5 (site restoration).
8. Removal of Existing Advertisements.
9. Luminance of Advertisements.
10. Highways Condition.

22 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.

COUNCILLORS MARTIN BOTTOMS AND SUE TYLDESLEY BOTH LEFT THE MEETING AT 12:45.

23 CITY LAB 4 - 6 DALTON SQUARE LANCASTER LANCASHIRE

A8	25/00426/FUL	Installation of air source heat pumps.	Castle Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Mandy Bannon:

“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 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. Time limit.
2. Approved plans.
3. Development in accordance with ASHP details set out within Noise Assessment.

24 CITY LAB 4 - 6 DALTON SQUARE LANCASTER LANCASHIRE

A9	25/00427/LB	Listed building consent for the installation of air source heat pumps with associated development including the installation of additional radiators.	Castle Ward	A
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It was proposed by Councillor Martin Gawith 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, 10 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 Listed Building Timescale.
2. Approved plans.

Chair

(The meeting ended at 12.55 p.m.)

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