



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 18 JULY 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 20th June 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 | <u>A5 22/00235/REM</u> | Land North Of 17 Main Street | Warton Ward | (Pages 5 - 13) |
| | | Reserved matters application for the erection of nine dwellings. | | |
| 6 | <u>A6 22/00562/VCN</u> | Land At Grid Reference 350900 470170 Leapers Wood Road Over Kellet Lancashire | Kellet Ward | (Pages 14 - 19) |
| | | Hybrid application comprising a full application for proposed alterations to land levels and associated access, and outline application for up to 8,400sqm of employment floor space (Use Classes B1(c), B2 and B8) with associated access (pursuant to the removal of conditions 7,8,9 and 12 on outline planning permission 19/00545/HYB in relation to site access and off-site highway works and variation of condition 24 in relation to BREEAM standards). | | |
| 7 | <u>A7 21/01230/FUL</u> | 3 And 4 Dalton Square Lancaster Lancashire LA1 1PP | Castle Ward | (Pages 20 - 25) |
| | | Change of use of the rear of 4 Dalton Square to form extension to existing beer garden, erection of external cold store, and creation of opening in boundary wall plus regularisation of an external flue. | | |

8	A8 21/01231/LB	3 And 4 Dalton Square	Castle Ward	(Pages 26 - 30)
		Listed building consent for erection of cold store, creation of external doorway, creation of opening in boundary wall, erection of timber fencing, extension of external seating area, relocation of gas barrel, repairs to existing roof and internal alterations, including alterations to internal room layout and the removal/installation of internal walls within the basement plus regularisation of an external flue.		
9	A9 22/00284/FUL	Sunderland Point Mission Heritage Centre The Lane Sunderland Point Morecambe Lancashire LA3 3HS	Overton Ward	(Pages 31 - 35)
		Installation of sewage treatment plant.		
10	A10 21/01588/LB	Sunderland Point Mission Heritage Centre The Lane Sunderland Point Morecambe Lancashire LA3 3HS	Overton Ward	(Pages 36 - 40)
		Listed Building application for internal alterations to provide kitchen and wc's including new treatment plant, reset floor levels, works to the ceiling, insulation, new partition doors, architraves, skirting and relocation of wall panel.		
11	A11 22/00417/CU	17 Patterdale Road Lancaster Lancashire LA1 3HN	Bulk Ward	(Pages 41 - 44)
		Change of use of dwelling (C3) to small HMO (C4).		
12	A12 22/00626/CU	The Old Stables And Charter House Car Park Bulk Street Lancaster Lancashire LA1 1PU	Castle Ward	(Pages 45 - 49)
		Change of use of a mixed use building comprising a ground floor office (E) and first floor bar with micro-brewery (sui generis) to bar with micro-brewery (sui generis) on both floors and change of use of 4 parking spaces to beer garden area.		

- 13 [A13 22/00596/FUL](#) 136 High Road Halton Lancaster Halton-with- (Pages 50 -
Lancashire LA2 6QA Aughton 53)
Ward
Erection of a two storey side extension, single storey rear extension, and front porch extension, construction of a dormer extension to the rear, and creation of an access, dropped kerb and driveway.

14 **Delegated List (Pages 54 - 63)**

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Keith Budden (Vice-Chair), Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Roger Dennison, Kevin Frea, June Greenwell, Mel Guilding, Mandy King, Jack Lenox, Robert Redfern, Malcolm Thomas and Vacancy: MBI

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Alan Biddulph (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Debbie Jenkins (Substitute), Joyce Pritchard (Substitute), Peter Yates (Substitute), Vacancy: ESI (Substitute) and Vacancy: MBI (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,
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LANCASTER, LA1 1PJ

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