



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: WEDNESDAY, 31ST MAY 2017

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 Appointment of Vice-Chairman

To appoint a Vice-Chairman for the duration of the 2017/18 municipal year.

3 Minutes

Minutes of meeting held on 8th May, 2017 (previously circulated).

4 Items of Urgent Business authorised by the Chairman

5 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.

6	A6 17/00073/FUL	Land Adjacent Aikengill, Scotforth Road, Lancaster	Scotforth East Ward	(Pages 1 - 15)
		Erection of 7 dwellings with associated new access and cycle paths for Fellside Land Developments Ltd		
7	A7 17/00244/OUT	Land To The South West Of Thorneycroft, Kirkby Lonsdale Road, Arkholme	Kellet Ward	(Pages 16 - 30)
		Outline application for the erection of 12 dwellings, creation of a new vehicular access, field access road and pedestrian links for Mr T Jenkinson		
8	A8 17/00170/OUT	Land Rear Of Ingleborough View, Station Road, Hornby	Upper Lune Valley Ward	(Pages 31 - 46)
		Outline application for the erection of up to 11 dwellings and creation of a new access and associated landscaping for Mr And Mrs Norris		

9	A9 17/00352/FUL	Land To The Rear Of, Dragons Head Hotel, Main Street	Upper Lune Valley Ward	(Pages 47 - 57)
		Demolition of outbuildings, conversion of barn to dwelling, erection of 3 dwellings with associated landscaping, parking and alterations to the existing access and erection of a first floor side extension over existing pub for Mr Simon Nutter		
10	A10 16/01136/FUL	Land Opposite 26 To 48, Lancaster Road, Overton	Overton Ward	(Pages 58 - 72)
		Erection of 32 dwellings with associated access, internal roads, open space and landscaping for Messrs Hancock & Grantham		
11	A11 16/01487/VLA	Land East Of Railway Line, St Michaels Lane, Bolton Le Sands	Bolton and Slyne	(Pages 73 - 78)
		Variation of legal agreement attached to planning permission 15/01167/FUL to vary the affordable housing provision for Mr Gary Middlebrook		
12	A12 17/00304/FUL	Land Adjacent Marine Road Central, Marine Road West And Sandylands Promenade , Morecambe, Lancashire	Harbour Ward	(Pages 79 - 86)
		Demolition and reconstruction of the Wave Reflection Wall, incorporating creation of new occasional-use vehicular accesses onto the Morecambe Promenade from the Marine Road West, Marine Road Centre and Central Drive roundabouts and at the Marine Road West/Regent Road Junction, creation of new keynote 'up and over' access points opposite the Frontierland Development Site and opposite Regent Road, demolition of an existing toilet block and shelter, upgrading the existing stepped access at West End Gardens and associated works for Lancaster City Council		

13 Delegated Planning Decisions (Pages 87 - 93)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Carla Brayshaw (Chairman), June Ashworth, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Claire Cozler, Helen Helme, Andrew Kay, Karen Leytham, Jane Parkinson, Robert Redfern, Sylvia Rogerson, Susan Sykes and Malcolm Thomas

(ii) Substitute Membership

Councillors Jon Barry, Stuart Bateson, 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.

SUSAN PARSONAGE,
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