



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 6 NOVEMBER 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 9<sup>th</sup> October 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	<b>A5 <a href="#">23/00571/FUL</a></b>	<b>Part Of Former St Georges Works (Pump House) Abram Close Lancaster</b>	<b>Marsh Ward</b>	<b>(Pages 5 - 19)</b>
		Change of use and conversion of existing pump house and erection of front and upwards extensions to create 35 studio apartments for students (C3 use) with associated communal areas.		
6	<b>A6 <a href="#">23/00544/FUL</a></b>	<b>Flat Above 4 China Street Lancaster</b>	<b>Castle Ward</b>	<b>(Pages 20 - 24)</b>
		Subdivision of existing maisonette into 2 flats (C3) and installation of grilles to the rear elevation.		
7	<b>A7 <a href="#">23/00905/VCN</a></b>	<b>Home Bargains 90 Westgate Morecambe</b>	<b>Westgate Ward</b>	<b>(Pages 25 - 27)</b>
		Demolition of existing building and erection of a retail warehouse with associated access, car parking and landscaping (pursuant to the variation of condition 3 on approved application 16/00492/VCN to extend the permitted delivery hours).		

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|----|----------------------------------|---|---------------|-----------------|
| 8  | A8 <a href="#">23/01071/FUL</a>  | 1 Lodge Street Lancaster  | Castle Ward   | (Pages 28 - 31) |
|    |                                  | Installation of a replacement roof and installation of a new window to the rear elevation.  |               |                 |
| 9  | A9 <a href="#">23/01072/LB</a>   | 1 Lodge Street Lancaster  | Castle Ward   | (Pages 32 - 35) |
|    |                                  | Listed building application for the replacement of the valley gutter and the flashing adjacent to the Grand Theatre.  |               |                 |
| 10 | A10 <a href="#">23/01134/VCN</a> | Lancaster City Council White Lund Depot White Lund Road Morecambe   | Westgate Ward | (Pages 36 - 39) |
|    |                                  | Retrospective application for the temporary siting of 2 portable buildings to provide office space (pursuant to the variation of condition 1 on 23/00649/FUL to extend the time frame for removal).   |               |                 |
| 11 | A11 <a href="#">23/00818/GOV</a> | HM Prison Lancaster Farms Far Moor Lane Lancaster   | Bulk Ward     | (Pages 40 - 46) |
|    |                                  | Removal of existing all weather sports pitch, erection of 2 houseblocks, a workshop and storage buildings, construction of replacement Multi Use Games Area (MUGA) and associated ancillary development to include plant compound, fencing and external lighting. |               |                 |
| 12 | Delegated List (Pages 47 - 55)   |   |               |                 |

## ADMINISTRATIVE ARRANGEMENTS

### (i) Membership

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

### (ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Martin Bottoms (Substitute), Tom Fish (Substitute), Martin Gawith (Substitute), Paul Hart (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (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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