

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

28TH JULY 2025

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

Apologies for Absence:-
Councillor Andrew Otway

Officers in attendance:-
Jennifer Rehman Principal Planning Officer
Andrew Clement Principal Planning Officer
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W	-	Withdrawn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

25 MINUTES

The minutes of 23rd June 2025 were agreed as a true record and signed by the Chair.

26 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

27 DECLARATIONS OF INTEREST

Councillor Keith Budden sought advice from the Senior Solicitor and Deputy Monitoring Officer during consideration of item A9 25/00637/FUL Lancaster City FC The Giant Axe.

The reason being a family connection with Lancaster FC. After due consideration, Councillor Budden stated that he would be viewing the application fairly and with an open mind.

There were no other declarations of interest.

APPLICATION 22/01542/OUT WAS BROUGHT FORWARD IN THE AGENDA BY THE CHAIR AS IT WAS SUBJECT TO PUBLIC PARTICIPATION:

28 LAND EAST OF THE LIMEBURNERS ARMS MAIN ROAD NETHER KELLET LANCASHIRE

A6	22/01542/OUT	Relevant demolition of part of front boundary wall, demolition of existing building and outline planning application for the erection of up to 51 dwellings and the creation of new vehicular and pedestrian accesses, retaining walls and regrading of land.	Halton with Aughton & Kellet Ward	A(106)
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Under the scheme of public participation, residents Jayne Crow and Jenny Jackson spoke against the application. Paul Tunstall, of JWPC Ltd, responded in favour of the application.

It was proposed by Councillor Sandra Thornberry and seconded by Councillor Alan Greenwell:

“That the application be approved subject to an amendment to the affordable housing provision to be up to 40% 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 3 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to:

the satisfactory completion of a Legal Agreement within 3 months of the date of this Committee meeting, and in the event that a satisfactory Section 106 Agreement is not concluded within the timescale above, or other agreed extension of time, delegate authority to the Chief Officer – Planning and Climate Change to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured;

and subject to the following obligations:

- Provision of up to 40% affordable housing, with precise details determined at reserved matters stage.
- Financial contributions for open space calculated at reserved matters stage to go towards the equipped play area, provision of young persons facilities and improvements to the playing pitch at the village recreation area.
- Provision of on-site amenity greenspace.
- Setting up of a management company; and
- Management and Maintenance of all landscaping, unadopted roads, lighting and drainage infrastructure, on-site open space, and on-site watercourses.
- Biodiversity net gain, including an updated metric at the time of a reserved matters application, which continues to demonstrate 10% net gain and a Landscape and Ecological Creation and Management Plan showing 30 year management and investigation of peat on site and scheme for compensation / re-use.

and subject to the following conditions:

1. Timescale for submission of reserved matters application.
2. Development in accordance with Approved Plans (location plan and access).
3. Final surface water sustainable drainage strategy to be submitted.
4. Construction surface water management plan.
5. Construction Environmental Management Plan to include ecology measures, amenity and highway matters and requirements to meet policy DM30c.
6. Employment and Skills Plan.
7. Details of finished floor and site levels (including gardens and open space) and any retaining structures.
8. Precise scheme for ecology mitigation and enhancement.
9. Precise details of site access and associated off site highway improvements.
10. Precise design details of the site access retaining walls and railings including scaled dimensions, materials, and stonework details (and sample panel).
11. Updated Arboricultural Implications Assessment / Tree Protection Plan.
12. Details of housing mix to accord with policy DM1.
13. Details of the internal estate roads.
14. Scheme for external lighting (street lighting and lighting of any open space).
15. Submission for a Sustainable Design Statement including Energy and Carbon Statement addressing the requirements of policies DM30a to DM30c.
16. Sustainable drainage system operation and maintenance manual.
17. Contaminated land verification report based on mitigate in Site Investigation and unforeseen contamination.
18. Verification report of constructed sustainable drainage system.
19. Details of the homeowner packs.
20. Requirements of M4(2) accessibility and adaptability.
21. All dwellings to meet the Nationally Described Space Standards.
22. Provision of turning and parking.
23. Limit to maximum of 2 storey.
24. Development to meet as a minimal optional requirement of Building Regulations G2 (water Efficiency).
25. Protection of visibility splays.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

29 LAND BETWEEN BREWERS BARN AND THE A601(M) NORTH ROAD CARNFORTH LANCASHIRE LA5 9LJ

A5	21/00899/HYB	Hybrid Application comprising a full application for the erection of 71 dwellings with associated vehicular access, incorporating a signalised junction, together with pedestrian and cycle access points, associated earthworks, roads, parking and drainage infrastructure and an outline application for the erection of up to 87 dwellings, including public open space provision and associated infrastructure.	Carnforth & Millhead Ward	A(106)
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It was proposed by Councillor John Hanson and seconded by Councillor Tom Fish:

“That the hybrid application be approved subject to the conditions in the Committee Report.”

