



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 27 FEBRUARY 2023

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 30th January 2023 (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 21/01008/FUL | Land North of Quernmore Road
Quernmore Road Lancaster
Lancashire | Lower Lune Valley
Ward | (Pages 6 - 40) |
| | | Erection of 116 dwellings (C3) with associated access, landscaping, public open space, electricity substation, foul water pumping station, sustainable urban drainage and associated infrastructure. | | |
| 6 | A6 22/00879/FUL | Mill Hall Moor Lane Lancaster
Lancashire | Bulk Ward | (Pages 41 - 50) |
| | | Change of use of 96-bed into 62 one-bed self contained student accommodation units, erection of a four storey front extension with roof terrace above linking the Mill and annexe and demolition of part of enclosure wall. | | |
| 7 | A7 22/00880/LB | Mill Hall Moor Lane Lancaster
Lancashire | Bulk Ward | (Pages 51 - 56) |
| | | Listed building application to facilitate the conversion from 96-bed into 62 one-bed self contained student accommodation units, erection of a four storey front extension with roof terrace above linking the Mill and annexe and demolition of part of enclosure wall. | | |

8	A8 22/00668/FUL	Land to the South of Middleton Clean Energy Plant Middleton Road Middleton Lancashire	Overton Ward	(Pages 57 - 64)
		Erection of a substation compound comprising of a transformer, HV equipment, switchgear control room, welfare cabin and DNO substation building with associated boundary fencing, access road and column mounted CCTV cameras.		
9	A9 22/00839/FUL	Land to the South of Middleton Clean Energy Plant Middleton Road Middleton Lancashire	Overton Ward	(Pages 65 - 72)
		Construction of 100 MWh energy storage facility with associated boundary fencing, access road and column mounted CCTV cameras.		
10	A10 22/01432/VCN	J Wedlake And Son Wheatfield Street Lancaster Lancashire	Castle Ward	(Pages 73 - 78)
		Change of use and conversion of existing warehouse (B8) to student accommodation (C3) comprising of 16 1-bed studios, erection of 3-storey side extension, installation of dormer extensions, installation of new window and door openings, installation of rooflights and solar panels to the roof and erection of a 3-storey building for student accommodation comprising 8 1-bed studios with associated plant room and bin store and erection of a bin store and installation of drainage infrastructure (pursuant to the variation of condition 2 on planning permission 20/00964/FUL to amend approved plans by moving position of proposed new 3-storey building away from the North boundary by 925mm).		
11	A11 22/01482/FUL	5 Laureston Avenue Heysham Morecambe Lancashire	Heysham South Ward	(Pages 79 - 82)
		Demolition of existing rear extension, erection of a single storey rear extension with raised balcony, erection of a detached garage to the		

rear and construction of a new driveway.

12 Delegated List (Pages 83 - 93)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

Councillors Fabiha Askari (Substitute), Mandy Bannon (Substitute), Alan Biddulph (Substitute), Jake Goodwin (Substitute), Tim Hamilton-Cox (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 582000, or alternatively email democracy@lancaster.gov.uk.

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