

**PLANNING REGULATORY
COMMITTEE**

10.30 A.M.

16TH FEBRUARY 2026

PRESENT:- Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Louise Belcher, Martin Bottoms, Keith Budden, Tom Fish, Alan Greenwell, John Hanson, Jack Lenox, John Livermore, Hamish Mills (Substitute), Andrew Otway, Catherine Potter, Robert Redfern and Sue Tyldesley

Apologies for Absence:-
Councillor Paul Tynan

Officers in attendance:-

Jennifer Rehman	Planning Applications Manager
Rephael Walmsley	Senior Solicitor and Deputy Monitoring Officer
Andrew Clement	Principal Planning Officer
Robert Clarke	Principal Planning 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W	-	Withdrawn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

93 MINUTES

The minutes of 12th January 2026 were agreed as a true record and signed by the Chair.

94 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIR

There were no items of urgent business.

95 DECLARATIONS OF INTEREST

Councillor Keith Budden declared an interest in application A5 25/0080/OUT Land to the west of Slyne Road Bolton-le-Sands. The reason being was that he had been a member

of Bolton-le-Sands Parish Council when the application had been considered. Cllr Budden stated that he would be viewing the application fairly and with an open mind.

Councillor Sue Tyldesley declared an interest in application A5 25/0080/OUT Land to the west of Slyne Road Bolton-le-Sands. The reason being was that she had met and heard the views of a group who were against the application. Cllr Tyldesley stated that she would be viewing the application fairly and with an open mind.

Councillors Martin Bottoms, Dave Brookes, Catherine Potter, Sandra Thornberry and Sue Tyldesley each declared an interest in agenda items A6 25/01118/VCN Central Promenade Regeneration Site, Marine Road Central, Morecambe and A7 26/00023/FUL Land East of Central Promenade Regeneration Site, Marine Road Central, Morecambe. The reason being that they had all been members of the Cabinet of Lancaster City Council when the applications had been previously discussed. Councillor Bottoms was also a member of the Eden Project Board. Consequently, all five Councillors would recuse themselves from the meeting for the duration of consideration of these items.

Councillor Martin Bottoms declared an interest in agenda item A10 25/01361/LB Ryelands House Owen Road Lancaster. The reason being that he had been a member of the Cabinet of Lancaster City Council when the application had been previously discussed. Consequently, Councillor Bottoms would recuse himself from the meeting for the duration of consideration of this item.

Councillor Martin Bottoms declared an interest in agenda items A11 25/01313/FUL Boundary Wall and Footway to Moor Mills Car Park and A12 25/01318/LB Boundary Wall to Moor Mills Car Park off Nelson Street Lancaster. The reason being that he had previously discussed the applications with an access liaison group. Consequently, Councillor Bottoms would recuse himself from the meeting for the duration of consideration of these items.

There were no other declarations of interest.

THE CHAIR RE-ORDERED THE AGENDA AS FOLLOWS: A5, A8, A9, A10, A11, A12 THEN A6 AND A7.

APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:

96 LAND TO THE WEST OF SLYNE ROAD BOLTON LE SANDS LANCASHIRE

A5	25/00805/OUT	Outline application for the erection of up to 200 dwellings, including affordable housing, public open space, landscaping, and sustainable urban drainage system (SUDS) and associated works. All matters reserved except for means of access.	Bolton and Slyne Ward	R
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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 and Principal Planning Officer Robert Clarke.

Under the scheme of public participation, Peter Yates, David Morris, Barrie Wells, County Cllr Russell Walsh, Lesley Bryan, Jules Farrer, Steve Bryan, Gill McKechnie, Heather Wells, Lisa Hignett and Peter Wood all spoke against the application. Laurie Lane (Lane Town Planning Ltd) spoke in favour of the application.

It was proposed by Councillor Keith Budden, and seconded by Councillor Martin Bottoms, contrary to the officer's recommendation in the report:

"That the application be refused on the following grounds:

- The surrounding settlements, in particular Bolton-le-Sands, constitute large built-up area.
- The development would result in the expansion of a large built-up area which currently strongly contributes to purpose A) of the Green Belt purposes.
- The site is not Grey Belt land; therefore, the development would constitute inappropriate development in the Green Belt and would result in harm to its openness, contrary to the NPPF and local plan policies which seek to protect the Green Belt."

