

**WESTMORLAND AND FURNESS COUNCIL
SOUTH LAKELAND LOCAL AREA PLANNING COMMITTEE**

Minutes of a Meeting of the **South Lakeland Local Area Planning Committee** held on Thursday, 15 February 2024 at 10.00 am at District Council Chamber, Kendal Town Hall, Lowther Street Kendal LA9 4 DQ

PRESENT:

Cllr R Audland
Cllr M Brereton
Cllr H Chaffey
Cllr P Dixon
Cllr J Filmore
Cllr V Hughes (Chair)
Cllr D Rathbone (Vice-Chair)

Officers in attendance:

Ms L Arnold	Senior Specialist - Development Management
Mr I Blinkho	Solicitor
Mr N Howard	Interim Head of Development Management
Mr A Moffatt	Democratic Services
Mr J Sheldrake	Specialist - Development Management

**PART I ITEMS CONSIDERED IN THE PRESENCE OF THE
PUBLIC AND PRESS**

90. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors H Irving and A Jama.

91. MEMBERSHIP

Councillor M Brereton was present as a substitute in the absence of Councillor H Irving.

92. DECLARATIONS OF INTEREST/DISPENSATIONS

No declarations of interest were raised on this occasion.

93. EXCLUSION OF PRESS AND PUBLIC

There were no excluded items on the agenda.

Chair's Announcement

The Chair informed Members that Minute No. 98 Planning Application No. SL/2023/0512 – 4 Braddylls Court, Main Street, Bardsea, Ulverston, LA12 9SR had been withdrawn from the agenda.

94. PUBLIC PARTICIPATION

Members of the public had registered to speak on Minute No. 95 and Minute No. 97 below.

95. PLANNING APPLICATION NO: 2023/1111/FPA - ECCLERIGG HALL FARM, KILLINGTON, CARNFORTH LA6 2HB

Siting of 3 camping pods together with associated access, parking spaces, pedestrian footway and installation of package treatment plant (Resubmission of SL/2023/0652).

The Planning Officer presented Planning Application No. SL/2023/1111, which sought full planning permission for three self-catering holiday units at Ecclerigg Hall Farm, Killington, LA6 2HB.

Members' attention was drawn to the site location plan and photographs of the site particularly focusing on the proposed siting of the three units, which included views from the adjacent farm. It was noted that the site was set in open countryside and in an unsustainable location due to the reliance on private vehicles to access services.

Members were informed of the key issues with the development, which included the principle of development, impact on landscape, impact on highways safety, biodiversity and arboriculture and drainage. Full details of the application were provided, as set out within the report.

The Planning Officer explained that due to their construction, connection to services and physical attachment to the land, the proposed units had been considered as permanent buildings. He set out the details of the definition of permanent buildings in the context of the proposals and noted that the proposal had previously been refused and as no material change had been made with this application, it was recommended for refusal.

Members were informed of the details of a late representation, which had been submitted by the agent for the application and circulated by Councillor I Mitchell who had called-in the application. The Planning Officer responded to the points made in the late representation, which focused on a similar development, which had been approved by Planning Officers at South Lakeland District Council, planning policy at a national and local level and the need to provide opportunities for the agricultural economy to diversify and strengthen the local economy. He emphasised the earlier point that due to the proposals more permanent nature, the camping pods were not considered as caravans as they were not temporary or moveable.

The Interim Head of Development Management added that policy referred to in the late representation, Development Management 18, had two parts, the first relating to lightweight structures, the second more permanent structures. He noted that farm diversification was not an issue, the permanent nature of the proposed structures was the key issue with the development.

The Chair invited the two members of the public who had registered to speak to address the Committee.

Mrs P Bell addressed the Committee, speaking in support of the application.

Ms. G Burton, the agent for the application, addressed the Committee, speaking in support.

The Planning Officer and Interim Head of Development Management responded to the points made in the public participation.

Members queried the difference between the proposals being discussed and the case at Low Flan Farm and the difference between constructing in woodland or in a field. The Planning Officer explained that the difference was that Low Flan Farm was sited on a hillside and the pods were more movable than the proposed structures, the subject of the application. He added that if the proposed camping pods were constructed in woodland and had to be demolished to be moved to a new location, it was not possible to classify the structures as temporary or as caravans.

