



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 26TH JUNE 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 31st May, 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 17/00340/VCN	Land Rear Of Cemetery, Back Lane, Carnforth	Carnforth and Millhead Ward	(Pages 1 - 6)
		Outline application for 16 affordable residential units with associated access, drainage and landscaping arrangements (pursuant to the variation of condition 5 on the approved application 11/00668/OUT in relation to flood mitigation measures) for Mr Graham Wallbank		
6	A6 17/00136/FUL	Farmhouse Tavern And Motel, Morecambe Road, Lancaster	Skerton West Ward	(Pages 7 - 14)
		Change of use and conversion of the tavern into five dwellinghouses (C3) including demolition of conservatory and motel building and erection of 11 dwellinghouses (C3) with associated landscaping and parking for Tom Hill		
7	A7 17/00137/LB	Farmhouse Tavern And Motel, Morecambe Road, Lancaster	Skerton West Ward	(Pages 15 - 19)
		Listed building application to facilitate the conversion of the tavern into five dwellinghouses (C3) including demolition of conservatory and motel building and erection of 9 dwellinghouses (C3) for Tom Hill		

8	A8 17/00363/OUT	Woodside, Ashton Road, Ashton With Stodday	Ellel Ward	(Pages 20 - 25)
		Outline application for the erection of 1 residential dwelling for Mr Blackwell		
9	A9 17/00333/VLA	Former St Patricks Catholic Church, St Johns Road, Heysham	Heysham North Ward	(Pages 26 - 31)
		Variation of legal agreement attached to planning permission 06/00666/FUL to alter the affordable housing provisions for Mrs Carla Clarke		
10	A10 17/00466/CU	Sea View, Ringstones Lane, Lowgill	Lower Lune Valley Ward	(Pages 32 - 44)
		Change of use and conversion of redundant agricultural buildings to a single storey dwelling and a domestic storage and garage for Mr George Morphet		
11	A11 17/00140/FUL	5 Cheapside, Lancaster, Lancashire	Castle Ward	(Pages 45 - 49)
		Change of use of shop (A1) to restaurant (A3) and installation of a flue to the rear for Mr Ali Ezdi		
12	A12 17/00361/FUL	Land Adjacent To Railway Bridge, St Georges Quay, Lancaster	Castle Ward	(Pages 50 - 53)
		Siting of a temporary sales cabin with associated parking for Rachael Graham		
13	A13 17/00555/FUL	18 Yealand Drive, Lancaster, Lancashire	Scotforth East Ward	(Pages 54 - 57)
		Partial demolition of existing detached garage and erection of a single storey side and rear extension for Mr & Mrs R Cope		
14	A14 17/00168/FUL	10 Denny Avenue, Lancaster, Lancashire	Skerton West Ward	(Pages 58 - 61)
		Erection of a single storey rear extension and construction of a disabled access ramp for Mr Greenwood		

15 Delegated Planning Decisions (Pages 62 - 68)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(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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