



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 4 JUNE 2018

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 Appointment of Vice-Chairman

To appoint a Vice-Chairman for the duration of the 2018/19 municipal year.

3 Minutes

Minutes of meeting held on 9th May, 2018 (previously circulated).

4 Items of Urgent Business authorised by the Chairman

5 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.

6	A5 18/00095/FUL	Land north of 1 Sunny Hill, Westbourne Road, Lancaster	Marsh Ward	(Pages 1 - 10)
		Erection of a three storey building comprising of 6 two-bed apartments (C3) with associated parking, landscaping and creation of a pedestrian access		
7	A6 18/00421/VLA	Land Off Sycamore Road, Brookhouse	Lower Lune Valley Ward	(Pages 11 - 13)
		Variation of legal agreement attached to planning permission 14/00270/OUT to alter the affordable housing provisions		

8	A7 18/00406/FUL	8 Levens Close, Lancaster	Marsh Ward	(Pages 14 - 17)
		Demolition of existing conservatory and erection of two storey rear extension		
9	A8 18/00308/FUL	1 Downham Cottages, Chapel Lane, Galgate	Ellel Ward	(Pages 18 - 21)
		Erection of a two storey side extension		
10	A9 18/00468/FUL	61 Gloucester Avenue, Lancaster	Scotforth East Ward	(Pages 22 - 24)
		Erection of a single storey side and rear extension		
11	A10 18/00484/FUL	Salt Ayre Sports Centre, Dors Henderson Way, Heaton With Oxcliffe	Skerton West Ward	(Pages 25 - 29)
		Erection of a single storey extension and bin store and creation of a seated area and children's playground/outdoor activity area to the front		
12	Quarterly Reports (Pages 30 - 37)			
13	Delegated Planning List (Pages 38 - 46)			

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Carla Brayshaw (Chairman), June Ashworth, Jon Barry, Stuart Bateson, Alan Biddulph, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Helen Helme, Jane Parkinson, Jean Parr, Robert Redfern, Sylvia Rogerson and Susan Sykes

(ii) Substitute Membership

Councillors Claire Cozler (Substitute), Sheila Denwood (Substitute), Mel Guilding (Substitute), Tim Hamilton-Cox (Substitute), Andrew Kay (Substitute), Geoff Knight (Substitute) and Malcolm Thomas (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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