



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 16 OCTOBER 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 18th September 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 17/00345/FUL	Royal Lancaster Infirmary, Ashton Road, Lancaster	Scotforth West Ward	(Pages 1 - 16)
		Erection of 6 storey staff car park on the site of the existing staff car park (west of main hospital complex) and the regrading, resurfacing and new layout of entrance/exit routes to the existing visitors car park (east of main hospital complex) and erection of a single storey day nursery (D1) for Mrs Tristram Reynolds		
6	A6 17/00770/RCN	23-25 North Road, Lancaster, Lancashire	Bulk Ward	(Pages 17 - 24)
		Phased change of use and conversion of bar, nightclub and shop (A1/A4) to student accommodation comprising 32 studios, one 3-bed, two 5-bed cluster flats (C3), four 7-bed, two 8-bed and one 9-bed cluster flats (sui generis) and gym area with associated internal and external alterations, erection of two 2-storey rear extensions, associated landscaping and carparking and Relevant Demolition of existing rear extensions (pursuant to the removal of condition 18 on planning permission 16/00274/FUL to remove the need to undertake pre-		

occupation noise monitoring) for Mr Trevor Bargh

7	A7 17/00723/OUT	Land North Of Rectory Gardens, Lancaster Road, Cockerham	Ellel Ward	(Pages 25 - 32)
		Outline application for the erection of 18 dwellings and creation of a new access for Messrs Kirkby & Sherrington		
8	A8 17/00925/RCN	Land Off Sycamore Road, Brookhouse, Lancashire	Lower Lune Valley Ward	(Pages 33 - 37)
		Outline application for the demolition of existing bungalow and erection of up to 31 dwellings with associated access (pursuant to the variation of condition 4 on planning permission 14/00270/OUT to vary the scheme for off-site highway works for Oakmere Homes		
9	A9 17/00868/FUL	Bay Scaffolding, Northgate, White Lund Industrial Estate	Westgate Ward	(Pages 38 - 44)
		Demolition of factory building and erection of 4 industrial units, installation of a raised replacement roof and erection of a single storey infill extension to the front and first floor side extension to existing industrial unit for Bay Scaffolding Ltd		
10	A10 17/00732/VCN	Lancaster Leisure Park, Wyresdale Road, Lancaster	John O'Gaunt Ward	(Pages 45 - 49)
		Erection of 71 dwellings including associated parking and landscaping (pursuant to the variation of condition 2 in relation to boundary treatments, condition 6 in relation to the phasing of the highway works, condition 14 amending the timescales for the implementation of on-site play and fulfilling the requirements of condition 19 (contaminated land) and condition 23 (cycle stores/refuse) on planning permission 16/01183/VCN) for Mr Matthew Buckle		

11	A11 17/00950/OUT	Gunnerthwaite, Locka Lane, Arkholme	Kellet Ward	(Pages 50 - 57)
		Outline application for the erection of an agricultural workers dwelling for Mr & Mrs Barker		
12	A12 17/00833/FUL	Stone Jetty, Marine Road Central, Morecambe	Poulton Ward	(Pages 58 - 62)
		Installation of a Time and Tide bell sculpture for Miss Sian Johnson		
13	A13 17/00947/FUL	Craggs Of Conder Green, Thurnham Mill, Thurnham	Ellel Ward	(Pages 63 - 68)
		Erection of extension to existing agricultural retail premises, and change of use of agricultural retail storage area to general self-storage units (B8) for Mr Richard Cragg		
14	A14 17/01029/FUL	12 Knowlys Drive, Heysham, Morecambe	Heysham Central Ward	(Pages 69 - 73)
		Partially retrospective application for the erection of a single storey side and rear extension for Mr Tyrone Lewis		

15 Delegated Planning List (Pages 74 - 83)

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 (Substitute), Sheila Denwood (Substitute), Mel Guilding (Substitute), Tim Hamilton-Cox (Substitute), Janice Hanson (Substitute) and Geoff Knight (Substitute)

(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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