Members noted the similarity between the two cases and felt that a site visit may have been helpful to compare the proposed site with the site at Low Flan Farm. Clarity was sought on the definition and why the current proposals were different to the case that had been previously approved. The Planning Officer explained that if the structure had to be deconstructed to be moved it was not in the same class as a caravan. He added that the siting of the structures and lack of information on how they could be relocated following construction did not suggest that they were temporary structures.

Following a query regarding screening of the site and the level of tree cover, the Planning Officer explained that trees would have to be removed to provide a view from the proposed site location and that for any screening of the site, a bank of trees in the field would have to be planted.

Members discussed the potential of deferring a decision to allow for a site visit and requested further information on the definitions between camping pods and caravans. The Planning Officer explained that the definition was loose but case law helped by explaining that where there was a degree of permanence to a proposal, it was not considered as temporary. He reiterated his earlier points that the construction, connection to services and physical attachment to the land were all factors that weighed in favour of the opinion that the proposed units were permanent structures.

Councillor R Audland proposed that the application be deferred to allow the committee to understand the visual impact of the proposal. He was seconded by Councillor D Rathbone.

Members expressed their thanks to the Planning Officer for the thorough and clear report. It was added that a number of Members were convinced that the application should be granted planning permission without the need for a site visit.

Councillor R Audland withdrew the substantive motion to defer the application.

Councillor P Dixon proposed that the planning permission be granted and Councillor D Rathbone seconded the proposal for the following reason:-

The proposal would support farm diversification and would provide a clear benefit to the local economy.

In addition, it was considered that the exceptional circumstances referred to in DM 18 had been met as were all of the following criteria set out in DM18 for new and existing sites:-

- a) *be of a scale and design appropriate to the locality; and*
- b) *not have an adverse impact (individually or cumulatively) on the countryside or coast, in terms of landscape, character and visual amenity; and*
- c) *be capable of being effectively screened by existing landform, trees or planting. Additional effective landscaping may be needed to supplement existing landscaping; and*
- d) *not have an adverse impact on surrounding residential amenity; and*

- e) *not give rise to unacceptable impacts on the local road network, either through traffic generation from the site itself, or through cumulative impacts alongside other sites; and*
- f) *protect and enhance biodiversity assets; and*
- g) *be constructed of appropriate external materials and colours that are sympathetic to its locality; and*
- h) *demonstrate the delivery of tangible local economic benefits.*

The Solicitor noted that conditions would need to be drafted for the planning permission, if Members were minded to approve the application and this could be delegated to officers. Members requested that should this be the case, the conditions should include provision for external lighting and a landscaping scheme to provide screening of the site and a condition to ensure the land is reverted back to its original state upon the removal of the proposed structures. Furthermore, the units should be occupied for holiday purposes and not as permanent dwellings.

A vote was taken and it was

RESOLVED, that, for the reasons set out above:-

- (1) planning permission be granted; and
- (2) Planning Officers be delegated authority to draft conditions set out below:-

Condition (1) The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition (2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location plan - P.01 - Rev:A - 05/12/2023
- Site plan - P.02 - Rev:A - 05/12/2023
- Plans and elevations - P.03 - Rev:Issue - 05/12/2023
- Biodiversity Metric 4.0 Calculation;
- Biodiversity survey and report;
- Preliminary Ecological Appraisal;
- Pre-development Arboricultural Report;

Reason: For the avoidance of doubt and in the interests of proper planning.

Condition (3) Prior to the first occupation of the approved development, details of the proposed landscaping shall be submitted to and approved by the Local Planning Authority. These details shall include:-

- proposed finished levels or contours
- means of enclosure
- car parking layouts
- other vehicle and pedestrian access and circulation areas
- hard surfacing materials
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.) ; and

- retained landscape features such as trees together with details of how they will be protected during construction.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. The agreed scheme shall be carried out as approved to the agreed timetable. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Condition (4) The parking and turning areas shall be constructed, marked out and made available for use and shall be retained as such thereafter. The parking spaces shall be used solely for the benefit of the occupants and visitors of the development hereby approved and for no other purpose.