Upon being put to the vote, 10 Councillors voted in favour of the proposal with 3 against and 2 abstentions, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be refused on the following grounds:

- The surrounding settlements, in particular Bolton-le-Sands, constitute large built-up area.
- The development would result in the expansion of a large built-up area which currently strongly contributes to purpose A) of the Green Belt purposes.
- The site is not Grey Belt land; therefore, the development would constitute inappropriate development in the Green Belt and would result in harm to its openness, contrary to the NPPF and local plan policies which seek to protect the Green Belt.

THE CHAIR ADJOURNED THE MEETING AT 13:00; AND RE-CONVENED THE MEETING AT 13:30.

COUNCILLOR ANDREW OTWAY LEFT THE MEETING AT 13:30.

APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:

97 LAND NORTH WEST OF SAND LANE WARTON LANCASHIRE

A8	25/00512/FUL	Erection of thirteen dwellings and associated access	Warton Ward	A(C, 106)
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It was proposed by Councillor Keith Budden and seconded by Councillor Sandra Thornberry:

“That the application be approved subject to the conditions in the Committee Report and subject to an amendment to Condition 8 to secure an unforeseen contaminated land condition.”

Upon being put to the vote, 14 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:

- The provision of 2 on-site affordable units (both shared ownership).
- £14,304.00 Public Open Space contribution towards Warton Village 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 - £4,293.00.
- Setting up of a Management Company; and
- Management and Maintenance of all on-site open space, landscaping, unadopted roads/pavements, lighting and drainage infrastructure.

and subject to an amendment to Condition 8 to secure an unforeseen contaminated land condition, and subject to the following conditions:

1. Timescale.
2. Approved plans.
3. Construction Surface Water Management Plan.
4. Final Surface Water Sustainable Drainage Strategy.
5. Final Foul drainage details.
6. Precise construction details of main vehicular site access and off-site pedestrian pavement.
7. Final soft landscaping details.
8. Contaminated land investigation.
9. Submission of a Sustainable Design Statement including Energy and Carbon Statement.
10. Details and samples of materials and construction details.
11. Details of all boundary treatments, fences, walls and gates.
12. Final details of hard landscaping.
13. Scheme for external lighting (street lighting and lighting of open space areas).

14. Habitat Creation Plan – Species.
15. Sustainable Drainage System Operation and Maintenance Manual.
16. Verification Report of Constructed Sustainable Drainage System.
17. Provide and protect visibility splays.
18. Provide internal roads, turning heads and car parking spaces.
19. Provide active travel link and maintain accessible.
20. Details and provide secure cycle storage.
21. Details of Homeowner Information Packs.
22. Identified dwellings to meet M4(2) requirements.
23. All dwellings to achieve Building Regulations Requirement G2: Water Efficiency.
24. Development in accordance with approved external levels, finished floor levels and ridge levels.
25. Removal of permitted development rights.
26. Development in accordance with ecological mitigation measures.
27. Development in accordance with Arboricultural Impact Assessment.

COUNCILLORS DAVE BROOKES AND JACK LENOX LEFT THE MEETING AT 13:40.

98 LAND OFF NEWLANDS ROAD LANCASTER LANCASHIRE

A9	24/01417/FUL	Erection of 31 affordable dwellings with associated access and landscaping.	Bowerham Ward	A(C)
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A site visit was held in respect of this application on 21st 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 was Principal Planning Officer Eleanor Fawcett.

It was proposed by Councillor Louise Belcher and seconded by Councillor Alan Greenwell:

“That the application be approved subject to the conditions in the Committee Report, and subject to an additional condition regarding a scheme for the eradication of invasive species including management and monitoring.”

Upon being put to the vote, 10 Councillors voted in favour of the proposal with one against and one abstention, whereupon the Chair declared the proposal to have been carried.

Resolved:

That the application be approved subject to an additional condition regarding a scheme for the eradication of invasive species including management and monitoring, and subject to the following conditions:

1. Timescale (2 years).
2. Accord with amended plans.
3. AIA, NE and NW boundaries further survey/mitigation.
4. BNG assessment of NE and NW boundaries.
5. Ecology/habitat enhancement scheme.
6. Construction Management Plan (CMP), including dust control.
7. Site access, visibility splays and 30mph off-site works.

