

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

15TH DECEMBER 2025

PRESENT:- Councillors Sandra Thornberry (Chair), Louise Belcher, Roger Dennison (Substitute), Tom Fish, Martin Gawith (Substitute), Alan Greenwell, John Hanson, Jack Lenox, John Livermore, Hamish Mills (Substitute), Paul Newton (Substitute), Andrew Otway, Robert Redfern, James Somerville (Substitute) and Paul Tynan

Apologies for Absence:-

Councillors Martin Bottoms, Dave Brookes, Keith Budden, Catherine Potter and Sue Tyldesley

Officers in attendance:-

Mark Potts	Service Manager - Development Management
Andrew Clement	Principal Planning Officer
Robert Clarke	Principal Planning Officer
Anthony Foster	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W	- Withdrawn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

73 MINUTES

The minutes of 24th November 2025 were agreed as a true record and signed by the Chair.

74 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

75 DECLARATIONS OF INTEREST

Councillor James Somerville declared an interest in agenda item A5 23/01327/OUT Land South of Low Road, Halton. The reason being that he had previously expressed an opinion on this application. Councillor Somerville stated that he would recuse himself from the meeting for the duration of consideration of the item.

Councillor Roger Dennison declared an interest in agenda item A11 21/01577/FULL 45A Chester Place, Lancaster. The reason being his role as Armed Forces Champion. Councillor Dennison stated that he would be viewing the application fairly and with an open mind but would nevertheless abstain from voting on the item.

Councillor Roger Dennison declared an interest in agenda item A12 25/01136/LB Lancaster Museum. The reason being his role as Armed Forces Champion. Councillor Dennison stated that he would be viewing the application fairly and with an open mind.

There were no further declarations of interest.

IN ORDER TO ACCOMMODATE PUBLIC SPEAKERS, THE CHAIR RE-ORDERED THE AGENDA AS FOLLOWS: A6, A9 AND A10, THEN A5, A7, A8, A11 AND A12.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:**76 LAND TO THE WEST OF, HEALTH INNOVATION ONE, SIR JOHN FISHER DRIVE**

A6	25/00593/OUT	Outline application for development of a knowledge and research Innovation Campus comprising Use Class E(g) with associated car parking and primary access with all other matters reserved.	University Ward A(106)
----	--------------	---	------------------------

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.

Under the scheme of public participation, Paul Holland (Chair of Scotforth Parish Council) spoke against the application. Agent Hannah Blunstone (CBRE Ltd) responded in favour.

It was proposed by Councillor Roger Dennison and seconded by Councillor Sandra Thornberry:

“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:

- 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:

- £13.86/sq.m of GIA floorspace to active travel projects detailed in section 5.4.4 of this report;
- £20.99/sq.m of GIA floorspace to Lancaster Travel and Transport Infrastructure Strategy (LTTIS) projects details in section 5.4.7 of this report;
- Biodiversity Net Gain Plan and Phasing Plan;
- Biodiversity Net Gain monitoring report assessment fee of £6,078;
- Landscape and Ecological Management Plan;

and subject to the following conditions:

1. 5yr timescale and phasing.
2. Phasing plan.
3. Tree protection plan and arboricultural method statement.
4. Protection scheme for existing infrastructure.
5. Ecological protection/enhance scheme.
6. Compensatory flood water storage scheme.
7. Flood mitigation and floor levels.
8. Sustainable surface water drainage scheme (SuDS).
9. Full Sustainable Design Statement based on Energy & Sustainability Statement principals.
10. Scheme for walking/cycle provision within the site.
11. Scheme for parking quantum proportion and limit, disabled and EV spaces for each phase.
12. Contamination investigation and gas assessment.
13. Employment Skills Plan (ESP).
14. Construction surface water drainage scheme.
15. Construction Management Plan, including no external illumination, dust management plan and air quality mitigation measures and delivery/working hours.
16. Highway conditions and defects surveys.
17. External artificial lighting.
18. Cycle storage, changing and showering provision for each phase.
19. Use Eg(ii), or broader E(g) subject to agreement of use criteria.
20. Scheme for refuse/waste/bins provision for each phase.
21. Operation and maintenance of SuDS for each phase.
22. Verification of implemented SuDS for each phase.
23. Car Park Management Strategy (CPMS).
24. Travel Plan for site and each phase, including monitoring.
25. Travel plan reporting and floorspace.
26. Maximum 25,000sq.m GIA.
27. Ecology mitigation.
28. Noise limits and mitigation.

