



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 5 JANUARY 2015

Venue: MORECAMBE TOWN HALL

Time: 10.30 A.M.

A G E N D A

Officers have prepared a report for each of the planning or related applications listed on this Agenda. Copies of all application literature and any representations received are available for viewing at the City Council's Public Access website <http://www.lancaster.gov.uk/publicaccess> by searching for the relevant applicant number.

1 Apologies for Absence

2 Minutes

Minutes of meeting held on 8th December 2014 (previously circulated).

3 Items of Urgent Business authorised by the Chairman

4 Declarations of Interest

To receive declarations by Members of interests in respect of items on this Agenda.

Members are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 10 and in the interests of clarity and transparency, Members should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Members are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

Planning Applications for Decision

Community Safety Implications

In preparing the reports for this agenda, regard has been paid to the implications of the proposed developments on Community Safety issues. Where it is considered the proposed development has particular implications for Community Safety, this issue is fully considered within the main body of the report on that specific application.

Category A Applications

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

5	A5 14/00989/CU	Galgate Mill, Chapel Lane, Galgate	Ellel Ward	(Pages 1 - 16)
		Change of use, conversion and alterations of a mixed use showroom/warehouse with associated storage and office accommodation into 107 student studio apartments (use class C3) with associated communal facilities, a silk weaving museum (D1), cafe (A3), erection of a bicycle shelter and porch extension for Mr Ayub Hussain		
6	A6 14/01048/LB	Galgate Mill, Chapel Lane, Galgate	Ellel Ward	(Pages 17 - 22)
		Listed building application for works to the Mill including replacement windows, repointing work, replacement of defective brickwork, refurbishment of guttering, installation of conservation rooflights, glazed entrance, safety door and access ramp, repairs and relocation of railings to pavement, various internal works to false ceilings, partitions, steps/staircases and flooring, partial removal of external rear fire escape and removal of external lift for Mr Ayub Hussain		
7	A7 14/01136/OUT	Land To The East Of St Wilfrids Hall, Foundry Lane , Halton	Halton-with-Aughton Ward	(Pages 23 - 36)
		Outline application for the development of 4 residential detached dwellings for Ms Nicola Thornton		
8	A8 14/00775/FUL	Site For Fast Food Takeaway Unit, Caton Road, Lancaster	Lower Lune Valley Ward	(Pages 37 - 45)
		Erection of a two storey restaurant with associated drive-thru, canopy, car parking and landscaping for McDonald's Restaurant Ltd		

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| 9 | A9 14/01052/FUL | Land To The Rear Of Burr Tree Cottage, Long Level, Cowan Bridge | Upper Lune Valley Ward | (Pages 46 - 52) |
| | | Erection of 18 dwellings with associated access and parking for Mr Richard Morton | | |
| 10 | A10 14/01117/FUL | Middleton Clean Energy Plant, Middleton Road, Middleton | Overton Ward | (Pages 53 - 58) |
| | | Erection of a 47.5mw gas fired power station and associated works for Mr David Evans | | |

11 Delegated Decisions (Pages 59 - 66)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Helen Helme (Chairman), Keith Budden (Vice-Chairman), Eileen Blamire, Dave Brookes, Roger Dennison, Sheila Denwood, Tony Johnson, Andrew Kay, Geoff Marsland, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Richard Rollins, Roger Sherlock and Paul Woodruff

(ii) Substitute Membership

Councillors June Ashworth (Substitute), Mike Greenall (Substitute), Tim Hamilton-Cox (Substitute), Richard Newman-Thompson (Substitute), David Smith (Substitute), Keith Sowden (Substitute), Susan Sykes (Substitute) and Malcolm Thomas (Substitute)

(iii) Queries regarding this Agenda

Please contact Sarah Grandfield, Democratic Services: telephone (01524 582132) or email sgrandfield@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Members' Secretary, telephone 582170, or alternatively email memberservices@lancaster.gov.uk.

MARK CULLINAN,
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