

# **PLANNING REGULATORY COMMITTEE**

## **Urgent Business Decisions Taken Between Meetings**

**27 April 2020**

### **Report of the Democratic Services Manager**

#### **PURPOSE OF REPORT**

To advise Members of decisions taken by the Chief Executive, in consultation with the Chair of the Planning Regulatory Committee.

**This report is public**

#### **RECOMMENDATION**

That the urgent business decisions in respect of the following four planning applications,

**20/00019/FUL Lower Addington Farm, Birkland, Barrow Road, Nether Kellet:  
18/01422/FUL Land to rear of Pointer Grove and adjacent to High Road, Halton  
19/01302/FUL Jump Rush, 21 Northumberland Street, Morecambe  
19/01531/FUL – Co-op, Centenary House, Regent Road, Morecambe**

set out in paragraph 3.1 of this report, be noted.

The decisions were taken by the Chief Executive, in consultation with the Chair of Planning Regulatory Committee. This is in accordance with the rules and procedures set out in the Council's Constitution.

#### **1.0 Background**

- 1.1 Due to the COVID-19 epidemic and the resulting social distancing guidance from central government, it was not possible to hold the Planning Regulatory Committee meeting scheduled for 30 March 2020.
- 1.2 Four applications were due to be determined at that meeting and urgent business decisions were taken to avoid any undue delay, since it was not a lawful option – at that point – to hold a remote meeting of the committee.
- 1.3 Regulations have since come into force to enable remote decision making for local authority committees.

#### **2.0 Consultation**

- 2.1 Councillor Thornberry, Chair of the Planning Regulatory Committee, consulted a group of Committee members by remote means, on 27 March 2020, to form a view on each application.

### **3.0 Decisions Taken**

- 3.1 The decisions below were taken on 31 March 2020 by the Chief Executive, in consultation with Councillor Thornberry, as per the Council's urgent business procedures.

#### **APPLICATION 20/00019/FUL Lower Addington Farm, Birkland, Barrow Road, Nether Kellet:**

That the decision be deferred due to

- Lack of a site visit
- Outstanding drainage information from the applicant
- Outstanding comments from Environmental Health, Natural England and the lead local flood authority.

#### **APPLICATION 18/01422/FUL Land to rear of Pointer Grove and adjacent to High Road, Halton**

That the decision be deferred due to

- Outstanding comments from Natural England;
- Outstanding agreement with the Highway Authority on the internal road network.
- Preference for the application to be considered by the full Planning Regulatory Committee with public speaking. If public speaking is not possible due to COVID-19, then local residents must at least be given the opportunity to submit written comments in lieu of speaking.

#### **APPLICATION 19/01302/FUL Jump Rush, 21 Northumberland Street, Morecambe**

That planning permission be granted in principle and delegated back to the Head of Planning and Place for the following details to be submitted and agreed before the decision is issued:

- Methodology for applying the vinyl
- Maintenance regime for the vinyl
- Site/car park plan with associated swept path analysis

And subject to the following conditions:

1. Standard 3 year timescale
2. Approved plans
3. Finish to elevation, including its application, and appropriate maintenance regime
4. Prior to implementation of a retail use, submission and implementation of: off-site highway works; car park management plan; delivery and servicing plan; and covered and secure cycle parking
5. Details of any additional plant/machinery and assessment of noise impacts
6. Retention of pedestrian links, benches, cycle stands, bollards, etc –

shown on site plan

7. Hours of opening – 8.00 to 22.00
8. Hours of servicing/delivery – 8.00 to 19.00 Monday to Saturday and 10.00 to 16.00 on Sundays and public holidays.
9. Restriction of retail to non-food A1 (food and drink sales not exceed 30% of floorspace)

**APPLICATION – 19/01531/FUL – Co-op, Centenary House, Regent Road, Morecambe**

That planning permission be granted subject to the following conditions:

1. Standard 3 year timescale
2. Development to be carried out in accordance with the approved plans
3. Materials/details including shop front, fascia, roller shutter, flues/vents/extraction facilities, windows and doors, cladding
4. Restriction of opening hours to 8:00-22:00 Monday-Saturday, 10.00-18.00 Sundays and bank holidays.

**4.0 Conclusion**

- 4.1 Members are asked to note the urgent decisions taken on 31 March 2020, which are now being reported to the Committee at the earliest opportunity, as required by the Constitution.

<b>CONCLUSION OF IMPACT ASSESSMENT</b> (including Health & Safety, Equality & Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing) None.	
<b>LEGAL IMPLICATIONS</b> None.	
<b>FINANCIAL IMPLICATIONS</b> None.	
<b>OTHER RESOURCE IMPLICATIONS</b> <b>Human Resources:</b> None. <b>Information Services:</b> None. <b>Property:</b> None. <b>Open Spaces:</b> None.	
<b>SECTION 151 OFFICER'S COMMENTS</b> The Section 151 Officer has no comments.	
<b>MONITORING OFFICER'S COMMENTS</b> The Monitoring Officer has no comments.	
<b>BACKGROUND PAPERS</b>	<b>Contact Officer:</b> Debbie Chambers <b>Telephone:</b> 01524 582057 <b>E-mail:</b> dchambers@lancaster.gov.uk <b>Ref:</b>