



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 6TH MARCH 2017

Venue: LANCASTER 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 6th February, 2017 (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 9 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 that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to local finance considerations when determining planning applications. Local finance considerations are defined as a grant or other financial assistance that has been provided; will be provided; or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has, will or could receive in payment of the Community Infrastructure Levy. Whether a local finance consideration is material to the planning decision will depend upon whether it could help to make development acceptable in planning terms, and where necessary these issues are fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Human Rights Act

Planning application recommendations have been reached after consideration of The Human Rights Act. Unless otherwise explicitly stated in the report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

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|----------|------------------------|--|------------------------------------|------------------------|
| 5 | A5 16/00335/OUT | Land Between Brewers Barn And The A601(M), Carnforth Brow, Carnforth | Carnforth and Millhead Ward | (Pages 1 - 21) |
| | | Outline application for the erection of up to 158 dwellings with associated new vehicular access, incorporating a roundabout and access road, and pedestrian/cycle access points for Mr R Hughes | | |
| 6 | A6 16/01572/OUT | Land Adjacent To Church Bank And Greenways, Over Kellet, Lancashire | Kellet Ward | (Pages 22 - 34) |
| | | Outline application for the erection of 15 dwellings and creation of a new access for The Late James Cottam (Senior) Will | | |
| 7 | A7 16/01150/FUL | Lune Valley Lawnmowers, Sylvester Street, Lancaster | Castle Ward | (Pages 35 - 43) |
| | | Demolition of existing industrial building and erection of 4 residential flats with associated car parking for Mr Colin Stephens | | |

8	A8 16/01136/FUL	Land Opposite 26 To 48, Lancaster Road, Overton	Overton Ward	(Pages 44 - 55)
		Erection of 32 dwellings with associated access, internal roads, open space and landscaping for Messrs Hancock & Grantham		
9	A9 16/01617/VCN	Arna Wood Farm East, Arna Wood Lane, Lancaster	Scotforth West Ward	(Pages 56 - 61)
		Installation of arrays of PV panels, string inverters, underground cabling, substation, security fencing and CCTV mounted on up to 3m high masts, together with construction of internal access roads and formation of access off Arna Wood Lane to form a solar farm (pursuant to the variation of condition 2 on planning permission 14/00907/FUL to amend the plans, including the alteration to the design and position of the substation, alteration of the site layout and siting of buildings to house transformers) for Canadian Solar UK Projects Ltd		
10	A10 17/00028/FUL	81 Hest Bank Lane, Hest Bank, Lancaster	Bolton and Slyne Ward	(Pages 62 - 68)
		Partially retrospective application for the erection of a two storey side extension, construction of a dormer extension to the rear elevation and creation of a new access point for Mr P. Jackson		
11	A11 16/01592/RCN	The Loft And Sellerley Shippon, Sellerley Farm, Conder Green Road	Ellel Ward	(Pages 69 - 74)
		Change of use and conversion of agricultural building to residential dwelling and post graduate student family/holiday flats (pursuant to the removal of condition 8 on planning permission 99/00489/CU to permit the continuance of permanent residential occupancy) for Mr Edward Newsham		

12	A12 16/01612/VLA	The Loft And Sellerley Shippon, Sellerley Farm, Conder Green Road	Ellel Ward	(Pages 75 - 80)
		Variation of legal agreement attached to planning permission 99/00489/CU to vary or revoke the occupancy restriction for Mr Edward Newsham		
13	A13 16/01593/RCN	1 To 3, Sellerley Farm, Conder Green Road	Ellel Ward	(Pages 81 - 86)
		Change of use and conversion farm buildings to form student/tourist accommodation (3 units) (pursuant to the removal of condition 8 on planning permission 01/00874/CU to be removed to permit the continuance of permanent residential occupancy) for Mr Edward Newsham		
14	A14 16/01613/VLA	1 To 3 Sellerley Farm, Conder Green Road, Galgate	Ellel Ward	(Pages 87 - 92)
		Variation of legal agreement attached to planning permission 01/00874/CU to vary or revoke the occupancy restriction for Mr Edward Newsham		
15	A15 16/01594/RCN	5 To 8 Sellerley Farm, Conder Green Road, Galgate	Ellel Ward	(Pages 93 - 98)
		Change of use and conversion of redundant buildings to form tourist and overnight accommodation (pursuant to the removal of condition 7 and 8 on planning permission 05/00742/CU to permit the continuance of permanent residential occupancy) for Mrs Bargh		
16	A16 17/00038/VCN	Grasscroft, Borwick Avenue, Warton	Warton Ward	(Pages 99 - 104)
		Erection of three dwellings with garages and associated access and landscaping (pursuant to the variation of condition 2 of planning application 15/00425 to amend the site layout and amend windows and materials) for Mr Julian Stainton		

17 Delegated Planning Decisions (Pages 105 - 115)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Stuart Bateson, Eileen Blamire, Dave Brookes, Abbott Bryning, Claire Cozler, Andrew Kay, Margaret Pattison, Robert Redfern, Roger Sherlock, Sylvia Rogerson, Malcolm Thomas and Peter Yates

(ii) Substitute Membership

Councillors Jon Barry, Susie Charles, Sheila Denwood, Mel Guilding, Tim Hamilton-Cox, Janice Hanson and Geoff Knight

(iii) Queries regarding this Agenda

Please contact Tessa Mott, Democratic Services: telephone (01524) 582074 or email tmott@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582170, or alternatively email democraticsupport@lancaster.gov.uk.

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