



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 17 JULY 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 19th June 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 22/01317/FUL | Hillside Farm Lancaster Road
Heaton With Oxcliffe Morecambe | Overton
Ward | (Pages 6 -
14) |
| | | Erection of 100MW energy storage facility including 50 energy storage battery units within steel shipping containers, and ancillary development including substation, transformers, transformer compound, underground cabling, inverters, switchgear, control/switch room, office/site store building, creation of hardstanding, erection of 3m security fencing, access gates, seven 3m CCTV masts and associated balancing pond, landscaping, access track and parking and the change of use of existing farm house and farm building to ancillary offices. | | |
| 6 | A6 23/00505/VCN | Land East Of Hazelrigg Lane
Hazelrigg Lane Scotforth | University
Ward | (Pages 15 -
26) |
| | | Construction of a solar farm with associated access and infrastructure to include substation, inverter stations, cabling, landscaping, CCTV and boundary treatments (pursuant to the variation of conditions 2,4,9,13,18,20 and 22 of planning permission 21/01247/FUL to amend the approved layout, | | |

scale, landscaping detail, boundary treatment and agree details of construction).

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|-----------|---|--|-------------------------|----------------------------|
| 7 | A7 22/01024/FUL | Heysham Business Park
Middleton Road Middleton | Overton
Ward | (Pages 27 -
37) |
| | | <p>Demolition of existing buildings and erection of employment units (Class E(g)/B2/B8) and a new gate house with associated service yards, parking areas, realigned spine road and landscaping.</p> | | |
| 8 | A8 23/00602/VCN | Ward Field Farm Main Road
Galgate | Ellel Ward | (Pages 38 -
46) |
| | | <p>Reserved matters application for the demolition of existing agricultural buildings, retention and residential conversion of stone barn for up to 2 dwellings and erection of up to 67 dwellings with associated access (pursuant to the removal of conditions 1 and variation of conditions 2,3,4,6, 7,8 and 10 on reserved matters application 19/01100/REM to account for details already approved by planning conditions and to accommodate changes to the development arising from the relocation of the proposed bus layby).</p> | | |
| 9 | A9 23/00375/FUL | Land And Buildings South Of
Number 52 Low Road Middleton | Overton
Ward | (Pages 47 -
57) |
| | | <p>Demolition of existing agricultural buildings and erection of 9 dwellings with access, parking, the raising of site levels and construction of retaining wall.</p> | | |
| 10 | A10 23/00120/FUL | Green Ayre Public Open Space
Parliament Street Lancaster | Bulk Ward | (Pages 58 -
61) |
| | | <p>Construction of climbing wall to the side of existing skate park.</p> | | |
| 11 | A11 23/00239/FUL | Lancaster City FC Giant Axe Field
West Road Lancaster | Marsh
Ward | (Pages 62 -
65) |
| | | <p>Retrospective application for the siting of a retail pod in car park.</p> | | |

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|----|---------------------------------------|--|---------------------------|------------------------|
| 12 | A12 23/00240/ADV | Lancaster City FC Giant Axe Field West Road Lancaster | Marsh Ward | (Pages 66 - 68) |
| | | Advertisement application for the retrospective display for the siting of a retail pod in car park. | | |
| 13 | A13 23/00649/FUL | Lancaster City Council White Lund Depot White Lund Road Morecambe | Westgate Ward | (Pages 69 - 72) |
| | | Retrospective application for the temporary siting of 2 portable buildings to provide office space. | | |
| 14 | A14 23/00524/FUL | 58 Lister Grove Heysham Morecambe | Heysham South Ward | (Pages 73 - 75) |
| | | Erection of a single storey extension to the rear and construction of a hipped roof extension above existing garage. | | |
| 15 | A15 23/00645/FUL | 29 Patterdale Road Lancaster Lancashire | Bulk Ward | (Pages 76 - 78) |
| | | Erection of single storey rear extension. | | |
| 16 | Delegated List (Pages 79 - 89) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Claire Cozler (Vice-Chair), Louise Belcher, Dave Brookes, Keith Budden, Roger Dennison, Tom Fish, Paul Gardner, Alan Greenwell, John Hanson, Jack Lenox, Joyce Pritchard, Robert Redfern, Sue Tyldesley and Paul Tynan

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Martin Bottoms (Substitute), Martin Gawith (Substitute), Paul Hart (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Sally Maddocks (Substitute), Paul Newton (Substitute) and Grace Russell (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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