

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

24TH NOVEMBER 2025

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

Apologies for Absence:-

Councillors Robert Redfern and Sue Tyldesley

Officers in attendance:-

Mark Potts	Service Manager - Development Management
Jennifer Rehman	Planning Applications Manager
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W	-	Withdrawn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

60 MINUTES

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

61 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

62 DECLARATIONS OF INTEREST

Councillors Dave Brookes, Tom Fish, Andrew Otway and Paul Tynan each declared an interest in agenda item A10 25/00575/FUL 1 Spring Garden Street Lancaster. The reason

being that the application had been made by a relative of another Green group Councillor. Consequently, all four Councillors would recuse themselves from the meeting for the duration of consideration of this item.

Councillor Martin Bottoms declared an interest in agenda item A11 25/01039/LB Lancaster City Museum Market Street Lancaster. The reason being that he was a member of the Museum Working Group. Councillor Bottoms stated he would recuse himself from the meeting for the duration of consideration of this item.

There were no further declarations of interest.

63 CANAL QUARTER CENTRAL SITE LAND TO THE EAST OF BREWERY LANE LANCASTER LANCASHIRE

A5	25/00913/FUL	Relevant existing associated clearance.	demolition buildings and vegetation	Castle Ward	A
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A site visit was held in respect of this application on 17th November 2025 by Councillors Martin Bottoms, Dave Brookes, Keith Budden, Alan Greenwell, Sandra Thornberry and Sue Tyldesley. In attendance was Planning Applications Manager Jennifer Rehman.

It was proposed by Councillor Dave Brookes and seconded by Councillor Martin Gawith:

“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 one abstention, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following conditions:

1. Timescale.
2. Approved plans.
3. Submission of a desk based assessment of the sites archaeological potential.
4. Demolition method statement and management plan including phasing of Building A demolition and inclusion of archaeological recording in the event of any subsurface activity.
5. Remediation plan including surfacing.
6. Demolition Phase Surface Water Management Plan.
7. Tree Protection Plan.
8. Details of site boundaries/security.
9. Ecology.

64 CANAL QUARTER CENTRAL SITE LAND TO THE WEST OF BREWERY LANE LANCASTER LANCASHIRE

A6	25/00913/FUL	Part retrospective application for relevant demolition of	Castle Ward	A
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existing buildings and
associated vegetation
clearance.

It was proposed by Councillor John Hanson and seconded by Councillor Tom Fish:

“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. Approved plans.
2. Before any works below existing ground level or subsurface activity details of archaeological recording to be submitted.
3. Remediation plan including surfacing.
4. Details of site boundaries/security.
5. Submission of a scheme for the retention and reuse of stone on site.
6. Ecology mitigation recommendation as set out in ecology appraisal.

65 CANAL QUARTER CENTRAL SITE BREWERY LANE LANCASTER LANCASHIRE

A7	25/00973/FUL	Temporary change of use of vacant land to a car park with associated works.	Castle Ward	A(C)
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It was proposed by Councillor Sandra Thornberry and seconded by Councillor Dave Brookes:

“That the application be approved subject to the conditions in the Committee Report subject to a change to Condition 5 to include details of gates and subject to the following additional conditions:

- submission of details of site levels and ramp features;
- submission of details of any parking management infrastructure (if required);
- provision of a minimum level of accessible spaces, their location and identification on the site, in broad accordance with the approved site layout plan;
- 2 year time limit for implementation period.”

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 to the conditions in the Committee Report subject to a change to Condition 5 to include details of gates and subject to the following additional conditions:

- submission of details of site levels and ramp features;
- submission of details of any parking management infrastructure (if required);
- provision of a minimum level of accessible spaces, their location and identification on the site, in broad accordance with the approved site layout plan;
- 2 year time limit for implementation period;

and subject to the following conditions:

1. Timescale – temporary use 2 years.
2. Approved plans.
3. Submission of Final Surface Water Drainage Scheme including Management and Maintenance Plan.
4. Submission of Construction Management Plan.
5. Details of site boundaries and car park surface treatment.
6. Precise details of the of access/egress points including surfacing and visibility splays.
7. All highway works associated with the access/egress points to be constructed prior to first use.
8. Submission of details for the provision of secure cycle storage provision within the site.
9. Protection of Visibility splays.

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LAND AT LAWSONS BRIDGE SCOTFORTH ROAD LANCASTER LANCASHIRE

A8	25/00913/FUL	Erection of a food store (Class E) with land regrading, access, cycle route, landscaping and swales and the provision of associated infrastructure, including car and cycle parking facilities, vehicle charging spaces, pedestrian access routes and servicing.	Scotforth West Ward	A(C, 106)
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A site visit was held in respect of this application on 17th November 2025 by Councillors Martin Bottoms, Dave Brookes, Keith Budden, Alan Greenwell, Sandra Thornberry and Sue Tyldesley. In attendance was Planning Applications Manager Jennifer Rehman.

It was proposed by Councillor Sandra Thornberry and seconded by Councillor Keith Budden:

“That the application be approved subject to the completion of a Section 106 agreement and subject to the conditions in the Committee Report and subject to the following additional / amended conditions:

- condition 5 amended trigger to first use / occupation;
- condition 36 amended opening hours to:
 - Monday to Saturday 0800 to 2200
 - Sunday 1000 to 1800
 - Bank Holidays 0800 to 2000

- additional pre-commencement condition for details of construction phase access details.”

