



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 4 DECEMBER 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 6<sup>th</sup> November 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="#">19/01135/OUT</a></b> | <b>Land North East Of Bailrigg Lane<br/>Lancaster Lancashire</b>   | <b>Scotforth<br/>East Ward</b> | <b>(Pages 5 -<br/>86)</b>   |
|   |  | Outline planning application for the demolition of Low Hill House and the erection of up to 644 dwellings (Use Class C3), a local centre (Use Class E) of no more than 280sq m internal floorspace, a community hall (Use Class F2) of no more than 150sq m internal floorspace, public open spaces including equipped children's play areas, land re-grading, recreational routes, landscaping and sustainable urban drainage systems and creation of vehicular access from Bailrigg Lane and Hala Hill to the North. |                                |                             |
| 6 | <b>A6 <a href="#">19/01137/FUL</a></b> | <b>Land North East Of Bailrigg Lane<br/>Lancaster Lancashire</b>   | <b>Scotforth<br/>East Ward</b> | <b>(Pages 87 -<br/>93)</b>  |
|   |  | Construction of an access link road between Bailrigg Lane and the Health Innovation Campus Road.   |                                |                             |
| 7 | <b>A7 <a href="#">23/00802/REM</a></b> | <b>Land To The South Of Lawsons<br/>Bridge Site Scotforth Road<br/>Lancaster Lancashire</b>  | <b>Scotforth<br/>West Ward</b> | <b>(Pages 94 -<br/>121)</b> |
|   |  | Reserved matters application for the erection of 70 dwellings.   |                                |                             |

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|--|----------------------------------|--|---------------------|--------------------------|
| 8  | A8 <a href="#">23/00398/FUL</a>  | <b>Site Of Former Pontins Holiday Camp Natterjack Lane Middleton Lancashire</b>  | <b>Overton Ward</b> | <b>(Pages 122 - 153)</b> |
|  |                                  | Erection of 49 dwellings (C3) with access, associated infrastructure including provision of bus turning circle, open space and landscaping.  |                     |                          |
| 9  | A9 <a href="#">23/00858/FUL</a>  | <b>228 - 235 Marine Road Central Morecambe Lancashire</b>  | <b>Poulton Ward</b> | <b>(Pages 154 - 166)</b> |
|  |                                  | Relevant demolition of existing buildings, erection of five storey building comprising ground floor unit (Use Class E) and hotel (Use Class C1) with roof level plant space/enclosure, ancillary facilities, associated works and landscaping. |                     |                          |
| 10   | A10 <a href="#">23/00571/FUL</a> | <b>Part Of Former St Georges Works (Pump House) Abram Close Lancaster Lancashire</b>   | <b>Marsh Ward</b>   | <b>(Pages 167 - 189)</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.  |                     |                          |
| 11   | A11 <a href="#">23/01209/PAD</a> | <b>Former Skerton Community High School Owen Road Lancaster Lancashire</b>   | <b>Skerton Ward</b> | <b>(Pages 190 - 196)</b> |
|  |                                  | Prior approval for the demolition of former Skerton High School.   |                     |                          |
| 12   | A12 <a href="#">23/00817/FUL</a> | <b>Littlebirch 71 Westbourne Drive Lancaster Lancashire LA1 5EE</b>  | <b>Marsh Ward</b>   | <b>(Pages 197 - 201)</b> |
|  |                                  | Erection of a 1.5 storey side extension, rear single storey infill extension.  |                     |                          |
| 13 <b>Delegated List (Pages 202 - 209)</b> |                                  |  |                     |                          |

## **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), Colin Hartley (Substitute) and Paul Newton (Substitute)

**(iii) Queries regarding this Agenda**

Please contact Eric Marsden - Democratic Support: 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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