



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 23 JULY 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 Minutes

Minutes of meeting held on 25th June, 2018 (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 18/00615/FUL	Old Coach House, Cantsfield Road, Cantsfield	Upper Lune Valley Ward	(Pages 1 - 5)
		Demolition of single storey rear extension, insertion of opening to rear of garage and erection of retaining walls to form access to rear, erection of single storey detached garage with attached workshop.		
6	A6 18/00588/FUL	85-89 Penny Street, Lancaster	Castle Ward	(Pages 6 - 21)
		Demolition of existing buildings and erection of a 6-storey building comprising use classes A1, A2 and/or A3 at lower ground floor and student accommodation above comprising 58 en-suite bedrooms within seven cluster flats and eight studio apartments and the formation of an enclosed external courtyard with landscaping and refuse enclosure.		
7	A7 18/00405/FUL	St Thomas Centre, Marton Street, Lancaster	Castle Ward	(Pages 22 - 31)
		Relevant Demolition of existing 2 storey Church Centre building and erection of a replacement 2.5 storey Church Centre building, including single storey lean-to and single storey link to the adjacent Church		

and alterations to existing carpark, including creation of steps and resurfacing.

8	A8 18/00543/LB	St Thomas Church, Penny Street, Lancaster	Castle Ward	(Pages 32 - 36)
		Listed building application for a single-storey glazed extension to connect the former choir vestry of the church and the proposed replacement Church Centre building, alterations to the former choir vestry including the removal of an existing timber door and replacement with timber-framed partition and the removal of arched windows to the south elevation and replacement with fire escape door, installation of new perimeter security gates adjoining the Penny Street and Marton Street elevations, and alterations to the boundary wall to Victoria Place including the addition of a wrought iron railings.		
9	A9 18/00269/FUL	Carnforth Business Park, Oakwood Way, Carnforth	Carnforth and Millhead Ward	(Pages 37 - 46)
		Erection of office (B1a) and storage and distribution (B8) building with associated parking, access and boundary fencing.		
10	A10 18/00637/VCN	Site Of Former Filter House, Scotforth Road, Lancaster	University and Scotforth Rural Ward	(Pages 47 - 52)
		Erection of two 4-storey student accommodation buildings comprising of 28 6-bed cluster flats (C4) with associated car parking and bin and cycle stores (pursuant to the variation of condition 2 on planning permission 16/00847/FUL for amendments to floor plans and elevations to provide 12 7-bed cluster flats (sui generis) and 14 6-bed cluster flats (C4) including amendments to the fenestration and heights of the buildings).		

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| 11 | A11 18/00445/VCN | Land East Of Railway Line, St Michaels Lane, Bolton Le Sands | Bolton and Slyne Ward | (Pages 53 - 61) |
| | | <p>Erection of 20 dwellings with associated new access (pursuant to the variation of conditions 2, 4, 9, 10, 11 and 13 on planning permission 15/01167/FUL to amend the approved site layout, vary the trigger for the submission of a risk assessment and to vary conditions pertaining to noise mitigation, surface water drainage and landscaping to enable the development to be carried out with submitted details; and remove condition 8 as the revised layout accommodates provision for an easement to the watercourse).</p> | | |
| 12 | A12 18/00169/FUL | East Gate Lodge, Keer Holme Lane, Borwick | Kellet Ward | (Pages 62 - 71) |
| | | <p>Change of use of existing bungalow (C3) to a residential care home for children (C2), demolition of existing extensions, erection of a single storey side extension and part single part two storey rear extension with a raised terrace and creation of a new access and parking facilities.</p> | | |
| 13 | A13 18/00756/VCN | Former Ridge Hotel Site, 10 Patterdale Road, Lancaster | Bulk Ward | (Pages 72 - 75) |
| | | <p>Erection of two 2-storey buildings comprising of 16 one-bed affordable flats (C3) with associated parking and landscaping (pursuant to the variation of condition 2 on planning permission 17/01572/FUL to alter the finished site and floor levels).</p> | | |

14 Delegated Planning List (Pages 76 - 85)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

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

(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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