Reason: In the interests of highway safety.

Condition (5) The proposed foul drainage system shall be implemented as approved prior to the first occupation of the holiday units.

Reason: To secure an acceptable foul drainage strategy.

Condition (6) Prior to the installation of any external lighting, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, design, luminance levels, light spillage and hours of use of all external lighting within the site.

The approved lighting scheme shall be implemented in full accordance of the approved details.

Reason: To safeguard and enhance the character of the area and to minimise light pollution.

Condition (7) The holiday units shall not be occupied other than as holiday accommodation. They shall not be used at any time as sole and principal residences by any occupants, and shall not be occupied for longer than 28 days at a time.

A register of all occupants of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. The register shall comprise consecutively numbered pages, which shall be kept in order, and each entry shall contain the name and address of the principal occupier together with the dates of occupation.

The application site shall be retained in the same ownership as Ecclerigg Hall Farm and the holiday units shall not be replaced without the written approval of the Local Planning Authority.

Reason: To secure the proposed development as a farm diversification scheme for Ecclelrigg Hall Farm and to safeguard the local tourist economy.

Condition (8) Following the cessation of the approved use, the site shall be restored to its prior condition with 12 months of the cessation of the approved use.

Reason: To prevent harm to the wider landscape.

96. PLANNING APPLICATION NO: 2023/1198/FPA - STEPHENSON CENTRE, ANN STREET, KENDAL LA9 6AA

Temporary pod to house 1 homeless individual in emergencies (Resubmission of SL/2022/0083).

The Planning Officer presented Planning Application No. SL/2023/1198, which sought temporary planning permission for the continued installation of a temporary homeless pod at Manna House, a homeless shelter in Kendal. The homeless pod had previously been granted a one year permission in November 2022 by the South Lakeland District Council Planning Committee.

Members' attention was drawn to photographs of the site and the homeless pod in the forecourt at Manna House. It was noted that there was no material change to the circumstances with the proposal together and there had been no reports of criminal behaviour since the November 2022 approval. Full details of the application were provided as set out in the report.

Following a question regarding the application coming back to Members in the future, the Interim Head of Development Management explained that in situations where anti-social behaviour had been reported, the application would be brought back to Members.

Members queried if any future applications could be delegated to officers to decide on a permanent application, subject to no anti-social behaviour issues. The Planning Officer explained that two years of the pod being in use was enough time to justify a permanent application.

Councillor D Rathbone proposed that planning permission be granted for 18 months, with any future decision being delegated to Planning Officers.

Members discussed the benefits of bringing the application back to committee and noted that residents had provided submissions on the application. It was felt that data on the use of the homeless pod would be beneficial to track any anti-social behaviour and the impact of the pod on residents.

Councillor D Rathbone withdrew his proposal.

Councillor V Hughes proposed that planning permission be granted for 18 months, with any future decisions being brought back to the Committee. Councillor R Audland seconded the proposal.

Members requested that on any future consideration of an application for the pod, Planning Officers bring data to provide information to give a clear picture on the use and of any anti-social behaviour linked to the pod.

A vote was taken and it was

RESOLVED, that planning permission be granted, subject to the following conditions:-

Condition (1) The development hereby permitted is granted for a temporary period only and will expire 18 months from the date of this permission. At the expiration of 18 months from the date of this permission, the use hereby permitted shall cease and the structure and associated equipment brought on to the land shall be removed within 3 months after the expiration of the permission and the land restored to its previous condition prior to the first siting of the structure.

Reason: The permission is granted as a trial period to, amongst other things, allow the operator to demonstrate that the proposal is capable of operating without causing a significant adverse impact upon the health and safety of the community.

Condition (2) The development shall be occupied in accordance with the Operator Scheme, the Operational Details, and the Fire and Flood Emergency Evacuation Plan submitted with the application.

Reason: In the interests of safeguarding the health, safety and living conditions of future and nearby occupants.

Condition (3) No individual shall occupy the accommodation hereby approved for more than five consecutive working days. A register of occupants of the accommodation shall be maintained at all times and shall be made available for inspection by the Local Planning Authority upon request. The register shall comprise consecutively numbered pages, which shall be kept in order, and each entry shall contain the name of the occupant together with the dates of occupation.