8. Employment and skills plan.
9. Construction S/W drainage management plan.
10. S/W drainage scheme, including exceedance route.
11. Details of external materials, windows (incl setback).
12. M4(2) to at least 20% of units.
13. Full landscaping scheme.
14. Details of sustainable design measures, in-line with submitted energy statement.
15. Off-site highway improvement details, pavements in both directions.
16. Internal estate road and pavement details.
17. Boundary treatments and retaining walls.
18. Landscaping and maintenance.
19. Details of external lighting.
20. Maintenance and management of internal roads/pavements.
21. S/W drainage operation and maintenance.
22. S/W drainage verification.
23. Final details and implementation of cycle storage facilities.
24. Management and Maintenance Plan for all on-site Open Space.
25. Ecological Homeowner Information Packs.
26. Implementation and completion of all on-site public open space.
27. Waste collection points.
28. Parking provision and turning heads.
29. Ecology mitigation accordance with report.
30. Foul drainage scheme.
31. Noise mitigation measures.
32. Ecological mitigation measures.
33. Affordable Housing Scheme and ongoing restriction to use for affordable occupation.
34. Water Efficiency measures.
35. Obscure glazed windows to plot 15 and plot 31 side elevations only, remove permitted development for side windows.
36. Remove permitted development for rear/side extensions.

COUNCILLOR MARTIN BOTTOMS LEFT THE MEETING AT 14:05.

COUNCILLOR SUE TYLDESLEY RECUSED HERSELF FROM THE MEETING (SEE DECLARATION ABOVE).

99 RYELANDS HOUSE OWEN ROAD LANCASTER LANCASHIRE

A10	25/01361/LB	Listed building application for proposed demountable internal linings to some ground floor rooms, repairs to existing lean-to toilet, repair of windows and temporary covering.	Skerton Ward	A
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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, 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 the following conditions:

1. Standard Listed Building Timescale.
2. Amended Plans and Details.
3. Temporary Consent 3 Years for Temporary Coverings.
4. Further details of materials and methods of fixing.

COUNCILLOR SUE TYLDESLEY REJOINED THE MEETING AT 14:15.

100 BOUNDARY WALL AND FOOTWAY TO MOOR MILLS CAR PARK OFF NELSON STREET LANCASTER LANCASHIRE

A11	25/01313/FUL	Creation of a new opening in an existing wall and construction of a new pedestrian ramped access.	Castle Ward	A
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It was proposed by Councillor Louise Belcher 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, 11 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. Carried out in accordance with Tree Protection Measures.
4. Details of the proposed Railings.

101 BOUNDARY WALL TO MOOR MILLS CAR PARK OFF NELSON STREET LANCASTER LANCASHIRE

A12	25/01318/LB	Listed building application for the creation of a new opening in an existing wall.	Castle Ward	A
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It was proposed by Councillor Louise Belcher 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, 11 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. Details of the proposed Railings.

COUNCILLOR SANDRA THORNBERRY RECUSED HERSELF FROM THE MEETING AT 14:25 (SEE DECLARATION ABOVE).

COUNCILLORS CAROLINE POTTER AND SUE TYLDESLEY LEFT THE MEETING AT 14:25.

In the absence of the Chair and the Vice-Chair, it was proposed by Councillor Robert Redfern and seconded by Councillor John Hanson, that Councillor Keith Budden be the Chair for the meeting for the remaining items. With no other nominations received, the Clerk declared the proposition to be carried.

Resolved:

That Councillor Keith Budden be the Chair for the meeting for the remaining items.

COUNCILLOR JOHN HANSON LEFT THE MEETING AT 14:30.

102 CENTRAL PROMENADE REGENERATION SITE MARINE ROAD CENTRAL MORECAMBE LANCASHIRE

A6	25/01118/VCN	Demolition of existing buildings and proposed construction of major mixed leisure development in association with Eden Project (including use classes E, F1 and F2), outdoor arena (including live music performances), public realm, landscaping works, cycle parking, detached shelter and energy pods, and associated infrastructure and engineering operations (pursuant to the variation of condition 2 on planning permission 21/01113/FUL to amend the design and layout of the approved development).	Poulton Ward	A(106)
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A site visit was held in respect of this application on 9th February 2026 by Councillors Louise Belcher, Dave Brookes, Keith Budden, Alan Greenwell, John Livermore, Catherine Potter, Sandra Thornberry, Sue Tydesley and Paul Tynan. In attendance was Planning Applications Manager Jennifer Rehman and Principal Planning Officer Andrew Clement.

