



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 2 MARCH 2015

Venue: LANCASTER 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 2nd February 2015 (previously circulated).

3 **Items of Urgent Business authorised by the Chairman**

4 **Declarations of Interest**

To receive declarations by Members of interests in respect of items on this Agenda.

Members 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 10 and in the interests of clarity and transparency, Members 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, Members 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 the proposed development has particular implications for Community Safety, this issue is fully considered within the main body of the report on that specific application.

Category A Applications

Applications to be dealt with by the District Council without formal consultation with the County Council.

5	A5 14/01208/FUL	G And L Car Services, Wheatfield Street, Lancaster	Castle Ward	(Pages 1 - 12)
		Erection of 41 houses and 24 apartments with associated access, roads and landscaping for Mr Richard Harrison		
6	A6 14/01289/FUL	Land Adjacent To Westgate And Heysham Railway Branch Line, Westgate, Morecambe	Westgate Ward	(Pages 13 - 23)
		Erection of 90 new dwellings with associated access for Chorley Community Housing		
7	A7 14/01105/REM	Laund Fields, Stoney Lane, Galgate	Ellel Ward	(Pages 24 - 31)
		Reserved Matters application for 50 dwellings and associated roads and landscaping for Mr Chris Gowlett		
8	A8 14/01168/FUL	Queens Hotel, 34 - 36 Market Street, Carnforth	Carnforth Ward	(Pages 32 - 39)
		Erection of 8 one bed apartments and 12 two bed apartments to rear of existing Hotel for Dewcraft Ltd		
9	A9 14/01295/FUL	Squires Snooker Club, Penny Street, Lancaster	Duke's Ward	(Pages 40 - 47)
		Demolition of existing building and erection of a 5 storey building comprising retail (use classes A1 and A2) at ground floor and student accommodation to the upper floors including 6 cluster flats and 10 studio apartments with associated car parking and servicing/landscaping area for Mr Trevor Bargh		

10	A10 14/01376/LB	Squires Snooker Club, Penny Street, Lancaster	Duke's Ward	(Pages 48 - 51)
		Listed Building Application for demolition of existing building and erection of a 5 storey building comprising retail (use classes A1 and A2) at ground floor and student accommodation to the upper floors including 6 cluster flats and 10 studio apartments for Mr Trevor Bargh		
11	A11 14/01117/FUL	Middleton Clean Energy Plant, Middleton Road, Middleton	Overton Ward	(Pages 52 - 58)
		Erection of a 47.5mw gas fired power station and associated works for Mr David Evans		
12	A12 14/01374/CU	Land Adjoining Scout Crag Caravan Park, New Road, Warton	Warton Ward	(Pages 59 - 67)
		Change of use of land previously used in connection with quarry for the siting of 10 holiday cabins for Mr Hugh Daly		
13	A13 14/01122/CU	Mill House, Formerly Moss House Farm Buildings, Spout Lane	Upper Lune Valley Ward	(Pages 68 - 74)
		Change of use, conversion and extension of derelict farm buildings including mill, stables and ancillary accommodation into a residential dwelling (C3 Use) with stables and ancillary guest and staff accommodation with new access and alterations to existing access points, together with engineering and landscaping works to create a new ancillary subterranean leisure complex (swimming pool) and garaging for Mr A Moores		

14	A14 14/01123/LB	Mill House, Formerly Moss House Farm Buildings, Spout Lane	Upper Lune Valley Ward	(Pages 75 - 78)
		Listed building application for external and internal works to convert and extend derelict farm buildings, including mill, stables and ancillary accommodation into a residential dwelling with stables and ancillary accommodation for Mr A Moores		
15	A15 14/01243/FUL	122 Broadway, Morecambe, Lancashire	Torrisholme Ward	(Pages 79 - 88)
		Erection of a two storey rear extension for Mr N. Palamountain		
16	A16 15/00052/FUL	11 Allandale Gardens, Lancaster, Lancashire	Castle Ward	(Pages 89 - 91)
		Erection of a single storey rear extension and conversion of garage to provide ancillary living accommodation and storage for Mr & Mrs Ashfaq Rehman		

Category D Applications

Applications for development by a District Council

17	A17 14/01176/ADV	City Centre, Lancaster, Lancashire	Duke's Ward	(Pages 92 - 95)
		Advertisement application for 3 panel adverts on 27 bins at various sites to include Market Street, Market Square, Lancaster Gate, Penny Street, Cheapside, Church Street, Gage street, Damside Street, Common Garden Street, Spring Garden Street and New Street for Ms Helen Ryan		
18	A18 14/01319/LB	Lancaster Museum , Market Street, Lancaster	Duke's Ward	(Pages 96 - 99)
		Listed Building Application for replacement of rainwater goods for Mr Francis Sedgwick		

