



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 5 DECEMBER 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 7th November 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 21/01351/FUL | Land To The North East Of Kidds Transport Limited Caton Road Lancaster | Lower Lune Valley Ward | (Pages 5 - 11) |
| | | Installation of a 25MW battery storage facility with ancillary development including 3m high fencing, battery storage containers, substation, transformers, switch-room, control room, welfare cabin and storage room, construction of internal access road and 4m high CCTV columns. | | |
| 6 | A6 22/01221/FUL | Hawthorne House Bye-pass Road Bolton Le Sands Carnforth | Bolton and Slyne | (Pages 12 - 20) |
| | | Demolition of existing building and erection of five new dwellings (C3) with associated landscaping and altered access. | | |
| 7 | A7 22/01137/FUL | Lancaster Brewery Lancaster Leisure Park Wyresdale Road Lancaster | John O'Gaunt Ward | (Pages 21 - 25) |
| | | Erection of a side extension and creation of an additional parking area to the rear. | | |

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|----|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------|
| 8 | A8 22/01306/CCC | Claughton Moor Quarry Quarry Road Claughton | Lower Lune Valley Ward | (Pages 26 - 28) |
| | | Replacement of current welfare cabin at Claughton Quarry with a new modular unit. | | |
| 9 | A9 22/01197/FUL | 15 Whitendale Drive Bolton Le Sands | Bolton and Slyne | (Pages 29 - 32) |
| | | Erection of a first-floor side extension, construction of 3 dormer extensions to the front elevation and erection of a ground floor front extension to form a canopy. | | |
| 10 | A10 22/01286/FUL | 27 Arrow Lane Halton | Halton-with-Aughton Ward | (Pages 33 - 35) |
| | | Erection of a single storey side extension and construction of a raised decking area to the rear elevation and raised rear flat roof. | | |
| 11 | Delegated List (Pages 36 - 46) | | | |

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, Malcolm Thomas and Sue Tyldesley

(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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