



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 24 JUNE 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

To receive as a correct record the Minutes of meeting held on 28<sup>th</sup> May 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.

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|---|--|--|--|------------------------|
| 5 | <b>A5 <a href="#">22/01463/OUT</a></b> | <b>Land East Of Arkholme Methodist Church Kirkby Lonsdale Road Arkholme Lancashire</b>   | <b>Halton-with-Aughton and Kellet Ward</b> | <b>(Pages 5 - 21)</b>  |
|   |  | Outline application for the development of up to 23 residential dwellings and creation of a new access.  |  |                        |
| 6 | <b>A6 <a href="#">23/00430/REM</a></b> | <b>Land West Of Hadrian Road Morecambe Lancashire</b>  | <b>Torrisholme Ward</b>                    | <b>(Pages 22 - 28)</b> |
|   |  | Reserved matters application for the erection of 13 dwellings.   |  |                        |
| 7 | <b>A7 <a href="#">23/01400/FUL</a></b> | <b>Land To The North Of Porsche Centre South Lakes Electric Drive Carnforth Lancashire LA6 1FW</b>   | <b>Halton-with-Aughton and Kellet Ward</b> | <b>(Pages 29 - 36)</b> |
|   |  | Erection of a veterinary referral clinic (Use Class E) with associated access, infrastructure, cycle shelter, bin store, pallet store, generator/fuel tank, parking and landscaping and installation of package treatment plant. |  |                        |

8	A8 <a href="#">23/01216/FUL</a>	<b>Land Adjacent Bowerham Hotel Bowerham Road Lancaster Lancashire LA1 4DT</b>	<b>Bowerham Ward</b>	<b>(Pages 37 - 53)</b>
		Erection of Class E units with associated access, parking and loading bay, landscaping, infrastructure and demolition of existing outbuilding.		
9	A9 <a href="#">22/01396/FUL</a>	<b>Lune House And Derby House Lune Street And Derby Road Lancaster Lancashire</b>	<b>Skerton Ward</b>	<b>(Pages 54 - 60)</b>
		Works to existing flats including installation of balconies, replacement of pitched roofs with flat roofs, installation of solar panels, external cladding, new and replacement windows/doors, installation external canopies, erection of external bin and bike stores and associated external works, formation of communal courtyard and private amenity spaces and landscaping.		
10	A10 <a href="#">23/01435/FUL</a>	<b>Lancaster City Council White Lund Depot White Lund Road Morecambe Lancashire LA3 3DT</b>	<b>Westgate</b>	<b>(Pages 61 - 65)</b>
		Demolition of existing office building, canteen building, welfare building and greenhouse and erection of a new office building, canteen and welfare building.		
11	A11 <a href="#">24/00437/VCN</a>	<b>Lancaster City Council White Lund Depot White Lund Road Morecambe Lancashire LA3 3DT</b>	<b>Westgate Ward</b>	<b>(Pages 66 - 69)</b>
		Retrospective application for the temporary siting of 2 portable buildings to provide office space (pursuant to the variation of condition 1 on 23/01134/VCN to extend the time frame for removal).		
12	A12 <a href="#">24/00216/FUL</a>	<b>Silverdale Parish Council Public Conveniences Emesgate Lane Silverdale Lancashire LA5 0RA</b>	<b>Silverdale Ward</b>	<b>(Pages 70 - 74)</b>
		Demolition of existing public toilets and erection of a replacement public toilet & storage building.		

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|--|----------------------------------|---|------------------------|------------------------|
| 13                                       | A13 <a href="#">24/00113/FUL</a> | <b>The Shore Car Park Shore Road Silverdale Lancashire LA5 0TP</b>  | <b>Silverdale Ward</b> | <b>(Pages 75 - 79)</b> |
|  |                                  | Retrospective application for a pole mounted light/camera and associated cabinet.   |                        |                        |
| 14                                       | A14 <a href="#">24/00114/ADV</a> | <b>The Shore Car Park Shore Road Silverdale Lancashire LA5 0TP</b>  | <b>Silverdale Ward</b> | <b>(Pages 80 - 83)</b> |
|  |                                  | Advertisement application for the display of 1 x sign on camera column, 1 wall mounted sign, 2 x pole mounted signs on new poles and 2 x pole mounted signs on existing pole. |                        |                        |
| 15 <b>Delegated List (Pages 84 - 92)</b> |                                  |   |                        |                        |

## ADMINISTRATIVE ARRANGEMENTS

### (i) Membership

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

### (ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Martin Bottoms (Substitute), Phil Bradley (Substitute), Tim Hamilton-Cox (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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