

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

27TH OCTOBER 2025

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

Apologies for Absence:-

Councillors Jack Lenox, Andrew Otway and Robert Redfern

Officers in attendance:-

Jennifer Rehman	Planning Applications Manager
Patrick Hopwood	Planning Assistant
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W	-	Withdrawn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

51 MINUTES

The minutes of 29th September 2025 were agreed as a true record and signed by the Chair.

52 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

53 DECLARATIONS OF INTEREST

Councillors Martin Bottoms and Sue Tyldesley each declared an interest in agenda item A6 25/00615/FUL Car Park Nelson Street Lancaster. The reason being that they had both

been members of the Cabinet of Lancaster City Council where the application had been previously discussed. Consequently, both Councillors would recuse themselves from the meeting for the duration of consideration of this item.

There were no other declarations of interest.

54 LAND OFF LANCASTER ROAD AND ADJACENT TO TURNPIKE FOLD SLYNE LANCASHIRE

A5	21/00722/HYB	Hybrid application comprising a full application for the erection of 58 dwellings (C3) with associated landscaping, infrastructure, public open space and access arrangements, and outline application for extra care (Use Class C3) and a local centre (Use Class E) development with associated landscaping, open space and infrastructure.	Bolton and Slyne Ward	A(106)
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Under the scheme of public participation, Jeremy Boyd (Hollins Strategic Land LLP) spoke against the application. Paul Nellist (Asteer Planning) spoke in favour.

It was proposed by Councillor Sue Tyldesley and seconded by Councillor Dave Brookes:

“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:

the satisfactory completion of a Legal Agreement within 3 months of the date of this Committee meeting, to cater for the provisions below. In the event that a satisfactory Section 106 Agreement is not concluded within the timescale above, or other agreed extension of time, to 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 the following obligations are required:

- A financial contribution towards provision of a new primary school;
- A contract is entered into to secure land for care facility, or in the event of land not being sold a financial contribution towards affordable housing;
- Public open space scheme and management of non-adopted parts of the site;
- An Ecological Creation and Management Plan; and

- A mechanism for an access road to be provided through to land to the west;

and subject to the following conditions (both Full and Outline Consents):

Full Consent Conditions:

1. Timescales (2-year permission).
2. Development to Accord with Plans.
3. Drainage Strategy.
4. Surface Water Drainage.
5. Foul Water Drainage.
6. Accessibility M4 (2) Dwellings.
7. Employment and Skills.
8. Land Contamination.
9. Construction Environmental Management Plan.
10. Ecological Survey.
11. External Lighting Scheme.
12. Landscaping Scheme.
13. Drainage Maintenance.
14. Drainage Verification.
15. Bin Collection.
16. Land levels.
17. Noise Mitigation.
18. Fencing Treatment/ Ecology Permeability.
19. FRA Mitigation.
20. Wildlife Enhancement.
21. Bird Breeding Survey.
22. Homeowners Information Pack.
23. Delivery Hours.
24. Garage Retention.
25. Arboricultural Impact Assessment.
26. Obscure Glazed Side Windows.
27. Sustainable Construction (newly inserted condition).
28. Materials (newly inserted condition).

Outline Consent Conditions:

1. Details of Reserved Matters.
2. Timescale for Reserved Matters Details.
3. Drainage Details.
4. Surface Water Drainage Details.
5. Foul Water Drainage.
6. Employment and Skills.
7. Soil Contamination.
8. Construction Environmental Management Plan.
9. Ecological Survey.
10. External Lighting Scheme.
11. Noise Assessment.
12. Biodiversity Improvements.
13. Drainage Maintenance.
14. Drainage Verification.
15. Parking Allocations.

16. Contract Relating to Care Facilities.
17. Land Levels.
18. FRA Mitigation.
19. Bird Surveys.
20. Delivery Hours.
21. Arboricultural Impact Assessment.
22. Sustainable Construction (newly inserted condition).

COUNCILLORS MARTIN BOTTOMS AND SUE TYLDESLEY LEFT THE MEETING AT 11:00 A.M.

