

**PLANNING AND HIGHWAYS  
REGULATORY COMMITTEE**

**10.30 A.M.**

**9TH JANUARY 2012**

**PRESENT:** Councillors Keith Budden (Chairman), Eileen Blamire, Dave Brookes, Abbott Bryning, Chris Coates, Roger Dennison, Sheila Denwood, Janice Hanson (substitute for Vikki Price), Tony Johnson, Andrew Kay, Geoff Marsland, Margaret Pattison, Robert Redfern, Richard Rollins, Ron Sands, David Smith (substitute for Roger Sherlock) and Susan Sykes

Apologies for Absence:

Councillors Helen Helme, Sylvia Rogerson, Vikki Price, Roger Sherlock and Paul Woodruff

Officers in Attendance:

Mark Cassidy	Assistant Head (Development Management)
Andrew Drummond	Development Manager (Planning Applications)
Angela Parkinson	Senior Solicitor
Jane Glenton	Democratic Support Officer

**138 MINUTES**

The minutes of the meeting held on 12<sup>th</sup> December 2011 were signed by the Chairman as a correct record.

**139 SITE VISIT**

A site visit was held in respect of the following application:

A7 11/00922.FUL 24 Sunnyfield Avenue, Morecambe BARE WARD

The following Members were present at the site visit, which took place on Tuesday, 3<sup>rd</sup> January 2012:

Councillors Keith Budden, Sheila Denwood, Tony Johnson and Margaret Pattison. Councillor June Ashworth was present as Ward Councillor.

Officers in Attendance:

Andrew Drummond	-	Development Manager (Planning Applications)
Daniel Ratcliffe	-	Planning Assistant
Jenny Kay	-	Democratic Support Officer

**140 ITEMS OF URGENT BUSINESS AUTHORISED BY THE CHAIRMAN**

There were no items of urgent business.

**141 DECLARATIONS OF INTEREST**

Members were advised of the following declarations of interest:

Councillor Tony Johnson declared a personal interest in A5 07/01653/HYB – Lundsfield Quarries, Kellet Road, Carnforth – being a member of Carnforth Town Council's Planning Committee.

Councillors Eileen Blamire, Abbott Bryning, Janice Hanson, Ron Sands and Dave Smith declared personal interests in A8 11/00936/FUL – Development Site, Ashbourne Road, Lancaster, as Cabinet members – Cabinet having considered the land aspect.

Councillor Eileen Blamire declared a personal interest in A11 11/01073/DPA – White Lund Depot, White Lund Road, Morecambe, A12 11/01076/DPA – Salt Ayre Sports Centre, Doris Henderson Way, Lancaster, A13 11/01079/DPA – Bus Station, Damside Street, Lancaster and A14 11/01071/DPA – City Lab, 4-6 Dalton Square, Lancaster – having sanctioned the proposals as Leader of the Council without personal benefit to herself.

Councillor Roger Dennison declared a personal interest in A11 11/01073/DPA – White Lund Depot, White Lund Road, Morecambe, A12 11/01076/DPA – Salt Ayre Sports Centre, Doris Henderson Way, Lancaster, A13 11/01079/DPA – Bus Station, Damside Street, Lancaster and A14 11/01071/DPA – City Lab, 4-6 Dalton Square, Lancaster - being a member of a panel formed by the Cabinet Member with responsibility for Climate Change to consider such matters.

**142 PLANNING APPLICATIONS**

The Head of Regeneration and Policy submitted a Schedule of Planning Applications and his recommendations thereon.

***Resolved:***

- (1) That the applications be determined as indicated below (the numbers denote the schedule numbers of the applications).
- (2) That, except where stated below, the applications be subject to the relevant conditions and advice notes, as outlined in the Schedule.
- (3) That, except where stated below, the reasons for refusal be those as outlined in the Schedule.

(a) NOTE

- |        |   |  |
|--------|---|--|
| 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   |

**CATEGORY A APPLICATIONS**

Applications to be dealt with by the District Council without formal consultation with the County Council.

***It was noted that Councillor Johnson had declared a personal interest in the following item, being a member of Carnforth Town Council's Planning Committee.***

**143 LUNDSFIELD QUARRIES, KELLET ROAD, CARNFORTH**

A5 07/01653/HYB Outline application for CARNFORTH A  
residential development WARD  
(approximately 200 units) and  
ancillary commercial units and  
full application for new access  
road and remediation of the  
site and works to the biological  
heritage site for Redrow  
Homes (Lancashire) Ltd.

It was proposed by Councillor Hanson and seconded by Councillor Sykes:

“That, subject to the signing and completion of a Section 106 Agreement, Planning Permission be granted.”

