

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**29TH SEPTEMBER 2025**

**PRESENT:-** Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Louise Belcher, Martin Bottoms, Keith Budden, Claire Cozler (Substitute), Alan Greenwell, John Hanson, Colin Hartley (Substitute), Jack Lenox, John Livermore, Andrew Otway and Sue Tyldesley

Apologies for Absence:-

Councillors Tom Fish, Catherine Potter, Robert Redfern and Paul Tynan

Officers in attendance:-

Mark Potts	Service Manager - Development Management
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W	-	Withdrawn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

**44 MINUTES**

The minutes of 1<sup>st</sup> September 2025 were agreed as a true record and signed by the Chair.

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

There were no items of urgent business.

**46 DECLARATIONS OF INTEREST**

Councillor Colin Hartley declared an interest in agenda item A6 25/00949/FUL 30 Berwick Way Heysham. The reason being that he was Ward Councillor for this application.

Councillor Hartley stated that he would be viewing the application fairly and with an open mind.

There were no other declarations of interest.

#### 47 LAND NORTH OF ROYAL OAK MEADOW HORNBY LANCASHIRE

A5	23/01399/FUL	Erection of 23 dwellings with associated vehicular and pedestrian access, internal roads, infrastructure, open space, drainage and landscaping.	Upper Lune Valley Ward	A(106, C)
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It was proposed by Councillor Colin Hartley and seconded by Councillor Alan Greenwell:

“That the application be approved subject to an additional condition to secure final details of all energy efficiency and renewable energy measures 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 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:

- The provision of 6 on-site affordable units (3x affordable rented and 3x shared ownership).
- £74,794.45 Public Open Space contribution towards Hornby Play Area.
- On-site public open space provision and management.
- On-site estate roads management.
- On-site drainage system management.

and subject to an additional condition to secure final details of all energy efficiency and renewable energy measures;

and subject to the following planning conditions:

1. Timescale.
2. Approved plans.
3. Construction surface water management plan.

4. Final surface water sustainable drainage strategy.
5. Foul drainage strategy.
6. Details of site access and off-site highway improvements.
7. Material samples.
8. Material details.
9. Details and provision of all boundary treatments.
10. Landscaping and Green Infrastructure Management and Maintenance Plan.
11. Scheme for external lighting.
12. Precise scheme for ecology/habitat enhancement.
13. Archaeology analysis.
14. Sustainable Drainage System Operation and Maintenance Manual.
15. Verification Report of Constructed Sustainable Drainage System.
16. Details and provision of covered and secure cycle storage.
17. Garage and car parking provision.
18. Construction Method Statement.
19. Ecological mitigation.
20. Flood risk mitigation.
21. M4(2) compliance.
22. Arboricultural Impact Assessment.
23. Unforeseen contamination.
24. Removal of permitted development rights.

**48 30 BERWICK WAY HEYSHAM MORECAMBE LANCASHIRE**

A6	25/00949/FUL	Erection of a two storey rear extension, installation of windows, window alterations and internal configuration.	Heysham South A Ward
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It was proposed by Councillor Keith Budden and seconded by Councillor John Hanson:

“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 planning permission timescales.
2. Development in accordance with approved plans.
3. External finishes to match.
4. Window detailing to match.
5. Obscure glazing to side (east).

**49 PLANNING COMMITTEE REPORT SEPTEMBER 2025**

The Service Manager – Development Management submitted a quarterly report on the performances of both the Planning Enforcement Team and the Applications Team.

***Resolved:***

That the report be noted. Members passed on their appreciation to both the Planning Enforcement and Planning Applications Teams on the progress made.

**50 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 11.25 a.m.)

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