

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**1ST SEPTEMBER 2025**

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

Apologies for Absence:-

Councillors Keith Budden, Jack Lenox, John Livermore and Catherine Potter

Officers in attendance:-

Jennifer Rehman	Planning Applications Manager
Eleanor Fawcett	Principal Planning Officer
Daniel Spencer	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W	-	Withdrawn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

**36 MINUTES**

The minutes of 28<sup>th</sup> July 2025 were agreed as a true record and signed by the Chair.

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

There were no items of urgent business.

**38 DECLARATIONS OF INTEREST**

Councillor Mandy Bannon declared an interest in application A7 24/01171/FUL Former Builders Merchants Yard, New Quay Road, Lancaster. The reason being that she would be speaking as Ward Councillor and Trustee of the Friends of Freeman's Wood charity against the application. Councillor Bannon stated that she would recuse herself from the meeting for the consideration of the item.

There were no other declarations of interest.

**COUNCILLOR MANDY BANNON LEFT THE MEETING AT 10:40.**

**APPLICATION A7 24/01171/FUL FORMER BUILDERS MERCHANTS YARD NEW QUAY ROAD LANCASTER WAS BROUGHT FORWARD IN THE AGENDA BY THE CHAIR AS IT WAS SUBJECT TO PUBLIC PARTICIPATION**

**39 FORMER BUILDERS MERCHANTS YARD NEW QUAY ROAD LANCASTER LANCASHIRE**

A7	24/01171/FUL	Erection of self-storage units with associated security building, boundary fencing and creation of access roads/parking.	Marsh Ward	A(106)
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Under the scheme of public participation, Ward Councillor Mandy Bannon, and resident and Trustee of LightAware charity Eleanor Levin, spoke against the application, whilst agent Hayley Knight (HK Planning Ltd) responded in favour.

It was proposed by Councillor Robert Redfern and seconded by Councillor Paul Newton:

"That the application be approved subject to an amendment to condition 15 to secure details of a scheme to control a dimming profile for the submitted and approved external lighting, and 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 three abstentions, whereupon the Chair declared the proposal to have been carried.

***Resolved:***

That the application be approved subject to the following conditions:

the satisfactory completion of a Legal Agreement within 3 months of the date of this Committee meeting, and the conditions listed 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 a legal agreement which shall secure:

- **£15,000** contribution to off-site highway projects and improvements.

- Agreement to pay costs of monitoring BNG.

and subject to an amendment to condition 15 to secure details of a scheme to control a dimming profile for the submitted and approved external lighting;

and subject to the following conditions:

1. Timescales.
2. Accord with amended approved plans.
3. Contaminated land surveys and materials management plan.
4. Employment skills plan.
5. Archaeological written scheme of investigation.
6. Construction management plan.
7. Construction environmental management plan.
8. Construction drainage scheme.
9. Full sustainable drainage scheme.
10. Landscaping plan and maintenance.
11. Cycle storage.
12. Electric vehicle charging.
13. Drainage operation and maintenance.
14. Drainage verification.
15. External lighting mitigation.
16. Employee ecological information pack.
17. Ecology mitigation.
18. Flood risk mitigation measures.
19. Implement energy measures.
20. Foul drainage separate system.
21. No storage development or use within greenfield area.

**COUNCILLOR MANDY BANNON RETURNED TO THE MEETING AT 11:15.**

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:**

**40 LAND OFF POWDER HOUSE LANE LANCASTER LANCASHIRE**

A5	23/01384/OUT	Outline application for the erection of up to 130 dwellings and associated infrastructure with access, road realignment/widening to part of Slyne Road and associated engineering works.	Bolton & Slyne Ward	A(106)
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A site visit was held in respect of this application on 21<sup>st</sup> July 2025 by Councillors Louise Belcher, Martin Bottoms, Dave Brookes, Alan Greenwell, John Livermore, Paul Newton, Catherine Potter, Robert Redfern, Sandra Thornberry, Sue Tyldesley and Paul Tynan. In attendance were Principal Planning Officers Jennifer Rehman and Eleanor Fawcett.

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 as clarified in the meeting (and below) in relation to the s106 obligation."

Upon being put to the vote, 9 Councillors voted in favour of the proposal with 6 against and no abstentions, whereupon the Chair declared the proposal to have been carried.

***Resolved:***

That the application be approved subject to the following obligations as clarified in the meeting (and below) in relation to the s106 obligation and:

subject to the satisfactory completion of a Legal Agreement within 3 months of the date of this Committee meeting, and the conditions listed 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 a legal agreement which shall secure:

- Provision of a policy-compliant (DM3 of the DM DPD) Affordable Housing (to be provided on site) in accordance with an Affordable Housing Scheme to be submitted with Reserved Matters and approved by the Council before the commencement of development. **This shall account for the different affordable housing requirements (15% and 30%) across the site based on the different ward areas.**
- Provision of on-site Amenity Greenspace, Equipped Play Area and Young People's Provision based on the Green and Blue Infrastructure Strategy and DAS.
- Off-site Public Open Space Contribution to be calculated at Reserved Matters Stage (in accordance **the Sport England Calculators or any successor document by Sport England or the Council**) towards athletics facilities, playing pitch improvements and associated facilities at Salt Ayre.
- Setting up of a Management Company.
- Management and Maintenance of all landscaping, unadopted roads, lighting and drainage infrastructure and on-site open space.
- Provision of on-site Biodiversity Net Gain (**providing no less than 10%**) in accordance with an approved BNG Plan and Landscape and Ecological Creation and Management Plan.
- **Highways Contribution to be calculated at reserved matters stage based on the County Council's Gravity model methodology or successor document, which shall not exceed £4,386.66 per dwelling. The contribution shall be provided across 5 initiatives, namely:**
  1. **City Centre Gyratory**
  2. **A6 Slvne Road (feeder roads)**
  3. **Local highway network around the M6 J34**
  4. **Lancaster Area Wide Road/Management changes and**
  5. **Morecambe Area Wide Land/Management changes.**
- Travel Plan Contribution **£12,000.**

and subject to the following conditions:

