



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 29 JULY 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 24<sup>th</sup> June 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 | A5 <a href="#"><u>22/00462/FUL</u></a> | <b>Mellishaw North Development Site Mellishaw Lane Heaton With Oxcliffe Lancashire</b>   | <b>Westgate Ward</b> | <b>(Pages 5 – 14)</b>  |
|   |  | Erection of four new buildings accommodating 30 employment units (E(g) and B8), erection of new car showroom, car wash and valeting buildings, together with construction of new roads, parking, boundary enclosures, landscaping and associated infrastructure. |                      |                        |
| 6 | A6 <a href="#"><u>23/01353/FUL</u></a> | <b>Land Adjacent Galgate Mill Chapel Lane Galgate</b>  | <b>Ellel Ward</b>    | <b>(Pages 15 – 27)</b> |
|   |  | Erection of two industrial / employment buildings comprised of 11 units (Class B2/E(g)) with associated parking/turning area, landscaping and associated infrastructure.   |                      |                        |
| 7 | A7 <a href="#"><u>22/01009/FUL</u></a> | <b>Skerton Weir River Lune Lancaster</b>   | <b>Bulk Ward</b>     | <b>(Pages 28 – 35)</b> |
|   |  | Partial demolition of the current fish pass, construction a new permanent fish pass and creation of temporary access track and site compound.  |                      |                        |

- |   |                                       |  |   |                            |
|---|---------------------------------------|--|---|----------------------------|
| 8   | A8 <a href="#">23/01290/FUL</a>       | <b>Old School Brewery The Barn<br/>Holly Bank Warton</b>   | <b>Warton<br/>Ward</b>                                | <b>(Pages 36 –<br/>43)</b> |
| Retrospective application for use of site from microbrewery to a mixed use microbrewery and drinking establishment with expanded food provision and retention of extensions to the south and west sides providing external seating and storage areas.   |                                       |  |   |                            |
| 9   | A9 <a href="#">24/00555/FUL</a>       | <b>Lancaster &amp; District Homeless<br/>Action Service Homeless Action<br/>Centre Edward Street Lancaster</b> | <b>Castle<br/>Ward</b>                                | <b>(Pages 44 –<br/>47)</b> |
| Relevant demolition of the Homeless Action Centre.  |                                       |  |   |                            |
| 10  | A10 <a href="#">24/00650/CCC</a>      | <b>Back Lane Quarry Back Lane<br/>Nether Kellet Carnforth</b>  | <b>Halton-with-<br/>Aughton &amp;<br/>Kellet Ward</b> | <b>(Pages 48 –<br/>50)</b> |
| County Council Consultation request for amendment to conditions 1,2,4,6, 41 and 43 of planning permission ref 01/09/360 to permit an extension of the depth of the quarry to -37m AOD, continued working of the quarry until 31 <sup>st</sup> December 2077 with restoration by 31 <sup>st</sup> December 2078 and consequent amendments to the working scheme and restoration proposal.  |                                       |  |   |                            |
| 11  | A11 <a href="#">24/00652/CCC</a>      | <b>Leapers Wood Quarry Kellet Road<br/>Over Kellet Carnforth</b>   | <b>Halton-with-<br/>Aughton &amp;<br/>Kellet Ward</b> | <b>(Pages 51 –<br/>54)</b> |
| County Council Consultation request for amendment to conditions 1,2,4,6, 40 and 41 of planning permission ref 01/03/1185 to permit an extension in the depth of the quarry to -37m AOD, continued working of the quarry until 31 <sup>st</sup> December 2064 with interim restoration by 31 <sup>st</sup> December 2065 and final restoration by 31 <sup>st</sup> December 2078 and consequent amendments to the working scheme and restoration proposal. |                                       |  |   |                            |
| 12  | <b>Delegated List (Pages 55 – 67)</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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