Reason: In the interests of the health and wellbeing of future occupants.

Condition (4) No individual shall occupy the accommodation hereby approved unless they have first undertaken all reasonable endeavours to present to the Local Housing Authority as homeless. Where contact with the Authority has not been immediately possible, they must be notified of the individual the next working day.

Reason: To ensure that the statutory homeless process is not undermined.

Condition (5) Following the provision of housing by the Local Housing Authority on an occupants housing status, that individual shall vacate the accommodation as soon as practicable.

Reason: To ensure the accommodation is used as a temporary measure by occupants whilst seeking assistance from the Local Housing Authority as the statutory provider.

97. PLANNING APPLICATION NO: SL/2022/0832 - LANE HOUSE BUSINESS PARK, KENDAL ROAD, KIRKBY LONSDALE, CARNFORTH LA6 2HH

Construction of 5 mixed use workspace units.

The Planning Officer presented Planning Application No. SL/2022/0832, which sought full planning permission for the construction of five mixed use work space units. Members were reminded of the details of the application, which had been deferred at the 6 July 2023 meeting and the 7 September 2023 meeting of the South Lakeland Local Area Planning Committee, and were shown photographs of the site and surrounding area as well as proposed site location plans and elevations.

Members were informed that the Planning Officer's recommendation remained as for refusal. However, it was noted that at the 7 September 2023 meeting, when Members were minded to approve the application contrary to the advice of officers but deferred the application to allow time for further consideration of the application, officers had proposed four reasons for refusal. Since that meeting further information had been provided and two of the reasons for refusal had been addressed. As a result of the earlier indication from Members, the Planning Officer had drafted a suite of proposed conditions, as set out in the report, should Members be minded to approve the application.

Mr John Metcalfe, the agent for the application, addressed the Committee and spoke in favour of the application.

Following a query from Members, the Planning Officer explained that any exceptional circumstances should be considered on a case by case basis; that there was no standard list of circumstances and this was a matter for the discretion of the Committee as the decision maker. The Solicitor added that such discretion must be exercised reasonably.

Members discussed the proposal to grant planning permission.

Councillor H Chaffey proposed that the application be granted planning permission, subject to the conditions as set out in the report. She felt that the application represented an opportunity to support the Kirkby Lonsdale economy and would encourage development of the local rural economy.

Councillor R Audland seconded the proposal. He added that it was crucial to strengthen local areas away from Kendal and that the application represented to support local businesses and provide economic benefit on a wider scale.

The Planning Officer noted that this would be an acceptable reason to go against the recommendation in the report and in this instance, would represent an exceptional circumstance.

The Planning Officer raised the point around a separate footpath which was discussed at the 7 September 2023 meeting. She noted that the Council had infrastructure funding and in principle, the policy team were supportive of establishing a link between the site and Kirkby Lonsdale.

Members continued discussion on the footpath and suggested that the South Lakeland Locality Board could influence the progress on the footpath.

The Planning Officer noted that although it may be unreasonable to deal with the footpath by condition, officers would support the development of the footpath to consolidate the sustainability of the site.

As it had been moved and seconded that planning permission be granted for the following reason:

Given the close proximity to Kirby Lonsdale the proposal would:

- Provide support for the Kirkby Lonsdale Economy and encourage development of the rural area;
- It would address the needs of and have potential benefits for the economy and local businesses;
- The development would address the lack of employment land in the area; and
- These benefits would represent an exceptional circumstance that would support the development in this location.

A vote was taken and it was

RESOLVED, that planning permission be granted, for the reasons set out above and subject to the following conditions:-

Condition (1) The development hereby approved shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition (2) The development hereby approved shall be carried out in accordance with the following approved plans unless other conditions indicate otherwise:
- Drawing "meter housing plan and elevations" received 9 November 2022;
- Drawing No. 01 "UNITS 6 AND 7 PROPOSED PLAN AND ELEVATIONS" received 9 November 2022;
- Drawing No. 02 "UNITS 8 AND 9 PROPOSED PLAN AND ELEVATIONS" received 9 November 2022;
- Drawing No. 03 "UNIT 10 PROPOSED PLAN AND ELEVATIONS" received 9 November 2022; and
- Drawing No. 04 Rev A "SITE PLAN SKETCH LAYOUT" received 10 May 2023.

