



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 23 MAY 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 Appointment of Vice-Chair

To appoint a Vice-Chair for the duration of the 2022-23 municipal year.

3 Minutes

Minutes of meeting held on 25th April 2022 (previously circulated).

4 Items of Urgent Business authorised by the Chair

5 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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|---|--|---|--------------------------------|----------------------------|
| 6 | A5 22/00423/VCN | Land To The South Of Lawsons
Bridge Site | Scotforth
West Ward | (Pages 5 –
17) |
| | | Outline application for the erection of up to 95 residential dwellings with associated access (pursuant to the variation of conditions 2 and 6 on planning permission 19/00332/OUT for changes to the approved site access arrangements and proposed great crested newt mitigation strategy). | | |
| 7 | A6 22/00144/REM | Land To The East Of Lancaster
Road And North Of Willey Lane | Ellel Ward | (Pages 18 -
26) |
| | | Reserved matters application for the erection of 24 dwellings. | | |
| 8 | A7 22/00147/FUL | Land At Grid Reference E346580
N452460, Lancaster Road,
Cockerham | Ellel Ward | (Pages 27 –
33) |
| | | Erection of 1 dwelling with associated internal road and access. | | |

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| 9 | A8 22/00145/FUL | Land At Grid Reference E346580 N452460, Lancaster Road, Cockerham | Ellel Ward | (Pages 34 - 38) |
| | | Raising and filling of land using excess spoil and topsoil. | | |
| 10 | A9 22/00358/VCN | Middleton Clean Energy Plant, Middleton Road, Middleton | Overton Ward | (Pages 39 - 42) |
| | | Installation of 99.95MW battery storage facility including 2m security fence, battery units, cabling and creation of attenuation ponds (pursuant to the variation of condition 2 on approved application 18/01203/FUL to amend the layout and container specifications). | | |
| 11 | A10 22/00388/FUL | City Lab, 6 Dalton Square, Lancaster | Castle Ward | (Pages 43 - 46) |
| | | Installation of PV panels to the rear elevation and installation of 2 air source heat pumps to courtyard. | | |
| 12 | A11 22/00481/FUL | Lancaster City Council, Palatine Hall, Dalton Square | Castle Ward | (Pages 47 - 50) |
| | | Installation of air source heat pumps. | | |
| 13 | A12 22/00543/FUL | Ryelands House, Owen Road, Lancaster | Skerton East Ward | (Pages 51 - 54) |
| | | Installation of air source heat pumps, including associated security fencing. | | |
| 14 | Delegated List (Pages 55 - 70) | | | |

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, 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.

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582170, or alternatively email democracy@lancaster.gov.uk.

MARK DAVIES,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

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