



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** MONDAY, 13 NOVEMBER 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 16<sup>th</sup> October 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.

<b>5</b>	<b>A5 17/00770/RCN</b>	<b>23-25 North Road, Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 1 - 10)</b>
		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 car parking 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)		
<b>6</b>	<b>A6 17/00970/OUT</b>	<b>Land At Higher Bond Gate, Abbeystead Road, Dolphinholme</b>	<b>Ellel Ward</b>	<b>(Pages 11 - 23)</b>
		Outline application for the development of 18 residential dwellings with associated access		
<b>7</b>	<b>A7 17/00736/OUT</b>	<b>Land North Of 17 Main Street, Warton</b>	<b>Warton Ward</b>	<b>(Pages 24 - 32)</b>
		Outline application for the erection of nine dwellings and associated access		

8	A8 17/00203/VCN	<b>St Georges Quay Development Site, St Georges Quay, Lancaster</b>	<b>Castle Ward</b>	<b>(Pages 33 - 42)</b>
<p>Erection of 149 dwellings with associated landscaping and car parking (pursuant to the variation of conditions 2, 4, 6, 7, 12 and 30 and removal of condition 25 on planning permission 14/01186/VCN to amend the layout to include the substation, agree external materials and detailing of the development, reduce the minimum recess from 100mm to 85mm for doors and windows to the frontage units, to vary the trigger for the implementation of an agreed off-site highway improvement scheme and to remove the requirements for a risk assessment to be agreed alongside Network Rail's operational land).</p>				
9	A9 17/00868/FUL	<b>Bay Scaffolding, Northgate, White Lund Industrial Estate</b>	<b>Westgate Ward</b>	<b>(Pages 43 - 50)</b>
<p>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</p>				
10	A10 17/00965/VCN	<b>Land At The Hayloft Barn, Ashton Road, Ashton</b>	<b>Ellel Ward</b>	<b>(Pages 51 - 56)</b>
<p>Change of use of land to touring caravan site, erection of a facilities building, associated re-grading of land, landscaping, formation of access road, lay-bys and cycle link, and creation of wildlife pond (pursuant to the variation of conditions 4, 6, 7 and 15 on planning permission 12/00212/CU to delay the creation of wildlife pond and cycle link and for the addition of a vehicle barrier and bin compound)</p>				
11	A11 17/01156/FUL	<b>81 - 83 Ullswater Road And 2 Rydal Road, Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 57 - 63)</b>
<p>Change of use from a mixed use comprising retail and an associated residential dwelling to a retail unit</p>				

(A1), 2 bed dwelling (C3) and a house in multiple occupation (C4), and replacement of timber windows with uPVC windows

12    **A12 17/01120/FUL**    **Orchard House, Uggle Lane, Lancaster**    **Scotforth West Ward**    **(Pages 64 - 68)**

Retrospective application for the erection of a dwelling

13    **A13 17/00947/FUL**    **Craggs Of Conder Green, Thurnham Mill, Thurnham**    **Ellel Ward**    **(Pages 69 - 74)**

Erection of extension to existing agricultural retail premises, and change of use of agricultural retail storage area to general self-storage units (B8)

14    **A14 17/01151/FUL**    **The Storey, Meeting House Lane, Lancaster**    **Castle Ward**    **(Pages 75 - 78)**

Replacement of a timber door with a powder coated automated aluminium door to the rear elevation

15    **A15 17/01207/LB**    **The Storey, Meeting House Lane, Lancaster**    **Castle Ward**    **(Pages 79 - 82)**

Listed Building application for the replacement of a timber door with a powder coated automated aluminium door to the rear elevation

16    **Quarterly Reports (Pages 83 - 90)**

17    **Delegated Planning List (Pages 91 - 99)**

## **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](mailto:tmott@lancaster.gov.uk).

**(iv) Changes to Membership, substitutions or apologies**

Please contact Democratic Support, telephone 582170, or alternatively email [democraticsupport@lancaster.gov.uk](mailto:democraticsupport@lancaster.gov.uk).

SUSAN PARSONAGE,  
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