



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 25 MARCH 2024

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 26th February 2024 (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	A5 23/00793/FUL	5 - 11 Brock Street Lancaster Lancashire LA1 1UR	Castle Ward	(Pages 6 - 18)
		Conversion of retail and storage building (E) into ground floor retail unit (E) and student accommodation (Sui Generis) to first, second, third and fourth floors comprising of four cluster flats and 20 studio flats with construction of dormer roof extensions to front and rear elevations.		
6	A6 23/01380/FUL	95 Main Road Bolton Le Sands Carnforth Lancashire	Bolton and Slyne	(Pages 19 - 27)
		Proposal Part retrospective application for change of use of former public house to 2 dwellings and erection of 1 dwelling on former car park, construction of boundary walls and creation of associated car parking.		
7	A7 Associated with 23/01380/FUL	95 Main Road Bolton Le Sands Carnforth Lancashire LA5 8EQ	Bolton and Slyne	(Pages 28 - 30)
		To permanently divert a Public Footpath reference: BW0106023 in Bolton Le Sands to enable the implementation of residential		

development pursuant to the proposals set out in application 23/01380/FUL for change of use of former public house to 2 dwellings and erection of 1 dwelling on former car park, construction of boundary walls and creation of associated car parking.

8	A8 23/01296/LB	95 Main Road Bolton Le Sands Carnforth Lancashire	Bolton and Slyne	(Pages 31 - 35)
<p>Listed building application for the demolition of existing side and rear extensions and slated roof, erection of single storey rear extension and two storey side extension, alterations to openings, installation of new windows/doors, removal of toilets/bar/fixed seating, installation of partition walls, erection of new and raising of existing boundary walls.</p>				
9	A9 23/01283/FUL	Land South Of The Bungalow Westcliffe Drive Morecambe Lancashire	Westgate	(Pages 36 - 40)
<p>Erection of a storage building (B8) and construction of a boundary wall.</p>				
10	A10 Associated with 23/01283/FUL	Land South Of The Bungalow Westcliffe Drive Morecambe Lancashire LA3 3NP	Westgate	(Pages 41 - 43)
<p>Proposal To permanently divert a Public Footpath reference: FP0102023 in Morecambe to enable the implementation of development pursuant to the proposals set out in application 23/01283/FUL for the erection of a storage building (B8) and construction of a boundary wall.</p>				
11	A11 23/01441/FUL	87 King Street Lancaster Lancashire LA1 1RH	Castle Ward	(Pages 44 - 50)
<p>Proposal Change of use of an existing office building (Class E) into 4 self-contained flats (C3), installation of roof lights, alterations to window/door openings and replacement windows to all elevations, a new stone window head to the front elevation,</p>				

(iii) Queries regarding this Agenda

Please contact Eric Marsden - Democratic Support: 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.

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