29. 30m landscape buffer.

77 **THE STOREY, MEETING HOUSE LANE, LANCASTER**

A9	25/01004/FUL	Installation of air source heat pumps with plant enclosure and construction of canopy.	Castle Ward	R
----	--------------	--	-------------	---

A site visit was held in respect of this application on 8th December 2025 by Councillors Louise Belcher, Dave Brookes, Keith Budden, Alan Greenwell, John Hanson, Paul Newton, Catherine Potter, Robert Redfern and Sandra Thornberry. In attendance was Planning Applications Manager Jennifer Rehman.

Under the scheme of public participation, Diana McIntyre (Closing Loops co-ordinator) spoke in favour of the application.

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

“That the application be refused for the reasons given in the Committee Report.”

Upon being put to the vote, 8 Councillors voted in favour of the proposal with 7 against and no abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be refused for the following reasons:

1. By reason of the inappropriate scale, design, appearance and siting, the proposed Air Source Heat Pumps and associated enclosures, would result in an incongruous, industrial and utilitarian form of development in a highly sensitive location. It is considered that such development would cause a high level of less than substantial harm to the significance and special interest of the surrounding Grade II and II* Listed Buildings, Grade II Listed walls and steps and the character and appearance of the Conservation Area. The identified harm is not outweighed by public benefits nor is it clearly and convincingly justified. Consequently, the proposal would fail to conserve and enhance the historic environment and is contrary to the aims and requirements of Policy SP7 of the Strategic Policies and Land Allocations Development Plan Document, Policies DM29, DM37, DM38, DM39 and DMCCH2 of the Development Management Development Plan Document and Section 16 of the National Planning Policy Framework.
2. The proposed development would result in the loss of, and adverse impacts to, designated open space. Policy DM27 of the Development Management DPD expects development proposals that are adjacent to designated open spaces, to incorporate design measures that ensure that there are no negative impacts on the amenity and functionality of the space. Policy DM27 also sets out that the Council will not permit the loss of designated open space, unless it is assessed as being surplus to requirements and demonstrated that it no longer has an environmental or community value. No such mitigation or justification as required by this policy has been provided and it is the view of the LPA that the impacts of the proposal on this important area of open space represents a significant and unacceptable conflict with policy SC3 of the

Strategic Policies and Land Allocations DPD and policies DM27 and DM29 of the Development Management DPD and Section 8 of the National Planning Policy Framework.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

78 THE STOREY, MEETING HOUSE LANE, LANCASTER

A10	25/01005/LB	Listed building application for air source heat pumps with plant enclosure, canopy, internal works including replacement radiators and secondary window glazing.	Castle Ward	R
-----	-------------	--	-------------	---

It was proposed by Councillor Sandra Thornberry and seconded by Councillor Robert Redfern:

“That the application be refused for the reason given in the Committee Report.”

Upon being put to the vote, 9 Councillors voted in favour of the proposal with none against and 6 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That Listed Building consent be refused for the following reason:

1. By reason of the inappropriate scale, design, appearance and siting, the proposed Air Source Heat Pumps and associated enclosures would appear as an industrial and utilitarian form of development which would cause a high level of less than substantial harm to the significance and special interest of the Grade II Listed Building and Grade II Listed walls. Furthermore, the proposed secondary glazing to the first floor stained glass window would also cause a high level of less than substantial harm. The identified harm is not outweighed by public benefits nor is it clearly and convincingly justified. Consequently, the proposal would fail to conserve and enhance the historic environment and is contrary to the aims and requirements of Policy SP7 of the Strategic Policies and Land Allocations Development Plan Document, Policies DM29, DM37, DM39, DMCCH1 and DMCCH2 of the Development Management Development Plan Document and Section 16 of the National Planning Policy Framework.

