



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 11 DECEMBER 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 13th November 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 17/01050/OUT	Land North Of Old Hall Farm, Kirkby Lonsdale Road, Over Kellet	Kellet Ward	(Pages 1 - 14)
		Outline application for the erection of up to 55 residential dwellings for Mr Stephenson		
6	A6 16/01551/FUL	Land At, Bowerham Lane, Lancaster	Scotforth East Ward	(Pages 15 - 25)
		Erection of 25 dwellings and creation of a new access and access roads for Mr Chris Middlebrook		
7	17/01074/HYB	Land At Royal Albert Farm, Pathfinders Drive, Lancaster	Scotforth West Ward	(Pages 26 - 38)
		Hybrid application comprising an outline application for up to 71 dwellings with associated upgrading works to Pathfinders Drive, and a full application for the conversion of Derby Home into six apartments (C3) and creation of associated parking for Homes and Communities Agency		
8	A8 17/01076/LB	Derby Home, Pathfinders Drive, Lancaster	Scotforth West Ward	(Pages 39 - 42)
		Listed Building application for the conversion of Derby Home into six		

apartments (C3) for Homes and Communities Agency

9	A9 17/01232/CU	6 Coastal Road, Hest Bank, Lancaster	Bolton and Slyne Ward	(Pages 43 - 48)
		Change of use of ground floor from cafe/restaurant (A3) into drinking establishment (A4) for Mr John Hughes		
10	17/00983/FUL	Greta Bridge House Cottage, Cantsfield Road, Cantsfield	Upper Lune Valley Ward	(Pages 49 - 53)
		Demolition of existing outbuilding, erection of a replacement two storey side extension and a single storey garage/utility room for Mr Chris Reddy		
11	A11 17/00669/FUL	Rose Garth, Stanmore Drive, Lancaster	Scotforth West Ward	(Pages 54 - 59)
		Erection of a new detached two-storey dwelling and demolition of part of the existing dwelling for Mrs Barbara Vollands		
12	A12 17/01366/ADV	The Station Pub, Marine Road Central, Morecambe	Poulton Ward	(Pages 60 - 64)
		Advertising application for the display of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign, 1 externally illuminated double sided post mounted sign, 1 non-illuminated post mounted sign, 5 non-illuminated wall signs and 1 brass plaque for Company Greene King		
13	17/01367/LB	The Station Pub, Marine Road Central, Morecambe	Poulton Ward	(Pages 65 - 68)
		Listed Building application for the fitting of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign, 1 externally illuminated double sided post mounted sign, 1 non-illuminated post mounted sign, 5 non-illuminated wall signs, and 1 brass plaque for Company Greene King		

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| 14 | A14 17/01382/LB | The Station Pub, Marine Road
Central, Morecambe | Poulton
Ward | (Pages 69 - 71) |
| | | Listed Building application for replacement and installation of various fixtures and fittings internally for Mr Tim Wass | | |
| 15 | A15 17/01431/PAD | Bus Station, Central Drive,
Morecambe | Poulton
Ward | (Pages 72 - 74) |
| | | Prior approval for the demolition of Bus Station building for Mr Julian Inman | | |
| 16 | A16 17/01341/FUL | Stonehaven, Bay Horse Lane, Bay
Horse | Ellel Ward | (Pages 75 - 78) |
| | | Erection of a two storey side extension and the construction of a rear balcony to form a granny annexe for Mr & Mrs Armer | | |
| 17 | A17 17/01315/PLDC | 46 Shrewsbury Drive, Lancaster,
Lancashire | John
O'Gaunt
Ward | (Pages 79 - 82) |
| | | Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr & Mrs S. Metcalfe | | |
| 18 | Planning Committee Member Appointment to the Crook O'Lune Advisory Committee (Pages 83 - 85) | | | |
| 19 | Delegated Planning List (Pages 86 - 93) | | | |

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.

SUSAN PARSONAGE,
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