Upon being put to the vote, 9 Members voted in favour of the proposition and 6 against, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That, subject to the signing and completion of a Section 106 Agreement covering:

1. 20% affordable housing provision including 50/50 split between social rented and intermediate housing, type/size of affordable units based on the same proportionate split of total dwelling types/sizes across the site, phasing plan and occupancy criteria.
2. Foot/cycle links to Highfield Estate, including a 'greenway' through the application site.
3. Biological Heritage Site Management Plan.
4. Ongoing maintenance arrangements of on-site landscaped areas.

Planning Permission be granted, subject to the following conditions, as set out in the case officer's report:

1. Standard 3 year timescale.
2. Great Crested Newts and bat surveys required.
3. Biological Heritage Site Management Plan required – mitigation/compensation measures to be implemented.
4. Geological Heritage Site Management Plan required – mitigation/compensation measures to be implemented.
5. Arboriculture Implications Assessment incorporating an Arboriculture Survey, Tree Constraints Plan and Method Statement.

6. Adoptable highway details required.
7. Off site highway works, including the installation of MOVA technology to the canal bridge traffic lights, new road layout on Kellet Road, a roundabout at the junction of Back Lane and Kellet Road and central refuge on Kellet Road by Carnforth High School.
8. Protection of visibility splays.
9. Wheel cleaning facilities – temporary during construction.
10. Hours of construction.
11. Scheme for dust control – earth moving and construction activity.
- 12-15. Contaminated land conditions.
16. Asbestos.
17. Construction Method Statement.

And Outline Planning Permission be granted, subject to the following conditions:

1. Outline Permission – Reserved Matters required (except access, site remediation and works to the Biological Site)
2. Illustrative plans only.
3. At least 10% on site renewable energy.
4. At least Code level 3.
5. Landscaping scheme required.
6. Site and plot boundary treatment.
7. Car parking arrangements.
8. Cycle storage facilities.
9. Travel Plan.
10. Refuse storage facilities.
11. Wheel cleaning facilities – temporary during construction.
12. Separate drainage system.
13. Surface water regulation system using a sustainable drainage system.
14. Hours of construction.
15. Construction noise – pile driving condition.
16. Scheme for dust control – earth moving and construction activity.
17. Details of ball-stop fencing around the football ground.

**144 LUNESIDE WEST DEVELOPMENT SITE, THETIS ROAD, LUNE BUSINESS PARK**

A6	10/00660/FUL	Residential development comprising 403 units, associated highways works, open space and landscaping for Redrow Homes (Lancashire) Ltd and Barratt Homes	CASTLE WARD	A
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It was proposed by Councillor Blamire and seconded by Councillor Sykes:

“That Planning Permission be granted, subject to the signing and completion of a Section 106 Agreement.”

Upon being put to the vote, 13 Members voted in favour of the proposition and 2 against, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be granted, subject to the signing and completion of a Section 106 Agreement covering:

1. 20% provision of on-site 1, 2 and 3 bed affordable houses and apartments based on above housing mix in 8.1 above and a 50/50 split between social rented and intermediate housing – even split of tenure across house types/sizes. Legal agreement also to set out occupancy criteria.
2. £21,000 contribution to cycle path along New Quay Road.
3. £7,000 contribution to a footpath link to Sycamore Grove.
4. Provision and maintenance (by way of a private management company) of on-site open space and children's equipped play area.

And the following conditions, as set out in the case officer's report:

1. Standard planning permission timescale.
2. Development to accord with plans – list of approved plans.
3. Phasing plan.
4. To meet at least Building Regulations 2010 standards.
5. Notwithstanding plans, samples of all external materials (elevational treatment, roof materials, doors, windows, sills, lintels, garage doors, balconies, dormers), including colours and finishes to be submitted and agreed.
6. Surface materials to be agreed – samples required.
7. Refuse storage details.
8. Removal of PD rights.
9. Site boundary and plot boundary treatment.
10. Landscaping scheme to be agreed.
11. Native black poplars to be retained.
12. Arboriculture method statement and root protection areas to trees to be retained.
13. Provision of open space.
14. Habitat creation/enhancement and management plan.
15. Bat roosting facilities.
16. European eels – to be translocated.
17. Japanese knotweed and Canadian knotweed – to be treated.
18. Archaeological/building recording.
19. Wheel cleaning during construction.
20. Adoptable highway details required.
21. Off site highway works – traffic calming along New Quay Road and traffic light controlled junction at Damside Street/Bridge Lane/Cable Street junction (details and provision prior to occupation).
22. Protection of visibility splays.
23. Provision of garages and car parking.
24. Garage use restriction.
25. Cycle storage (for the apartments and houses without garages).
26. Travel Plan – details required.
27. Separate drainage system.
28. Surface Water Management Plan.
29. Finished floor levels.
30. Flood evacuation procedure.
31. Oil interceptors for parking courts.