55 CAR PARK NELSON STREET LANCASTER LANCASHIRE

A6	25/00615/FUL	Erection of 39 residential units comprising of four dwellinghouses, two 4-storey apartment blocks and one 2-storey apartment block with associated parking, landscaping, public realm, associated infrastructure and alterations to canal wall.	Castle Ward	A
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A site visit was held in respect of this application on Monday 21st July 2025 by Cllrs Louise Belcher, Martin Bottoms, Dave Brookes, Alan Greenwell, John Livermore, Paul Newton, Caroline Potter, Robert Redfern, Sandra Thornberry, Sue Tyldesley and Paul Tynan. In attendance were Planning Applications Manager Jennifer Rehman and Principal Planning Officers Eleanor Fawcett.

Under the scheme of public participation, Deborah Smith (Smith & Love) spoke in favour of the application, and Tom Fyson (Lancaster BID) spoke against.

It was proposed by Councillor Tom Fish and seconded by Councillor Catherine Potter:

“That the application be approved subject to the conditions in the Committee Report and including a revision to Condition 8 (sustainable design) to amend the type/trigger from ‘pre-commencement’ to ‘before construction of any buildings above ground level’.”

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 a revision to Condition 8 (sustainable design) to amend the type/trigger from ‘pre-commencement’ to ‘before construction of any buildings above ground level’ and subject to the following conditions:

1. Timescale.
2. Approved plans.
3. Archaeological monitoring and recording.
4. Construction surface water management plan.

5. Final surface water drainage strategy.
6. Foul drainage strategy.
7. Updated Arboricultural Impact Assessment.
8. Sustainable Design Statement incorporating Energy Carbon Statement.
9. Canal risk assessment and method statement.
10. Employment and skills plan.
11. Full landscaping scheme (informed by external works schedule).
12. Ecology/habitat enhancement scheme.
13. Material details and samples.
14. Boundary treatment details.
15. Landscape & Habitat Management plan.
16. Canal towpath access details.
17. Contamination remediation and Validation Report and Certificate.
18. Sustainable Drainage System Operation and Maintenance Manual.
19. Verification Report of Constructed Sustainable Drainage System.
20. Provide car parking spaces and vehicle turning head.
21. Implementation and completion of all on-site public open space and pedestrian linkages to the towpath to be made available for use to the wider public and retained thereafter.
22. Management and Maintenance Plan for all on-site Open Space.
23. Final details and implementation of cycle storage facilities.
24. Final details and implementation of bin storage facilities.
25. Details of external lighting.
26. Obscure glazing to Block A.
27. Obscure glazing to Block B.
28. Obscure glazing to Block D.
29. Homeowner Information Packs.
30. Affordable Housing Scheme and ongoing restriction to use for affordable occupation.
31. M4(2) units in accordance with Design & Access Statement.
32. Development in accordance with Construction Environmental Management Plan.
33. Development in accordance with Noise mitigation – glazing and ventilation.
34. Development in accordance with ecological mitigation measures.
35. Water Efficiency measures.
36. Development in accordance with air quality mitigation.

COUNCILLORS MARTIN BOTTOMS AND SUE TYLDESLEY RETURNED TO THE MEETING AT 11:25 A.M.

56

FORMER BOWLING GREENS TOWNSON WAY HEYSHAM LANCASHIRE

A7	25/00588/FUL	Change of use of two bowling greens to multi-use games areas with surrounding fencing and floodlights.	Heysham South A Ward
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It was proposed by Councillor Catherine Potter 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. Standard Timescale.
2. Approved plans.
3. Precise details of fencing.
4. Landscaping and maintenance details.
5. Construction Management Plan.
6. Drainage Strategy.
7. Development in accordance with Noise Assessment and details of close boarded fence be erected along the northern boundary.
8. Development in accordance with Lighting Assessment and details of the angle of the lights.
9. Hours of use.

57 BATTY HILL FARM LANCASTER ROAD COCKERHAM LANCASTER

A8	25/00286/FUL	Part retrospective application for the construction of a roof over existing silage pit, installation of drainage infrastructure to include an attenuation pond.	Ellel Ward	A
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It was proposed by Councillor Dave Brookes 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, 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. Amended Plans.
2. Sustainable Surface Water Drainage Scheme (details to be submitted within 1 month and agreed details to then be implemented within 6 months).
3. Implement Amended Landscaping Scheme.

58 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.

59 UPDATES

An updates report had been published on 23rd October 2025.

Chair

(The meeting ended at 12.00 p.m.)

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