Upon being put to the vote, 15 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 hybrid application be approved subject to:

a) Full Planning Application:

the satisfactory completion of a Legal Agreement within 3 months of the date of this Committee meeting to cater for the provisions below, and in the event that a satisfactory Section 106 Agreement is not concluded within the timescale above, or other agreed extension of time, delegate authority to the Chief Officer – Planning and Climate Change to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured;

and subject to the following obligations:

- PROW contribution (£15k).
- Travel Plan contributions (£12k).
- £71,867.85 towards outdoor sports facilities (provision of 3G pitch at Carnforth High School or alternative location in the town).
- £31,780.00 towards young persons provision (provision towards facilities at Crag Bank POS) or provide on phase 2 land.
- Details of provision of on-site equipped play area.
- Provision of amenity space and ongoing management.

- Biodiversity net gain that continues to demonstrate 10% net gain and a Landscape and Ecological Creation and Management Plan showing 30-year management.
- Setting up of management company.
- Management and Maintenance of all unadopted land, infrastructure and landscaping.
- £337,173.90 Towpath contribution CART.
- Provision of 21 affordable housing units.

and subject to the following conditions:

1. Standard Time Limit (2 years).
2. Approved Plans.
3. Full details of the vehicular access details and access to be provided before construction of any other part of the development.
4. Full details of the pedestrian/cycle connections to Whernside Grove, Carnforth Brow based on submitted drawings including timetable for implementation and use.
5. Full details of the emergency access measures to prohibit general vehicular access at Whernside Grove and Carnforth Brow and ongoing management/maintenance including timetable for implementation and use.
6. Full details of all off-site highway improvement works based on submitted drawings including timetable for implementation and use.
7. Construction Method Statement including traffic management and protection of on-site infrastructure and requirements to meet policy DM30c.
8. Construction Environmental Management Plan including protection of landscape features.
9. Surface Water Construction Method Statement.
10. Foul and Surface Water Drainage Scheme.
11. Site Investigation and Remediation Strategy.
12. Ecological Protection and Mitigation Scheme to be submitted based on the submitted PEA.
13. Employment and Skills Plan.
14. Precise details of noise mitigation measures based on updated assessment for approved layout.
15. In accordance with AIA except for the requirement for updated protection plans for trees and hedgerows and method statements based on phased development (full and outline stages).
16. Final finished floor levels and site levels and details of any retaining features (location, heights and appearance).
17. Landscaping scheme.
18. Parking plan to be submitted and agreed and thereafter retained for said purpose (including removal of garage PD rights where required).
19. Submission of a Sustainable Design Statement including Energy and Carbon Statement to meet the requirements of policy DM30a and DM30b including the precise details of sustainable design measures/features.
20. Details of external lighting.
21. Details of all external materials to the dwellings.
22. Details of all boundary treatments.
23. Hard Landscaping scheme.
24. Construction details of internal estate roads, private drives and driveways, including levels, retaining structures and any bridging details.
25. Landscape Management Plan.
26. Sustainable drainage system operation and maintenance manual.
27. Verification report of constructed sustainable drainage system.

28. Travel Plan.
29. Homeowner Pack (HRA mitigation).
30. Protection of visibility splays.
31. M4(2) compliance.
32. Development to accord with the mitigation set out in the FRA addendum in respect of Phase 1 only.
33. Provision and retention of road turning facilities.
34. Removal of PD rights (extensions, roof alterations, fencing and enclosures).
35. No insertion of new windows and obscure glazing only to side facing windows to plots 1, 11, 17, 24, 28, 57 and 68-69.

and b) Outline Planning Application:

the satisfactory completion of a Legal Agreement within 3 months of the date of this Committee meeting to cater for the provisions below, and in the event that a satisfactory Section 106 Agreement is not concluded within the timescale above, or other agreed extension of time, delegate authority to the Chief Officer – Planning and Climate Change to refuse planning permission on the grounds that the obligations which make the development acceptable have not been legally secured;

and subject to the following obligations:

- Provision of 30% affordable housing.
- Provision of amenity space.
- POS contribution towards outdoor sports facilities to be calculated at reserved matter stage.
- Provision of Young persons play space on site or off-site contribution to be agreed at reserved matters stage.
- Biodiversity net gain, including an updated metric at the time of a reserved matters application, that continues to demonstrate 10% net gain and a Landscape and Ecological Creation and Management Plan showing 30-year management.
- Management and Maintenance of all unadopted land, infrastructure and landscaping.

and subject to the following conditions:

