



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 7 NOVEMBER 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 10th October 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 | A5 22/00332/FUL | Land North Of Bulk Road And East Of Parliament Street, Lancaster Lancashire | Bulk Ward | (Pages 5 - 31) |
| | | Demolition of existing carpet store and car wash (Class E) and erection of one 8 storey building and one 6 storey building for purpose-built student accommodation comprising 388 studios (C3) with ancillary communal facilities, new pedestrian access, public realm and landscaping. | | |
| 6 | A6 22/00017/FUL | Proposed Solar Farm Grimeshaw Lane Quernmore Lancashire | Lower Lune Valley Ward | (Pages 32 - 47) |
| | | Installation of a solar farm with associated access and infrastructure to include substations, inverter stations, control room, CCTV, lighting, perimeter fence and all associated works. | | |
| 7 | A7 22/00816/FUL | Land Off Wyresdale Road Lancaster Lancashire | John O'Gaunt Ward | (Pages 48 - 54) |
| | | Engineering works to create a surface water management scheme. | | |

8	A8 22/00817/VCN	Land Off Wyresdale Road Lancaster Lancashire	John O'Gaunt Ward	(Pages 55 - 64)
		Erection of 27 dwellings (C3) with associated access (pursuant to the variation of conditions 2, 5 and 6 on planning permission 18/00472/FUL to amend house types, access, layout, surface water management plans and install a substation).		
9	A9 21/00864/FUL	Land And Buildings South Of Number 52 Low Road Middleton Lancashire	Overton Ward	(Pages 65 - 73)
		Demolition of existing agricultural buildings and erection of 9 dwellings with access, parking, the raising of site levels and construction of retaining wall.		
10	A10 21/01522/FUL	1A Alder Grove Lancaster Lancashire LA1 5SD	Marsh Ward	(Pages 74 - 80)
		Demolition of existing managers house and erection of 2 storey building comprising of 4 1-bed flats (C3) and mixed use community room and office to serve wider sheltered housing scheme.		
11	A11 21/01588/LB	Sunderland Point Mission Heritage Centre The Lane Sunderland Point Morecambe Lancashire LA3 3HS	Overton Ward	(Pages 81 - 87)
		Listed Building application for internal alterations to provide kitchen and wc including new treatment plant, provision of water supply and ventilation pipes and grills, reset floor levels, works to create ceilings, insulation, new partition doors, architraves, skirting and relocation of wall panel.		
12	A12 22/00998/FUL	Westgate Wanderers Football Club Maple Avenue Heysham Lancashire	Heysham North Ward	(Pages 88 - 91)
		Erection of two dugouts / outbuildings.		

- 13 A13 [22/00909/FUL](#) Turning Point Theatre Arts John (Pages 92 -
Lancaster Leisure Park Wyresdale O'Gaunt 95)
Road Lancaster Lancashire LA1 Ward
3LA

Erection of single storey rear extension.

14 **Delegated List (Pages 96 - 105)**

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Alan Biddulph (Substitute), Jake Goodwin (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Debbie Jenkins (Substitute), Geoff Knight (Substitute), Sally Maddocks (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.

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