It was proposed by Councillor Robert Redfern and seconded by Councillor Louise Belcher:

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

Upon being put to the vote, 7 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:

1. Submission, approval, implementation and monitoring of Full Travel Plan (for visitors, employees and large events/visitors), including details of funding for this.
2. Travel Plan Contribution to the sum of £10,000 (split over 5 years).
3. A Visitor Access and Parking Strategy comprising heads of terms unchanged from the original approval.
4. An Outreach and Education Plan comprising heads of terms unchanged from the original approval.
5. Delivery of the Flood Defence Wall through application 26/00023/FUL, implemented following commencement of building works within the ticketed areas, and full complete and operational prior to first use or operation of the major leisure attraction.

and subject to the following conditions:

1. Time Limit (5 years from 19 May 2022).
2. Approved Plans – varied proposed development.
3. Phasing Strategy (construction), control Phase 1.
4. Employment Skills Plan.
5. Construction Environment Management Plan (CEMP).
6. Traffic Management Plan (TMP) for construction.
7. Site Investigation (Remediation Strategy), including Phase 1.
8. Surface Water Drainage Scheme, including Phase 1.
9. Demolition and Construction Phase Surface Water Management Plan.
10. Foul Drainage Scheme.
11. Flood Risk Mitigation Scheme.

12. Geotechnical / structural assessment of the sea wall and details of any retaining structures adjacent to the highway.
13. Flood Management Plan.
14. Precise scheme for on-site renewable technology and energy efficient measures.
15. Details and samples (where relevant) of all external materials, including the construction pattern and cladding of the shell pavilions, window/door details and curtain glazing features and flood gates (pursuant to condition 11).
16. Details of retaining wall and vegetated embankment with seating to northern façade.
17. Details and samples precise details of the Canopy structure, street furniture and boundary features and enclosures. Energy Pods within building.
18. Lighting scheme.
19. Security scheme to be agreed with details of CCTV and development to meet Secure by Design standards.
20. Access and off-site highway scheme to be submitted and agreed including:
 - Marine Road Central Improvement Scheme.
 - Cycle provision improvements connection Marine Road Central to Greenway.
 - M6 junction calibration.
 - Shrimp roundabout improvements.
 - Signage Strategy.
21. Detailed scheme for cycle provision (sheltered and secure).
22. Landscaping/public realm scheme to be implemented with planting schedule submitted for approval.
23. Landscape and habitat (BNG) Maintenance and Management Plan.
24. Collision Monitoring programme and sHRA mitigation.
25. Counter Terrorism plan.
26. Operation, Maintenance and Verification Report of constructed Sustainable Drainage System.
27. Delivery, Collections and Service Strategy.
28. Service access and turning facilities to be provided and retained at all times.
29. Protocol to define and then restrict size and nature of large scale outdoor events to a maximum of 8 within the summer period only in accordance with the sHRA.
30. Events Management Plan providing require noise assessment and reciprocal noise management practices to mitigate impacts to include flexibility to review for specific events.
31. Noise Limit for plant/ASHP/generator and details of external appearance.
32. Construction hours limited to 08:00-18:00 Mon-Fri, 08:00-16:00 on Sat and no working Sundays and bank holidays.
33. Goods/servicing delivery times restrictions.
34. BREEAM 'Excellent' standard, EPC A and heat network ready.
35. Removal and storage of existing public art.

103 LAND EAST OF CENTRAL PROMENADE REGENERATION SITE MARINE ROAD CENTRAL MORECAMBE LANCASHIRE

A7 26/00023/FUL Erection of flood defence wall, flood barrier and associated works. Poulton Ward A

It was proposed by Councillor Robert Redfern and seconded by Councillor Louise Belcher:

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

Upon being put to the vote, 7 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. Timescale.
2. Plans.
3. Construction Environmental Management Plan (CEMP).
4. Scheme for signal and crossing marking design through safety audit.
5. Gateway artwork.
6. Flood warning plan.
7. Materials to match.

104 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.

105 UPDATES

An updates report had been published on 12th February 2026.

Chair

(The meeting ended at 2.50 p.m.)

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