



Committee: PLANNING REGULATORY COMMITTEE

Date: TUESDAY, 30 MAY 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 Appointment of Vice-Chair

To appoint a Vice-Chair for the duration of the 2023-24 municipal year.

3 Minutes

Minutes of meeting held on 24th April 2023 (previously circulated).

4 Items of Urgent Business authorised by the Chair

5 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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| 6 | A6 21/01341/OUT | Land East Of Fulwood Drive Morecambe | Bolton and Slyne; Lower Lune Valley Ward | (Pages 5 - 30) |
| | | Outline application for the development of 129 residential dwellings and creation of new access. | | |
| 7 | A7 22/01328/REM | Land Adjacent To Porsche Centre South Lakes 1 Electric Drive Carnforth | Kellet Ward | (Pages 31 - 36) |
| | | Reserved matters application for the approval of layout, scale, appearance, and landscaping following planning permission 22/00562/VCN for the development of 8,397sqm of employment (Use Classes B1(c), B2 and B8). | | |
| 8 | A8 22/00618/FUL | Development Land North Of Rectory Gardens Lancaster Road Cockerham | Ellel Ward | (Pages 37 - 49) |
| | | Demolition of existing agricultural | | |

buildings and erection of 22 dwellings (C3) with associated garages, internal roads and open space.

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| 9 | A9 22/00874/FUL | Land North Of Bottomdale Road East Of M6 Bottomdale Road Halton | Halton-with-Aughton and Kellet Ward | (Pages 50 - 56) |
| | | Retrospective application for change of use of land to residential traveller accommodation consisting of two mobile homes, three touring caravans, storage of two touring caravans, two outbuildings, septic tank, hardstanding, fencing, gates, associated access, re-grading land levels, creation of bund and use of field as paddock. | | |
| 10 | A10 23/00222/FUL | Land North Of Lentworth Drive Lancaster | Scotforth East Ward | (Pages 57 - 60) |
| | | Construction of a permanent flood defence bund and associated works. | | |
| 11 | A11 23/00090/FUL | Jubilee Hall China Street Lancaster | Castle Ward | (Pages 61 - 63) |
| | | Replacement of front door and rear exhaust duct. | | |
| 12 | A12 Associated With 21/01284/FUL | Public Footpath Associated With Land South Of Hawthorn Avenue Hawthorn Avenue Brookhouse | Lower Lune Valley Ward | (Pages 64 - 66) |
| | | To permanently divert a section of Public Footpath No. in Brookhouse to enable the implementation of residential development pursuant to the proposals set out in application 21/01284/FUL for the erection of 25 adaptable bungalows for over 55's with associated access, internal roads and landscaping. | | |

13 Appointment to the Crook O' Lune Advisory Committee

To appoint a Planning Regulatory Committee representative to the Crook O' Lune Advisory Committee for the duration of the municipal year 2023-24.

14 Delegated List (Pages 67 - 80)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Membership of this committee was not known at the time of agenda publication and will be agreed at the Annual Council meeting to be held on 22nd May 2023.

(ii) Substitute Membership

Substitute Membership of this committee was not known at the time of agenda publication and will be agreed at the Annual Council meeting to be held on 22nd May 2023.

(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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Published on 17th May 2023.