1. Standard Time Limit (approval of reserved matters).
2. Approved Plan (Location Plan and phase 2 plan only).
3. Site plan and access drawings indicative only.
4. Full access details showing connections to estate roads pursuant to the full planning application and connections to the canal towpath.
5. Construction Method Statement including traffic management and protection of on-site infrastructure and compliance with policy DM30c.
6. Construction Environmental Management Plan.
7. Concurrent with the reserved matters application and prior to commencement of development a final detailed Flood Mitigation Scheme (based on the FRA Addendum) and informed by updated flood modelling to be submitted and agreed.
8. Surface Water Construction Method Statement.
9. Foul and Surface Water Drainage Scheme.
10. Site Investigation and Remediation Strategy.
11. No development within 10m of the tow of the canal embankment until a Risk Assessment and Method Statement (RAMS) outlining all works to be carried out adjacent to the canal to be submitted and agreed by the LPA.

12. Ecological Protection and Mitigation Scheme to be submitted based on the submitted PEA including buffer to canal.
13. Employment and Skills Plan.
14. Submission of a Sustainable Design Statement including Energy and Carbon Statement to meet the requirements of policy DM30a and DM30b including the precise details of sustainable design measures/features.
15. Commensurate with reserved matters, assessment of noise impacts and mitigation to be submitted and agreed and mitigation implemented before occupation.
16. Commensurate with reserved matters, updated AIA to be provided with a scheme for tree and hedgerow protection and method statements.
17. Finished Floor Levels and Site Levels.
18. Housing Mix.
19. Details of internal estate roads Construction details of internal estate roads, private drives and driveways, including levels, retaining structures and any bridging details.
20. Details of external lighting.
21. Sustainable drainage system operation and maintenance manual.
22. Verification report of constructed sustainable drainage system.
23. Travel Plan.
24. Homeowner Pack (HRA mitigation).
25. NDSS and M4(2) standards.
26. No more than two dwellings within the IZ/IM of the pipeline.
27. No facilities for outdoor use to be provided in the IZ/IM of the pipeline.

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87 KING STREET LANCASTER LANCASHIRE LA1 1RH

A7	24/01395/FUL	Change of use and conversion of an existing office building (Class E) into 4 self-contained flats (C3) with external alterations and change of use of part of adjacent car park to site bin store.	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, 15 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 the amended approved plans.
3. Precise details and samples external materials.
4. Details of ventilation and secondary, double and triple glazing.
5. Details of solar panels, including mounting method, and ASHP.
6. Implementation of bike and bin stores, including details of the enclosure.

7. Ecological homeowner pack – HRA mitigation.
8. Single occupation for up-to 2 years top floor apartment only.

31 87 KING STREET LANCASTER LANCASHIRE LA1 1RH

A8	24/01396/LB	Listed building application for a replacement roof with solar panels and rooflights, alterations/replacements to window/doors and openings, installation of vents/ducts, new rainwater goods, fixing of timber boarding to boundary wall, removal and construction of internal partition walls and new ceilings.	Castle Ward	A
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It was proposed by Councillor Keith Budden 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, 15 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 the amended approved plans.
3. Precise details and samples external materials and internal works.
4. Details of solar panels, including mounting method.

32 LANCASTER CITY FC THE GIANT AXE WEST ROAD LANCASTER LANCASHIRE LA1 5PE

A9	25/00637/FUL	Erection of single storey extension to the front.	Marsh Ward	A
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It was proposed by Councillor Robert Redfern 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, 15 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. Materials to match.
4. Development to accord with FRA.
5. Development to accord with sustainable statement.

33 21 THE DRIVE CARNFORTH LANCASHIRE LA5 9JD

A10	25/00130/FUL	Retrospective application for the change of use of land to domestic garden in association with 21 The Drive with landscaping and erection of a shed.	Carnforth & Millhead Ward	A
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It was proposed by Councillor Louise Belcher and seconded by Councillor Sue Tyldesley:

“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 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 condition:

1. Approved plans.

34 FORMER FRANKIE AND BENNY'S HILMORE WAY MORECAMBE LANCASHIRE LA4 4DD

A11	25/00677/VCN	Variation of condition 7 on approved application 95/00530/FUL to extend the opening hours of restaurant.	West End Ward	A
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It was proposed by Councillor John Hanson 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 1 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. Amended Plans and Details (retained from 95/00530/FUL).
2. Approved Materials (retained from 95/00530/FUL).
3. Separate Drainage Systems (retained from 95/00530/FUL).
4. No Building Within 3m of Public Sewers (retained from 95/00530/FUL).
5. Restaurant Opening Hours (06:00 to Midnight) and Delivery Hours (07:00 to 21:00).
6. Ventilation/Plant Details.
7. Site Levels (retained from 95/00530/FUL).

35 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 12.10 p.m.)

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