



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 18 SEPTEMBER 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 4<sup>th</sup> September 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   | <b>A5 <a href="#">21/00792/FUL</a></b> | <b>Haweswater Aqueduct, Helks<br/>Brow, Wray, Lancashire</b> | <b>Halton-with-<br/>Aughton and<br/>Kellet Ward;<br/>Lower Lune<br/>Valley Ward</b> | <b>(Pages 5 -<br/>26)</b>  |
| Proposed works for and use of replacement section of aqueduct, including earthworks and ancillary infrastructure including: a new valve house building within fenced compound with permanent vehicular access provision and an area of proposed ground raising for landscaping, with the installation of a tunnel shaft and an open cut connection area within a temporary construction compound, to include site accesses, storage areas, plant and machinery, and drainage infrastructure. In addition, a temporary satellite park and ride facility with vehicle marshalling area, a temporary residents' parking area; and a series of local highway works. |  |  |   |                            |
| 6   | <b>A6 <a href="#">23/00699/FUL</a></b> | <b>Pentecostal Church Hunter Street<br/>Carnforth</b>        | <b>Carnforth<br/>and Millhead<br/>Ward</b>  | <b>(Pages 27 -<br/>38)</b> |
| Relevant demolition of Church and erection of a two storey building comprising of 9 apartments and bin store with associated garden areas and landscaping.  |  |  |   |                            |

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|--|---------------------------------|---|--|----------------------------|
| 7  | A7 <a href="#">23/00750/VCN</a> | <b>Land At Grid Reference E346580<br/>N452460 Lancaster Road<br/>Cockerham</b>  | <b>Ellel Ward</b>                          | <b>(Pages 39 -<br/>57)</b> |
| Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane (pursuant to the variation of condition 3 on planning permission 19/01223/OUT to alter the visibility splays). |                                 |   |  |                            |
| 8  | A8 <a href="#">22/01463/OUT</a> | <b>Land East Of Arkholme Methodist Church Kirkby Lonsdale Road<br/>Arkholme</b> | <b>Halton-with-Aughton and Kellet Ward</b> | <b>(Pages 58 -<br/>78)</b> |
| Outline application for the development of up to 23 residential dwellings and creation of a new access.  |                                 |   |  |                            |
| 9  | A9 <a href="#">23/00982/PAD</a> | <b>Former Skerton High School<br/>Owen Road Lancaster</b>                       | <b>Skerton Ward</b>                        | <b>(Pages 79 -<br/>82)</b> |
| Prior approval for the demolition of former Skerton High School, caretakers house and bunker.  |                                 |   |  |                            |

**10 Delegated List (Pages 83 - 86)**

**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](mailto:emarsden@lancaster.gov.uk).

**(iv) Changes to Membership, substitutions or apologies**

Please contact Democratic Support, telephone 582000, or alternatively email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

MARK DAVIES,  
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