THE CHAIR ADJOURNED THE MEETING AT 12:00; AND RECONVENED THE MEETING AT 12:10.

COUNCILLOR JAMES SOMERVILLE LEFT THE MEETING AT 12:10.

79 LAND SOUTH OF LOW ROAD, HALTON, LANCASHIRE

A5	23/01327/OUT	Outline application for the erection of up to 80 dwellings with associated access.	Halton with Aughton and Kellet Ward	A(106)
----	--------------	--	-------------------------------------	--------

A site visit was held in respect of this application on 8th December 2025 by Councillors Louise Belcher, Dave Brookes, Keith Budden, Alan Greenwell, John Hanson, Paul Newton, Catherine Potter, Robert Redfern and Sandra Thornberry. In attendance was Planning Applications Manager Jennifer Rehman.

It was proposed by Councillor John Hanson and seconded by Councillor Robert Redfern:

"That the application be approved subject to the conditions in the Committee Report together with the modification to the Education financial contribution as contained within the published update."

Upon being put to the vote, 13 Councillors voted in favour of the proposal with none against and 1 abstention, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following conditions including the modification to the Education financial contribution as contained within the published update:

- 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:

- Provision of 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.
- Provision of on-site of Amenity Greenspace and Equipped Play Area
- Submission of an updated BNG Baseline matrix and provision of on-site Biodiversity Net Gain in accordance with an approved BNG Plan and Landscape and Ecological Creation and Management Plan.
- BNG monitoring costs.
- Education contribution towards 18 primary school places, to be re-calculated at reserved matters stage, to be directed towards the extension of either of the named existing school sites.
- Highways contribution of £2,271.79 per dwelling towards Lancaster Travel and Transport Infrastructure Strategy initiatives (specified at paragraph 5.3.13).
- Off-site open space contributions towards facilities at Halton The Centre and Allotments
- Setting up of a Management Company; and
- Management and Maintenance of all landscaping, unadopted roads, lighting and drainage infrastructure and on-site open space.

and subject to the following conditions:

1. Timescale for submission of reserved matters application (2YRS).
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 Indicative Framework Plan.
4. Final Surface Water Sustainable Drainage Strategy.
5. Construction Surface Water Management Plan.
6. Construction Environment Management Plan – Ecology.
7. Construction Management Plan – Highways.
8. Construction Method Statement including dust control, noise management and construction working hours – Amenity.
9. Precise construction details of main vehicular site access and specified off site highway improvements including timetable for implementation and requirement for the construction of site access to compound and development parcels to base course level.
10. Precise design and construction details of active travel/pedestrian route up to site western boundary and provision and maintenance.
11. Contaminated land investigation.
12. Archaeology investigation.
13. Foul drainage strategy.
14. Submission of a Sustainable Design Statement including Energy and Carbon Statement.
15. Invasive Non-Native Species Biosecurity Management Plan.
16. Employment and Skills Plan.
17. Construction details of the internal estate roads, private drives, footways and other active travel routes within the site to be designed to adoptable standards and LTN 1/20 and their management/maintenance.
18. Updated Arboricultural Impact Assessment/Tree Protection Plan/Arboricultural Method Statement.
19. Habitat Creation Plan – Species.
20. Scheme for M4(2) accessible and adaptable dwellings – to be minimum 20% of all dwellings.
21. Details of housing mix to accord with policy DM1 – Halton with Aughton NDP HNS.
22. Scheme for external lighting (street lighting and lighting of open space areas).
23. Precise details of all play equipment, public realm furniture, and signposting.
24. Sustainable drainage system operation and maintenance manual.
25. Verification report of constructed sustainable drainage system.
26. Details of Homeowner Information Packs.
27. Provide and protect visibility splays.
28. All dwellings to achieve Building Regulations Requirement G2: Water Efficiency.
29. All dwellings to achieve NDSS.
30. Provision of turning and parking.
31. Development in accordance with access design Arboricultural Method Statement.
32. Limit building heights to maximum 1 storey as detailed on the Parameters Plan and maximum of 2 storey elsewhere.
33. Implement travel plan.
34. Development in accordance with the specified mitigation set out in the approved Flood Risk Assessment.
35. Development in accordance with the specified mitigation set out in the approved Noise Impact Assessment.

