



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 21 AUGUST 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 24th July, 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 17/00730/REM	Land Off Sycamore Road, Brookhouse	Lower Lune Valley Ward	(Pages 1 - 11)
		Reserved matters application for the erection of 22 dwellings		
6	A6 17/00924/VLA	Land Off Sycamore Road, Brookhouse	Lower Lune Valley Ward	(Pages 12 - 14)
		Variation of legal agreement attached to planning permission 14/00270/OUT to remove the obligation relating to the allotment contribution		
7	A7 17/00731/FUL	The Tractor Yard, Capernwray Road, Capernwray	Kellet Ward	(Pages 15 - 23)
		Demolition of existing buildings and erection of five industrial buildings comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and par		
8	A8 17/00623/VLA	Land To The Rear Of Burr Tree Cottage, Long Level, Cowan Bridge	Upper Lune Valley Ward	(Pages 24 - 29)
		Variation of legal agreement on planning application 15/00537/FUL to remove the provision relating to the delivery of affordable housing		

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| 9 | A9 17/00488/FUL | 7 Ashmeadow Grove, Nether Kellet | Kellet Ward | (Pages 30 - 34) |
| | | Demolition of existing garage, erection of a replacement single storey garage, construction of a dormer extension to the northwest elevation and installation of first floor window and Juliet balcony to side elevation | | |
| 10 | A10 17/00899/VLA | Far Lodge, Postern Gate Road, Quernmore | Lower Lune Valley Ward | (Pages 35 - 41) |
| | | Variation of legal agreement attached to planning permission 99/00304/CU to remove holiday let restrictions on cottages | | |
| 11 | A11 17/00223/FUL | Dance Inc The Coach House, Edward Street, Lancaster | Bulk Ward | (Pages 42 - 45) |
| | | Relevant Demolition of 3 existing ancillary buildings and installation of security gates | | |
| 12 | Quarterly Reports (Pages 46 - 53) | | | |
| 13 | Delegated Planning Decisions (Pages 54 - 61) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

Councillors 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.

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