



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 28 FEBRUARY 2022

**Venue:** MORECAMBE 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 31<sup>st</sup> January 2022 (previously circulated).

### 3 Items of Urgent Business authorised by the Chair

### 4 Declarations of Interest

To receive declarations by Councillors of interests in respect of items on this Agenda.

Councillors 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, Councillors 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, Councillors 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.

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|---|--|--|--|----------------------------|
| 5 | <b>A5 <a href="#">21/00784/FUL</a></b> | <b>Land Off Ashton Road, Lancaster</b>   | <b>Scotforth<br/>West Ward</b>                         | <b>(Pages 5 -<br/>15)</b>  |
|   |  | Erection of 59 dwellings (C3) with associated vehicular and cycle/pedestrian access, parking, land regrading, landscaping, provision of open space and equipped play area and construction of an attenuation basin.  |  |                            |
| 6 | <b>A6 <a href="#">21/01186/FUL</a></b> | <b>South Lodge Greaves Road<br/>Lancaster Lancashire</b>   | <b>Scotforth<br/>West Ward</b>                         | <b>(Pages 16 -<br/>20)</b> |
|   |  | Relevant demolition of existing lean to and outbuilding, erection of a single storey side/rear extension, construction of roof and projecting walls over existing courtyard, creation of terrace, installation of external steps, erection of stone wall and erection of detached outbuilding and installation of an Air Source Heat Pump. |  |                            |
| 7 | <b>A7 <a href="#">21/01247/FUL</a></b> | <b>Land East of Hazelrigg Lane,<br/>Hazelrigg Lane, Scotforth,<br/>Lancashire</b>  | <b>University<br/>and<br/>Scotforth<br/>Rural Ward</b> | <b>(Pages 21 -<br/>33)</b> |
|   |  | Construction of a solar farm with associated access and infrastructure to include substation, inverter stations, cabling, landscaping, CCTV and boundary treatments.   |  |                            |

8	A8 <a href="#">21/01557/VCN</a>	<b>Development Land, Bold Street, Heysham</b>	<b>Heysham North Ward</b>	<b>(Pages 34 - 38)</b>
<p>Demolition of existing garages and dwelling, and erection of a 3 storey building comprising 20 two bed apartments and 22 one bed apartments (C3) with associated accesses and construction of a bike and bin store (pursuant to the variation of condition 2 to amend the plans, removal of condition 13 in relation to details of canopies and submission of details required by conditions 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16 on planning permission 20/00668/FUL).</p>				
9	A9 <a href="#">21/01344/FUL</a>	<b>29 Alderman Road Lancaster Lancashire</b>	<b>Scotforth West Ward</b>	<b>(Pages 39 - 41)</b>
<p>Erection of single storey front extension, installation of new window and air source heat pump to the side elevation and erection of a single storey rear extension.</p>				
10	A10 <a href="#">22/00107/CCC</a>	<b>Dunald Mill Quarry Long Dales Lane Nether Kellet</b>	<b>Kellet Ward</b>	<b>(Pages 42 - 45)</b>
<p>County Council Consultation request for the variation of condition 2 of planning permission LCC/2017/0035 to extend the operation period to 21 February 2034 in line with the extension proposed by tarmac on application LCC/2021/0058.</p>				
11	A11 <a href="#">21/01528/FUL</a>	<b>Lancaster Music Co-op 1 Lodge Street Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 46 - 49)</b>
<p>Installation of replacement windows and doors to east facing elevation, installation of rooflight and replacement windows to north facing elevation, installation of a replacement window to the west facing elevation and installation of replacement windows and doors and replacement stonework to the front elevation.</p>				

## 12 Delegated List (Pages 50 - 58)

### ADMINISTRATIVE ARRANGEMENTS

#### (i) Membership

Councillors Keith Budden (Chair), Sandra Thornberry (Vice-Chair), Paul Anderton, Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Kevin Frea, June Greenwell, Mel Guilding, Janice Hanson, Cary Matthews, Robert Redfern and Malcolm Thomas

#### (ii) Substitute Membership

Councillors Alan Biddulph (Substitute), Mandy Bannon (Substitute), Jake Goodwin (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Debbie Jenkins (Substitute), Joyce Pritchard (Substitute) and Peter Yates (Substitute)

#### (iii) Queries regarding this Agenda

Please contact Eric Marsden - Democratic Services: email [emarsden@lancaster.gov.uk](mailto:emarsden@lancaster.gov.uk).

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

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

KIERAN KEANE,  
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