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, 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:

- £100,000 towards improvements to the Hala Road / Scotforth Road signalised junction including minor highway improvements and the installation of MOVA technology and replacement of signals where appropriate to match with MOVA technology;
- £60,000 to support the Red Route from Galgate to the City Centre;
- £6,000 Travel Plan Support;
- £5,000 towards cycle connection enhancements towards Lawson’s Bridge;

and subject to the following additional / amended conditions:

- condition 5 amended trigger to first use / occupation;
- condition 36 amended opening hours to:
 - Monday to Saturday 0800 to 2200
 - Sunday 1000 to 1800
 - Bank Holidays 0800 to 2000
- additional pre-commencement condition for details of construction phase access details;

and subject to the following conditions:

1. Timescale.
2. Approved plans.
3. Highway Condition Survey.
4. Construction Management Plan.
5. Site access and off-site highway works.
6. Construction surface water drainage.
7. Final surface water drainage strategy.
8. Risk Assessment and Method Statement (RAMS).
9. Details of any scaffolding to be erected within 10 metres of railway boundary.
10. Details of any vibro-impact works.
11. Details of ground levels, earthworks and excavations within 10m of railway boundary.
12. Details of vehicle safety protection measures along railway boundary.
13. Employment and Skills Plan.

14. Contamination investigation.
15. Final details of cycle and pedestrian link through the site and linkage to residential development to the south.
16. Details of Biodiversity Net Gain.
17. Sustainable Design Statement.
18. Details (and samples) of external materials to the building, enclosures, and surface treatments to be agreed.
19. Boundary treatment details including any trespass proof fencing.
20. Scheme for external lighting and security measures.
21. Scheme for refuse provision.
22. Scheme for EV charging facilities.
23. Scheme for cycle provision.
24. Hard and soft landscape and maintenance regime.
25. Landscape and ecological management plan (LEMP).
26. Travel plan.
27. Provision of internal roads, car/motorcycle parking and turning facilities.
28. Car park management strategy.
29. Sustainable drainage system operation and maintenance manual.
30. Verification of constructed sustainable drainage scheme.
31. Development in accordance with Flood Risk Assessment.
32. Development in accordance with Arboricultural Impact Assessment.
33. Development in accordance with ecological mitigation measures.
34. Development in accordance with Air quality mitigation measures.
35. Restriction on net sales area and net sales floorspace used for the display and sale of comparison goods.
36. Restriction on opening/trading hours.
37. Restriction on delivery hours.

THE CHAIR BROUGHT FORWARD APPLICATION A10 25/00575/FUL 1 SPRING GARDEN STREET IN THE AGENDA.

COUNCILLORS DAVE BROOKES, TOM FISH, ANDREW OTWAY AND PAUL TYNAN RECUSED THEMSELVES FROM THE MEETING AT 11:46.

67 1 SPRING GARDEN STREET LANCASTER LANCASHIRE LA1 1RQ

A10	25/00575/FUL	Erection of a single storey extension to the rear and a first floor extension above existing ground floor, conversion of existing property to mixed use compromising commercial units on ground floor and 4-bed student cluster flats on upper floors.	Castle Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Martin Gawith:

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

Upon being put to the vote, 8 Councillors voted in favour of the proposal with none 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 3 year timescale.
2. Approved Plans.
3. Materials – details and samples including stonework, render, doors and windows, roofing material, ridge, verge and eaves details, window surrounds, rainwater goods, materials for cycle store, any external surfacing material, all means of enclosure, external lighting, details of shopfronts.
4. Archaeological monitoring and recording.
5. Provision of bike and bin store.
6. Student accommodation restriction.
7. Noise Mitigation Measures.
8. Construction Management Plan.
9. Cycle Storage Details.
10. Hours for deliveries.

COUNCILLORS DAVE BROOKES, TOM FISH, ANDREW OTWAY AND PAUL TYNAN RETURNED TO THE MEETING AT 11:52.

68 LAND ADJACENT GALGATE MILL CHAPEL LANE GALGATE LANCASHIRE

A9	25/00887/VCN	Erection of two industrial / employment buildings comprised of 11 units (Class B2/E(g)) with associated parking / turning area, landscaping and associated infrastructure (pursuant to the variation of condition 2 on planning permission 23/01353/FUL to amend previously approved plans).	Ellel Ward	A
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It was proposed by Councillor John Hanson and seconded by Councillor Martin Gawith:

“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. Approved amended / varied plans.
2. Employment and Skills Plan.

3. Details of sound insulation.
4. Contamination investigation.
5. Facing materials to be agreed.
6. Details of external lighting.
7. Operation and Maintenance Manual (SuDS).
8. Verification report (SuDS).
9. Car-parking to be provided before occupation and retained in perpetuity.
10. Cycle parking to be provided before occupation and retained in perpetuity.
11. Landscaping implementation.
12. Noise from plant / machinery / equipment.
13. Development to accord with Flood Risk Assessment and Drainage Strategy.
14. Development to accord with Energy Strategy.
15. Development to accord with Preliminary Ecological Appraisal.
16. Development to accord with Air Quality Assessment.

COUNCILLOR MARTIN BOTTOMS RECUSED HIMSELF FROM THE MEETING AT 12:06.

69 LANCASTER CITY MUSEUM MARKET STREET LANCASTER LANCASHIRE LA1 1HT

A11	25/01039/LB	Listed building application for the installation of boarding on the stairwell walls and repainting of stairwell walls.	Castle Ward	A
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It was proposed by Councillor Keith Budden and seconded by Councillor Martin Gawith:

“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. Timescales.
2. Works to accord with plans/documents.

COUNCILLOR MARTIN BOTTOMS RETURNED TO THE MEETING AT 12:12.

70 PLANNING PERFORMANCE REPORTS

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 also noted their appreciation of the progress being made by both the Planning Enforcement and Planning Applications Teams.

71 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.

72 UPDATES

An updates report had been published on 20th November 2025.

Chair

(The meeting ended at 12.25 p.m.)

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