



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 27 MARCH 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 27th February 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.

5	A5 22/01452/FUL	Frankie And Bennys Hilmore Way Morecambe	Harbour Ward	(Pages 5 - 9)
		Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping.		
6	A6 22/01500/FUL	The Station Pub Marine Road Central Morecambe	Poulton Ward	(Pages 10 - 13)
		Installation of air conditioning system to side elevation.		
7	A7 22/01501/LB	The Station Pub Marine Road Central Morecambe	Poulton Ward	(Pages 14 - 16)
		Listed building application for the removal of existing grills and ductwork, openings elongated with the installation of replacement grills,		

installation of new air conditioning system and fan coil unit.

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| 8 | A8 23/00174/FUL | Kentucky Fried Chicken Central Drive Morecambe | Poulton Ward | (Pages 17 - 19) |
| | | Relocation of extract ductwork and termination to existing station building pitched roof. | | |
| 9 | A9 23/00175/LB | Kentucky Fried Chicken Central Drive Morecambe | Poulton Ward | (Pages 20 - 22) |
| | | Listed building application for the relocation of extract ductwork and termination to existing station building pitched roof. | | |
| 10 | A10 22/01518/OUT | Land To The North And South Of Cinder Lane Nurseries Cinder Lane Lancaster | Scotforth West Ward | (Pages 23 - 30) |
| | | Outline application for the erection of 2 dwellings with associated accesses. | | |
| 11 | Delegated List (Pages 31 - 42) | | | |

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.

MARK DAVIES,
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