

**PLANNING REGULATORY  
COMMITTEE**

**10.30 A.M.**

**23RD MARCH 2026**

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

Apologies for Absence:-

Councillors Tom Fish and Catherine Potter

Officers in attendance:-

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W	-	Withdrawn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

**106 MINUTES**

The minutes of 16<sup>th</sup> February 2026 were agreed as a true record and signed by the Chair.

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

There were no items of urgent business.

**108 DECLARATIONS OF INTEREST**

Councillor Martin Bottoms declared an interest in agenda items A6 25/00770/LB and A7 25/01347/ADV (both at) The Platform, Marine Road, Central Morecambe. The reason being that he had previous involvement with the applications through his role as Cabinet

portfolio holder. Consequently, Councillor Bottoms would recuse himself from the meeting for the duration of consideration of these items.

Councillors John Hanson and Sandra Thornberry both declared an interest in agenda items A6 25/00770/LB and A7 25/01347/ADV (both at) The Platform, Marine Road, Central Morecambe. The reason being that they were members of the group Friends of the Platform. Both Councillors Hanson and Thornberry stated that they would be viewing the applications fairly and with an open mind.

There were no other declarations of interest.

**APPLICATIONS SUBJECT TO PUBLIC PARTICIPATION:**

**109 LUNDSFIELD QUARRIES, LUNDSFIELD, KELLET ROAD, CARNFORTH**

A5	19/00541/OUT	Outline application for the demolition of existing buildings and the erection of up to 250 dwellings with an associated new access, infrastructure and a football club car/coach park.	Carnforth and Millhead Ward	R
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A site visit was held in respect of this application on 9<sup>th</sup> February 2026 by Councillors Louise Belcher, Dave Brookes, Keith Budden, Alan Greenwell, John Livermore, Catherine Potter, Sandra Thornberry, Sue Tyldesley and Paul Tynan. In attendance was Planning Applications Manager Jennifer Rehman.

Under the scheme of public participation, Neil Wakeman (of Carnforth Rangers FC) spoke against the application. Peter Tooher (Nexus Planning) spoke in favour of the application.

It was proposed by Councillor Dave Brookes, and seconded by Councillor Louise Belcher, contrary to the officer’s recommendation in the report:

“That the application be refused on the following grounds:

The proposal would cause unacceptable biodiversity harm through the substantial loss of the site’s Biological Heritage Site, including valued priority habitats, invertebrate assemblages, and extensive woodland. These habitats contribute significantly to local green and blue infrastructure. The mitigation offered is unconvincing and fails to show that these losses would be adequately compensated. The development therefore conflicts with policies DM29, DM43, DM44, DM45, EN7, SP8 and SG11 of the Local Plan, and the environmental harm is judged to significantly and demonstrably outweigh the scheme’s benefits.”

Upon being put to the vote, 10 Councillors voted in favour of the proposal with 4 against and no abstentions, whereupon the Chair declared the proposal to have been carried.

**Resolved:**

That the application be refused on the following grounds:

The proposal would cause unacceptable biodiversity harm through the substantial loss of the site's Biological Heritage Site, including valued priority habitats, invertebrate assemblages, and extensive woodland. These habitats contribute significantly to local green and blue infrastructure. The mitigation offered is unconvincing and fails to show that these losses would be adequately compensated. The development therefore conflicts with policies DM29, DM43, DM44, DM45, EN7, SP8 and SG11 of the Local Plan, and the environmental harm is judged to significantly and demonstrably outweigh the scheme's benefits.

**COUNCILLOR MARTIN BOTTOMS LEFT THE MEETING AT 11:30.**

**APPLICATIONS NOT SUBJECT TO PUBLIC PARTICIPATION:**

**110 THE PLATFORM, MARINE ROAD CENTRAL, MORECAMBE**

A6	25/00770/LB	Listed building application for the installation of external branded signage, external redecoration and installation of a vinyl cover on the internal existing glass ceiling.	Poulton Ward	A
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It was proposed by Councillor Dave Brookes 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 Listed Building Timescale.
2. Amended Plans and Details.
3. Details of Paint Colour, Paint Type and Precise Areas to be Painted.

**111 THE PLATFORM, MARINE ROAD CENTRAL, MORECAMBE**

A7	25/01347/ADV	Advertisement application for the display of 2 hanging signs, 3 freestanding signs, window poster holders and window graphics.	Poulton Ward	A
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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, 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 Advertisement Timescale.
2. Amended Plans.
3. Advertisement Standard Condition 1 (landowner permission).
4. Advertisement Standard Condition 2 (public safety).
5. Advertisement Standard Condition 3 (maintenance).
6. Advertisement Standard Condition 4 (structure maintenance).
7. Advertisement Standard Condition 5 (site restoration).

**112 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, and answered questions from members.

***Resolved:***

That the report be noted.  
Members noted their appreciation of the progress being made.

**113 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.

**114 UPDATES**

An updates report had been published on 19<sup>th</sup> March 2026.

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Chair

(The meeting ended at 12.20 p.m.)

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