



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 10 JANUARY 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 6<sup>th</sup> December 2021 (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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|----------|--|---|--------------------|------------------------|
| <b>5</b> | <b>A5 <a href="#">21/01134/VCN</a></b> | <b>Land Off Marsh Lane And Main Street, Cockerham</b>   | <b>Ellel Ward</b>  | <b>(Pages 5 - 11)</b>  |
|          |  | Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space (pursuant to the variation of condition 8 on planning permission 19/00438/FUL to raise the finished floor levels of plots 3, 4, 5 and 6). |                    |                        |
| <b>6</b> | <b>A6 <a href="#">20/00677/FUL</a></b> | <b>15 China Street Lancashire LA1 1ET</b>   | <b>Castle Ward</b> | <b>(Pages 12 - 19)</b> |
|          |  | Retrospective application for the change of use of the first and second floor managers accommodation (C3) to student accommodation comprising of one 7-bed flat (sui generis) and one 4-bed flat (C4).  |                    |                        |
| <b>7</b> | <b>A7 <a href="#">20/00678/LB</a></b>  | <b>15 China Street Lancashire LA1 1ET</b>   | <b>Castle Ward</b> | <b>(Pages 20 - 23)</b> |
|          |  | Listed Building application for the removal of a partition wall, installation of new partition walls and internal doors on the first floor, installation of partition walls and roof  |                    |                        |

lights and infilling of external doors on the second floor and installation of ventilation system.

- 8    A8 [21/01323/FUL](#)    **Land Southeast Of Church Bank, Church Bank, Over Kellet, Lancashire**    **Kellet Ward**    **(Pages 24 - 37)**

Erection of 7 dwellings and associated access road.

- 9    A9 [20/00699/FUL](#)    **Land Adjacent To 108 St Leonards Gate, Lancaster Lancashire**    **Bulk Ward**    **(Pages 38 - 53)**

Relevant demolition (retrospective) of existing workshop and the erection of a 3 and 4 storey building to create student accommodation comprising sixteen 1-bed studios and one 2-bed cluster flat (C3) and a bike/bin store room.

- 10    A10 [20/00700/LB](#)    **Land Adjacent To 108 St Leonards Gate, Lancaster Lancashire**    **Bulk Ward**    **(Pages 54 - 59)**

Listed building application for removal of the buttresses and stone boundary wall from 108 St Leonards Gate and the erection of a 3 and 4 storey building.

- 11    **Delegated List (Pages 60 - 75)**

## **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), Tim Hamilton-Cox (Substitute), Colin Hartley (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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