32. Hours of construction Monday to Friday 0800 – 1800 and Saturday 0800 – 1400 only.
33. No pile driving.
34. AQ mitigation measures to be implemented.
35. Dust control.
36. Asbestos.
- 37-40. 4 contaminated land conditions.

**145 24 SUNNYFIELD AVENUE, MORECAMBE**

A7 11/00922/FUL Erection of 2 storey side BARE WARD A(C)  
extension and raising of the  
roof to create a second storey  
for Mr. Kevin Lodge

It was proposed by Councillor Kay and seconded by Councillor Pattison:

“That Planning Permission be granted.”

Upon being put to the vote, 14 Members voted in favour of the proposition and 2 against, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be granted, subject to the following conditions, as set out in the case officer’s report:

1. Standard 3 year time limit.
2. Development in accordance with the approved plans.
3. Materials to match existing property.
4. Hours of construction 0800-1800 Monday to Friday, 0800-1400 Saturday.

And to the following additional conditions (suitably worded):

5. Porch window on north elevation to be obscure glazed.
6. PD rights to be removed for insertion of additional openings on the north elevation.

***It was noted that Councillors Blamire, Bryning, Hanson, Sands and Smith had declared personal interests in the following item as Cabinet members - Cabinet having considered the land aspect.***

**146 DEVELOPMENT SITE, ASHBOURNE ROAD, LANCASTER**

A8 11/00936/FUL Erection of 27 affordable SKERTON A  
houses for Guinness Northern EAST WARD  
Counties

It was proposed by Councillor Redfern and seconded by Councillor Bryning:

“That Planning Permission be granted.”

Upon being put to the vote, 16 Members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be granted, subject to the signing and completion of a Section 106 Agreement covering:

Provision of affordable housing – tenure and occupancy criteria.

And the following conditions, as set out in the case officer's report:

1. Standard 3 year timescale.
2. Development to accord with plans.
3. Notwithstanding plans – materials to be agreed.
4. Surface materials to be agreed.
5. Site and plot boundary treatments.
6. Refuse storage.
7. Landscaping scheme.
8. Tree protection during building.
9. Scheme for additional tree planting.
10. Adoptable highway detail required.
11. Provision of car parking.
12. Mobility parking.
13. Cycle storage.
14. Wheel cleaning facilities during construction.
15. Vehicular turning space – provided and retained.
- 16-19. 4 standard contaminated land conditions.
20. External lighting – details required.
21. Hours of construction – 0800-1800 Monday to Friday and 0800-1400 Saturday only.
22. No pile driving.
23. Dust control.
24. At least level 3 of the Code for Sustainable Homes.
25. Separate drainage system.
26. Surface water management plan.
27. Removal of PD rights.

**Councillor Bryning left the meeting midway through the following item.**

**147 119 MAIN ROAD, BOLTON-LE-SANDS**

A9	11/01037/RENU	Renewal of application for the construction of 14 no. apartments for use/sale to over 55s for Daffodil Homes Ltd.	BOLTON-LE-SANDS WARD	A(C)
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It was proposed by Councillor Johnson and seconded by Councillor Denwood:

“That Planning Permission be granted.”

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be clearly carried.

**Resolved:**

That Planning Permission be granted, subject to the following conditions, as set out in the case officer's report, with amendment to condition 9:

1. Standard 3 year timescale.
2. Development to be built in accordance with approved plans.
3. Amended plans dated 3<sup>rd</sup> November 2008.
4. Amended details in respect of affordable housing provision – 4 units shared equity as per email dated 6<sup>th</sup> November 2008.
5. No development of commence until Agreement covering the provision and maintenance of affordable units.
6. Occupants to be no less than 55 years in age.
7. Local occupancy condition.
8. Materials – samples of all external finishes.
9. Precise details of heads, sills, front and rear balcony construction, rear enclosure to upper floor flats, window/doors construction and finish, colour of rainwater goods, width of rear exits from stairwell.
10. Thermal insulation 20% above Building Regulation requirements at the time of construction.
11. At least Level 3 of Code for Sustainable Homes.
12. Cycle and refuse storage facilities to be provided and maintained.
13. Parking spaces provision (provision of mobility spaces with the remaining car parking area to remain unmarked) and retention for use by all residents and visitors.
14. Gauged lime/cement mortar specification including aggregate, and technique to be used during application.
15. Hours of construction – 0800-1800 Monday to Friday and 0800-1400 Saturday.
16. Separate system of drainage.
17. Surface water drainage scheme.
18. Wheel cleaning facilities.
19. Tree protection measures.
20. Unforeseen land contamination – standard condition.

