



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 20 JUNE 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 23<sup>rd</sup> May 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.

- |   |  |   |                                |                            |
|---|--|---|--------------------------------|----------------------------|
| 5 | <b>A5 <a href="#">22/00423/VCN</a></b> | <b>Land To The South Of Lawsons<br/>Bridge Site Scotforth Road<br/>Lancaster</b>  | <b>Scotforth<br/>West Ward</b> | <b>(Pages 5 -<br/>20)</b>  |
|   |  | Outline application for the erection of up to 95 residential dwellings with associated access (pursuant to the variation of conditions 2, 6 and 10 on planning permission 19/00332/OUT for changes to the approved site access arrangements, the proposed great crested newt mitigation strategy and the provision to allow the flexibility for an updated AIA to be prepared and submitted at the time of a reserved matters application). |                                |                            |
| 6 | <b>A6 <a href="#">21/01323/FUL</a></b> | <b>Land Southeast Of Church Bank,<br/>Church Bank, Over Kellet,<br/>Lancashire</b>  | <b>Kellet Ward</b>             | <b>(Pages 21 -<br/>35)</b> |
|   |  | Erection of 7 dwellings and associated access road.   |                                |                            |
| 7 | <b>A7 <a href="#">22/00581/CCC</a></b> | <b>United Utilities Lancaster<br/>Wastewater Treatment Works<br/>Stodday Lane Lancaster</b>   | <b>Scotforth<br/>West Ward</b> | <b>(Pages 36 -<br/>39)</b> |

Retention of workshop for use by wastewater network operations team as approved under temporary planning permission LCC/2017/0026.

8     **A8 [14/00713/VLA](#)**                   **Halton Mill Mill Lane Halton**                   **Halton-with- (Pages 40 -  
Aughton                   45)  
Ward**

Variation of legal agreement on 00/00920/OUT and subsequent renewal consent 05/01432/OUT to vary the terms of the Fourth Schedule concerning affordable housing in relation to the applicants land only, remove the requirements to obtain covenants from future land owners to restrict vehicular use over Mill Lane between points A and B (as set out in the Third Schedule), amend and partly discharge the provisions of the public open space obligations and to discharge the obligation relating to the provision of the industrial buildings.

**9     Delegated List (Pages 46 - 57)**

**ADMINISTRATIVE ARRANGEMENTS**

**(i)     Membership**

Councillors Sandra Thornberry (Chair), Keith Budden (Vice-Chair), Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Roger Dennison, Kevin Frea, June Greenwell, Mandy King, Geoff Knight, Jack Lenox, Robert Redfern and Malcolm Thomas

**(ii)    Substitute Membership**

Councillors Alan Biddulph (Substitute), Jake Goodwin (Substitute), Mel Guilding (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Debbie Jenkins (Substitute), Joyce Pritchard (Substitute), Peter Yates (Substitute) and Independents (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).

MARK DAVIES,  
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