Reason: For the avoidance of doubt and in the interests of proper planning.

Condition (3) The development shall be constructed in accordance with the recommendations of the "Preliminary Ecological Appraisal" prepared by Envirotech NW Ltd and received 6 September 2023.

Reason: To conserve the natural environment.

Condition (4) The development shall be constructed in accordance with the recommendations of the "ARBORICULTURALIST'S REPORT" prepared by BHA Trees Ltd and received 6 September 2023.

Reason: To conserve the natural environment.

Condition (5a) Prior to commencement of the development, full details of foul and surface water drainage works shall be submitted to and be approved in writing by the Local Planning Authority.

Condition (5b) The duly approved details shall be implemented prior to first occupation of the development and shall be retained as such thereafter.

Reason: To ensure adequate provision for drainage.

Condition (6) Prior to commencement of the development, a scheme for the management and maintenance of the drainage systems shall be submitted to and approved in writing by the Local Planning Authority. The systems shall be managed and maintained in accordance with the approved scheme.

Reason: To ensure adequate management and maintenance of drainage.

Condition (7a) Prior to commencement of the development, a Contamination Assessment shall be submitted to and be approved in writing by the Local Planning Authority. This shall include a preliminary risk assessment and incorporate a site investigation scheme, options appraisal and remediation strategy, as necessary.

(7b) Where any duly approved Contamination Assessment identifies remediation measures are required, those measures must be implemented in accordance with a timetable to be agreed.

(7c) Where any remediation measures are required, a Validation Report shall be submitted to and be approved in writing by the Local Planning Authority prior to first occupation of the development. This shall confirm whether the remediation measures have been successful.

Reason: To prevent harm to the environment and human health from contamination.

Condition (8) Prior to first occupation of the development, a car parking and cycle storage scheme shall be submitted to and approved in writing by the Local Planning Authority. The parking and storage shall be constructed, marked out and made available for use prior to first occupation of the development and shall be retained as such thereafter.

Reason: To ensure adequate car parking and cycling storage provision.

Condition (9) Prior to first occupation of the development, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include

- i. finished levels or contours;
- ii. means of enclosure;
- iii. other vehicle and pedestrian access and circulation areas;
- iv. hard surfacing materials; and
- v. planting plans and written specifications, including tree and shrub planting.

The hard landscaping works shall be implemented prior to first occupation of the development and the soft landscaping works either prior to first occupation or within the first planting season after first occupation. Any tree, shrubs or plants which are removed, die, become severely damaged or diseased shall be replaced in the next planting season with replacements of a similar size and species to those originally required to be planted.

Reason: To safeguard the character and appearance of the area, mitigate the loss of existing biodiversity features and achieve an environmental net gain for biodiversity.

Condition (10a) Prior to any above ground works, full details and samples of the external materials shall be submitted to and approved in writing by the Local Planning Authority.

(10b) The development shall be constructed in accordance with the approved materials and shall be retained as such thereafter.

Reason: To safeguard the character and appearance of the area.

Condition (11) Prior to first occupation of each unit, the solar panels of the respective building shall be installed in accordance with the approved details. The panels should sit flush with the roof plane and shall be maintained for their operational life.

Reason: To safeguard the character and appearance of the area and achieve sustainable design.

Condition (12) Prior to the installation of any external lighting, details of the lighting shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include the location, design, luminance levels, light spillage and hours of use. Any lighting shall be installed in accordance with the duly approved details.

Reason: To safeguard the character and appearance of the area.

Condition (13) The units shall be used as offices and for no other purposes including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To specify the terms of the permission.

98. PLANNING APPLICATION NO: SL/2023/0512 - 4 BRADDYLLS COURT, MAIN STREET, BARDSEA, ULVERSTON LA12 9SR

Planning Application No. SL/2023/0512 was withdrawn from the agenda for this meeting.