**CATEGORY D APPLICATIONS**

Applications for Development by a District Council

***It was noted that Councillor Blamire had declared a personal interest in the following items (A11, A12, A13 and A14), having sanctioned the proposals as Leader of the Council without personal benefit to herself.***

***It was noted that Councillor Dennison had declared a personal interest in the following items (A11, A12, A13 and A14) – the applications having been considered by the Cabinet Liaison Group.***

**148 SUNNYCLIFF RETAIL PARK, MELLISHAW LANE, MORECAMBE**

A10	11/00917/VLA	Variation to Section 106 Agreement to permit the sale of pets and related products for NILGOSC	OVERTON WARD	A(C)
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By way of amendment to the case officer's recommendation, it was proposed by Councillor Johnson and seconded by Councillor Rollins:

"That the variation to the legal agreement be granted, subject to the unit floor space being 1,142 sq m."

Upon being put to the vote, 2 Members voted in favour of the proposition and 14 against, whereupon the Chairman declared the proposal to be lost.

It was then proposed by Councillor Blamire and seconded by Councillor Denwood:

"That the variation to the legal agreement be granted."

Upon being put to the vote 14 Members voted in favour of the proposition, with 2 abstentions, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That the variation to the legal agreement be granted, subject to the following additions to Clause 3, as set out in the case officer's report:

- L) Pets and pet-related products and all products ancillary to this, on the proviso that no more than one unit is used for the sale of pets and pet-related products, and that that unit shall not be in excess of 1,000 sq m of gross internal area.

And to a restriction to ensure no external work, storage or displays.

**CATEGORY D APPLICATIONS**

Proposals for development by a District Council.

**149 WHITE LUND DEPOT, WHITE LUND ROAD, MORECAMBE**

A11	11/01073/DPA	Installation of photovoltaic solar panels to roof slopes for Lancaster City Council	WESTGATE WARD	A
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It was proposed by Councillor Kay and seconded by Councillor Johnson:

"That Planning Permission be granted."

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be clearly carried.

***Resolved:***

That Planning Permission be granted, subject to the following conditions, as set out in the case officer's report, subject to amendment of condition 2:

1. Standard 3 year timescale.
2. Works to be completed in accordance with the revised plans.

**150 SALT AYRE SPORTS CENTRE, DORIS HENDERSON WAY, LANCASTER**

A12 11/01076/DPA Installation of photovoltaic SKERTON A  
solar panels to roof slopes for WEST WARD  
Lancaster City Council

It was proposed by Councillor Rollins and seconded by Councillor Dennison:

“That Planning Permission be granted.”

Upon being put to the vote, Members voted unanimously in favour of the proposition, whereupon the Chairman declared the proposal to be clearly carried.

***Resolved:***

That Planning Permission be granted, subject to the following conditions, as set out in the case officer’s report, subject to amendment of condition 2:

1. Standard 3 year timescale.
2. Works to be completed in accordance with the revised plans.

**151 BUS STATION, DAMSIDE STREET, LANCASTER**

A13 11/01075/DPA Installation of photovoltaic BULK WARD A  
solar panels to roof slopes for  
Lancaster City Council

It was proposed by Councillor Johnson and seconded by Councillor Coates:

“That Planning Permission be granted.”

Upon being put to the vote, 15 Members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be granted, subject to the following conditions, as set out in the case officer’s report, subject to amendment of condition 2:

1. Standard 3 year timescale.
2. Works to be completed in accordance with the revised plans.

**152 CITY LAB, 4-6 DALTON SQUARE, LANCASTER**

A14 11/01071/DPA Installation of photovoltaic DUKE’S WARD A  
solar panels to the south roof  
slope of the rear outrigger for  
Lancaster City Council

It was proposed by Councillor Rollins and seconded by Councillor Coates:

“That Planning Permission be granted.”

Upon being put to the vote, 15 Members voted in favour of the proposition, with 1 abstention, whereupon the Chairman declared the proposal to be carried.

***Resolved:***

That Planning Permission be granted, subject to the following conditions, as set out in the case officer's report:

1. Standard 3 year timescale.
2. Works to be completed in accordance with the approved plans.

**153 DELEGATED PLANNING DECISIONS**

The Head of Regeneration and Policy submitted a Schedule of Planning Applications dealt with under the Scheme of Delegation of Planning Functions to Officers.

Members raised queries on aspects thereof, which officers responded to.

***Resolved:***

That the report be noted.

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Chairman

(The meeting ended at 1.25 p.m.)

**Any queries regarding these Minutes, please contact  
Jane Glenton, Democratic Services - telephone (01524) 582068, or email  
jglenton@lancaster.gov.uk**