COUNCILLOR JAMES SOMERVILLE RETURNED TO THE MEETING AT 12:30.

80 ASHTON MEMORIAL AND BUTTERFLY HOUSE, WILLIAMSON PARK, QUERNMORE ROAD

A7	25/01140/FUL	Installation of Air Source Heat Pumps and associated enclosure, removal of redundant plant, construction of new enclosure to house packaged plant and new air handling unit, installation of a new heat pump gantry enclosure, installation of new radiators, emitters, replacement of the existing pipework distributions, upgrades to the Building Energy Management Systems and associated development.	John O'Gaunt A Ward
----	--------------	--	---------------------

It was proposed by Councillor Hamish Mills 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, 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. Time limit.
2. Approved plans.
3. Samples of Materials to be submitted.
4. Development in accordance with ASHP details set out within Noise Assessment.
5. Development in accordance with AIA.
6. Addendum AIA for proposed cabling to Sub-station.
7. Archaeological Watching Brief.
8. Scheme for 6no Replacement Trees.
9. Removal of Units upon cessation of use.

81 ASHTON MEMORIAL AND BUTTERFLY HOUSE, WILLIAMSON PARK, QUERNMORE ROAD

A8	25/01141/LB	Listed building application for the installation of Air Source Heat Pumps and associated enclosure, removal of redundant plant, construction of new enclosure to house	John O'Gaunt A Ward
----	-------------	--	---------------------

packaged plant and new air handling unit, installation of a new heat pump gantry enclosure, installation of new radiators, emitters, replacement of the existing pipework distributions, upgrades to the Building Energy Management Systems.

It was proposed by Councillor Robert Redfern 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, 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. Time limit.
2. Approved plans.
3. Samples of Materials to be submitted.
4. Details of any new radiator pipe runs within the Ashton Memorial.

82 45A CHESTER PLACE, LANCASTER, LANCASHIRE

A11	21/01577/FUL	Retrospective application for the change of use of bowling pavilion (use class F2) to radio station (sui generis), change of use of veterans club building to changing/social facility (use class F2) installation of replacement roof covering on pavilion building, and replacement of 4 timber windows with UPVC windows with detachable window security screens to the front elevation, replacement of timber door and side screen, replacement of roof coverings, soffit boards, rainwater gutters and downpipes and replacement cladding to veterans club building.	Castle Ward	A
-----	--------------	---	-------------	---

It was proposed by Councillor John Hanson 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, 14 Councillors voted in favour of the proposal with none against and 1 abstention, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to the following condition:

1. Development to accord with plans.

83 LANCASTER CITY MUSEUM , MARKET STREET, LANCASTER

A12	25/01136/LB	Listed building application for the repair and upgrade of existing rainwater goods to include removal of PVC outlet pipe and reinstatement of lead lining to masonry outlet, inclusion of additional lead flashing to gulley and repair of water damaged plaster to internals of building.	Castle Ward	A
-----	-------------	--	-------------	---

It was proposed by Councillor Robert Redfern and seconded by Councillor John Hanson:
“That the application be approved subject to the conditions in the Committee Report including amendment to condition 3 from pre-commencement to compliance.”

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. Works to accord with plans.
3. Precise details of mortar for repointing and method for internal plaster repairs (including amendment from pre-commencement to compliance).

84 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.

85 UPDATES

An updates report had been published on 11th December 2025.

Chair

(The meeting ended at 12.55 p.m.)

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