99. PLANNING APPLICATION NO: SL/2023/0540 - LAND OPPOSITE GRANGE OVER SANDS LIDO, THE PROMENADE. GRANGE OVER SANDS LA11 6DP

Proposed external electrical services cabinet and screening, associated with the upgrade of Grange Lido.

The Planning Officer presented Planning Application No. SL/2023/0540, which sought full planning permission for the installation of an external electrical services cabinet and screening, the application was submitted by the Council and was associated with the upgrade of Grange Lido.

Members' attention was drawn to photographs of the location and the proposed siting of the electrical services cabinet. Full details of the application, including the history of the site and the main issues of the application were provided as set out within the report. Details of the proposed screening and landscaping in relation to the miniature golf course and surrounding area were set out. A late representation had been received which advised the site was highly visible from the adjacent crazy golf course; area was part of the managed planting and concerns the equipment box would 'obstruct' the definitive line of the footpath. It was noted that the proposed location would not compromise the placement of a replacement crossing bridge over the railway.

Members requested further information of the history of the site. The Planning Officer explained that when the original Victorian bridge was deemed to be unsafe, the bridge was taken down and this footpath had been blocked with an alternative route provided for members of the public. If a bridge was to be reinstated at a later date it would not occupy the same footprint and the definitive line of the path would need to be diverted anyway,

It was noted that the current right of way still included the original footpath route, Members queried if this would be corrected due to the proposed installation of a high voltage infrastructure. The Planning Officer explained that the footpath department had been consulted and were aware of the need to formalise the diversion.

Councillor R Audland proposed that full planning permission be granted, subject to the conditions set out in the report and was seconded by Councillor P Dixon.

A vote was taken and it was

RESOLVED, that full planning permission be granted, subject to the following conditions:-

Time Limit for Commencement

Condition (1) The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

Condition (2) The development hereby permitted shall be carried out in accordance with the drawings hereby approved, received on 13/07/2023

Proposed electrical switch gear and screening, 05

Reason: For the avoidance of doubt and in the interests of proper planning.

Materials

Condition (3) The development hereby permitted shall be constructed entirely of the materials details of which are shown on the approved plans and the application form received on 13/07/2023. The approved materials shall be retained thereafter, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the development is of a high quality design in accordance with Policy DM2 of the Development Management Policies Development Plan Document and Policy CS8.10 of the South Lakeland Core Strategy.

Landscaping

Condition (4) Within 3 months of the installation of the electrical services cabinet, details of the proposed landscaping, including species, size, distribution of the hedgerow planting and timetable for the proposed landscaping shall be submitted to the Local Planning Authority for approval in writing. The agreed scheme shall be carried out as approved to the agreed timetable. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the development safeguards the character and appearance of the area and achieves a net gain in biodiversity in accordance with Policy DM1 and DM4 of the Development Management Policies Development Plan Document.

100. MINUTES OF THE PREVIOUS MEETING

The Solicitor addressed Members regarding Minute No. 86 – Planning Application No. SL/2023/0307 – Poachers Rest, 67 Jutland Avenue, Ravenstown, Grange-over-Sands, LA11 7LQ. He reminded Members of the details of the application, which represented almost a doubling in the size of the footprint of the dwelling and had been approved, subject to a new local occupancy provision and the conditions set out with the report.

Following the meeting, the Planning Officer had requested that the requirement for a new section 106 obligation to secure local occupancy be revisited, having regard to the existing section 106 obligation entered into in connection with the previous planning application for the dwelling. .

Members were asked if they were content with allowing the planning permission for the extension to be issued without a revised section 106 obligation, if officers were satisfied that the existing local occupancy restriction in the existing section 106 obligation continued to apply.

Members indicated they were content for the planning permission to be issued if the existing section 106 obligation continued to apply to the extended dwelling whereupon Councillor H Chaffey proposed that Members accept the proposal and the minutes subject to the amendment as described above and was seconded by Councillor R Audland.

A vote was taken and it was,

RESOLVED, that the Chair be authorised to sign the minutes of the meeting held on 21 December 2023, as an accurate record, subject to the amendment as set out above.

101. URGENT ITEMS

There were no urgent items.

The meeting ended at 12.38 pm