



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 3RD APRIL 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 March, 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.

5	A5 16/01515/OUT	Development Land, Bowerham Lane, Lancaster	University and Scotforth Rural Ward	(Pages 1 - 10)
		Outline application for the erection of up to 30 dwellings and creation of a new access for Mr A Ruchwaldy		
6	A6 16/01599/OUT	Higher Bond Gate, Abbeystead Road, Dolphinholme	Ellel Ward	(Pages 11 - 22)
		Outline application for the erection of up to 49 dwellings, 1 shop unit (A1) and provision of an underground foul pumping station with creation of a new vehicular access point, public footpath and associated landscaping for Mr & Mrs D Wallbank		
7	A7 16/01394/FUL	1 Spring Garden Street, Lancaster, Lancashire	Castle Ward	(Pages 23 - 29)
		Partial demolition and alteration of existing building and erection of a two storey building above existing ground floor, with retail (A1) at ground floor and two 4-bed student cluster flats (C4) on upper floors for Mr Stephen Wilkinson		

8	A8 17/00006/FUL	Land North Of Ashford House, Ashton Road, Lancaster	Scotforth West Ward	(Pages 30 - 37)
		Erection of a detached dwelling (C3) and associated access for Miss Emma Wilson		
9	A9 16/01487/VLA	Land East Of Railway Line, St Michaels Lane, Bolton Le Sands	Bolton and Slyne Ward	(Pages 38 - 42)
		Variation of legal agreement attached to planning permission 15/01167/FUL to vary the affordable housing provision for Mr Gary Middlebrook		
10	A10 17/00022/FUL	Land Bounded By, Chatsworth Road, Albert Road, Balmoral Road And Regent Road, Morecambe	Harbour Ward	(Pages 43 - 52)
		Refurbishment and conversion of nos. 38, 42, 50, 54 and 56 Chatsworth Road, nos. 76 and 82, 84 and 86 Regent Road, nos. 51 to 57 (odds only), 61, 67 and 69 Balmoral Road and nos. 79 to 87 (odds only) and 91 Albert Road comprising selective demolition, selective reconfiguration of internal floor spaces, selective elevational alterations including installation of rear balconies, and selective changes of use from houses in multiple occupation (C4), hotel/guesthouses (C1) and retail unit (A1) to provide 1 letting office (A2) and 45 residential houses, apartments and duplexes (C3) with associated landscaping and installation of gates for Mr David Lynch		
11	A11 17/00094/CU	Marshrange, Castle Park, Lancaster	Castle Ward	(Pages 53 - 57)
		Change of use of ancillary annexe building to use as holiday accommodation for Mr Gary Rycroft		