1. Timescale for submission of reserved matters application (2 years).

2. Development in accordance with Approved Plans (Location plan, Parameters plan and Access Plan).
3. Reserved Matters to be based on the broad principles set out in the submitted Design and Access Statement and the Green and Blue Infrastructure Strategy.
4. Phasing condition.
5. Final surface water sustainable drainage strategy.
6. Construction Surface Water Management Plan.
7. Construction Environmental Management Plan.
8. Construction Method Statement including construction working hours.
9. Precise construction details of main vehicular site access and associated off site highway improvements including timetable for implementation.
10. Precise design and construction details of all other site access points (except main vehicular access) including active travel routes and emergency access.
11. Submission of a Sustainable Design Statement including Energy and Carbon Statement.
12. Employment and Skills Plan.
13. Precise scheme for ecology mitigation based on submitted ecological appraisal and comments from GMEU.
14. Contaminated Land Assessments – further assessment as identified by the Phase II report and EHO comments.
15. Prior to any vibro-impact works on site, a risk assessment and method statement shall be submitted to the LPA and Network Rail.
16. Air Quality Mitigation Scheme in accordance with the ES.
17. Acoustic Design Statement setting out precise scheme for noise mitigation based on the recommendations of the Noise Assessment.
18. Arboricultural Implications Assessment/ Tree Protection Plan.
19. Scheme for M4(2) accessibility and adaptability dwellings.
20. Details of housing mix to accord with policy DM1.
21. Construction details of the internal estate roads, private drives, footways and other active travel routes to be designed to the adoptable standards and LTN 1/20.
22. Scheme for external lighting (street lighting and lighting of any open space).
23. Precise details of all play equipment, street furniture, signposting and interpretation boards.
24. Sustainable drainage system operation and maintenance manual.
25. Contaminated land verification report based on Site Investigation and unforeseen contamination.
26. Verification report of constructed sustainable drainage system.
27. Details of the homeowner packs.
28. Travel Plan.
29. In accordance with the specified mitigation set out in the approved Flood Risk Assessment.
30. All new residential developments must achieve, as a minimum, the optional requirement set through the Building Regulations Requirement G2: Water Efficiency.
31. NDSS standards.
32. Provision of turning and parking.
33. Limit to maximum of 3 storey.
34. Protection of visibility splays.

**THE CHAIR ADJOURNED THE MEETING AT 12:20. THE MEETING RECOMMENCED AT 12:25.**

**41 LAND REAR OF INGLEBOROUGH VIEW STATION ROAD HORNBY**

A6	24/00597/VCN	Erection of 9 dwellings (C3) with associated detached garages, formation of a new access and associated estate roads and landscaping (pursuant to the variation of conditions 2-14 and 18 on planning application 21/01370/FUL).	Upper Lune Valley Ward	A(106, C)
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It was proposed by Councillor Joyce Pritchard and seconded by Councillor Martin Bottoms:

“That the application be approved subject to the trigger for condition 6 (AIA) being delegated to officers to amend from pre-commencement condition to compliance if the submitted AIA is satisfactory, and subject to an additional condition to secure a scheme for external lighting to safeguard the National Landscape and its dark skies prior to installation of any external lighting, and 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 trigger for condition 6 (AIA) be delegated to officers to amend from pre-commencement condition to compliance if the submitted AIA is satisfactory.
- and subject to an additional condition to secure a scheme for external lighting to safeguard the National Landscape and its dark skies prior to installation of any external lighting.
- and subject to the satisfactory completion of a Legal Agreement within 3 months of the date of this Committee meeting, and the conditions listed 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 a legal agreement to secure:

- Provision of two shared-ownership Affordable Housing units (to be provided on site) in accordance with an Affordable Housing Scheme to be submitted and approved by the Council.
- Provision of on-site Amenity Greenspace.
- Setting up of a Management Company.
- Management and Maintenance of all landscaping, unadopted roads, lighting and drainage infrastructure and on-site open space.

- Securing a public access route for non-motorised walking, wheeling through the site if this links to public access through land immediately adjacent to the site.

and subject to the following conditions:

1. Timescale.
2. Accord with amended plans.
3. Details and sample external materials, windows (including setback), rainwater goods etc., pre-commencement.
4. Off-site highway improvement details and implementation pre-commencement.
5. CMP (including pre-works photographic survey and s/w management) pre-commencement – detail construction hours.
6. AIA mitigation, submit TPP and AMS.
7. S/W drainage scheme and maintenance.
8. S/W drainage verification.
9. Foul drainage scheme.
10. Landscaping and maintenance pre-commencement details, implemented first planting season.
11. Visibility splays pre-commencement details, implemented prior to first use.
12. EV charging details pre-commencement.
13. Implement boundary treatments.
14. Waste collection area for plots 1 and 2, details.
15. Parking and access provision prior to first use and retention.
16. Implement and retain field access prior to first occupation and retain.
17. Watching brief and unforeseen contamination, accordance with submitted report.
18. Ecology mitigation accordance with report.

#### 42 LANCASTER CITY COUNCIL WHITE LUND DEPOT WHITE LUND ROAD MORECAMBE

A8      25/00866/PAD      Prior approval application for the demolition of former mower storage shed.      Westgate Ward      A

It was proposed by Councillor John Hanson and seconded by Councillor Sandra Thornberry:

“That prior approval for demolition is required and granted.”

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 prior approval for demolition is required and granted.

#### 43 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 12.47 p.m.)

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