



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** TUESDAY, 7 APRIL 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 application number.

### 1 Apologies for Absence

### 2 Minutes

Minutes of meeting held on 2 March 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 14/01236/FUL	<b>Anchor Building, 1 Penrod Way, Heysham</b>	<b>Heysham South Ward</b>	<b>(Pages 1 - 7)</b>
		Resubmission of planning application 13/01048/FUL for the erection of a two storey extension and extension to parking area and erection of security fencing (part retrospective) for Mrs Jane Watson		
6	A6 14/01277/FUL	<b>49 China Street, Lancaster</b>	<b>Duke's Ward</b>	<b>(Pages 8 - 14)</b>
		Erection of a three storey building for mixed use comprising of ground floor shop/offices with two 2-bed flats (C3) above for Ashby Properties		
7	A7 14/01278/LB	<b>49 China Street, Lancaster</b>	<b>Duke's Ward</b>	<b>(Pages 15 - 17)</b>
		Listed building application for the erection of a three storey building for mixed use comprising of ground floor shop/offices with two 2-bed flats above for Ashby Properties		
8	A8 14/00907/FUL	<b>Arna Wood Farm East, Arna Wood Lane, Lancaster</b>	<b>Scotforth West Ward</b>	<b>(Pages 18 - 29)</b>
		Installation of arrays of PV panels, string inverters, underground cabling, substation, security fencing and CCTV mounted on up to 3m high masts, together with construction of internal access roads and formation of access off Arna Wood Lane to form a solar farm for Mr Robert Ayres		
9	A9 15/00058/VCN	<b>Land East of Coastal Road, Coastal Road, Bolton Le Sands</b>	<b>Slyne-with-Hest Ward</b>	<b>(Pages 30 - 35)</b>
		Erection of 37 dwellinghouses with associated new access and landscaping (pursuant to the variation of condition 2 on planning permission 13/00029/FUL to amend		

house types on plots 12, 13, 14, 15, 16, 17, 18, 35, 36 and 37) for Oakmere Homes Ltd.

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|-----------|-------------------------|--|-------------------------------|------------------------|
| <b>10</b> | <b>A10 14/01309/VCN</b> | <b>119 Main Road, Bolton Le Sands</b>  | <b>Bolton-Le-Sands Ward</b>   | <b>(Pages 36 - 42)</b> |
|           |                         | <p>Construction of 12 apartments (pursuant to the variation of condition 3 by way of amended plans and the removal of conditions 4 and 5 in relation to affordable housing provision and removal of conditions 6 and 7 in relation to sheltered accommodation for people over 55 years on previously approved application 11/01037/RENU) for Daffodil Homes Ltd</p>                          |                               |                        |
| <b>11</b> | <b>A11 14/01080/CU</b>  | <b>Lentworth Hall Farm, Abbeystead Road, Abbeystead</b>  | <b>Ellel Ward</b>             | <b>(Pages 43 - 49)</b> |
|           |                         | <p>Change of use and conversion of existing redundant barn to agricultural workers dwelling (C3) for Mr and Mrs Entwistle</p>  |                               |                        |
| <b>12</b> | <b>A12 14/01088/CU</b>  | <b>New Inn, Hornby Road, Wray</b>  | <b>Lower Lune Valley Ward</b> | <b>(Pages 50 - 56)</b> |
|           |                         | <p>Change of use and conversion of vacant public house (Class A4) to 3 residential units (Class C3) and installation of balcony and stairs to rear of existing attached cottage for Mr Richard Skelton</p>   |                               |                        |
| <b>13</b> | <b>A13 14/01089/LB</b>  | <b>New Inn, Hornby Road, Wray</b>  | <b>Lower Lune Valley Ward</b> | <b>(Pages 57 - 60)</b> |
|           |                         | <p>Listed Building application for works to New Inn and attached cottage to facilitate the conversion of the public house to 3 residential units, including demolition of flat roof extension, replacement windows and doors, installation of roof lights, erection of stone wall and porch canopy and creation of balcony and stairs to rear of existing cottage for Mr Richard Skelton</p> |                               |                        |

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| 14 | A14 14/01030/FUL                                    | <b>Agricultural Building Adj Disused Railway, Station Road, Hornby</b>                                | <b>Upper Lune Valley Ward</b> | <b>(Pages 61 - 68)</b> |
|    |   | Erection of 9 dwellings and associated access for Mr Ian Beardsworth                                  |                               |                        |
| 15 | A15 14/01063/HS                                     | <b>Heysham Power Station, Princess Alexandra Way, Heysham</b>   | <b>Overton Ward</b>           | <b>(Pages 69 - 71)</b> |
|    |   | Hazardous substances consent for the storage of various gases for Nick Cofield - EDF Energy           |                               |                        |
| 16 | A16 14/01289/FUL                                    | <b>Land Adjacent to Westgate and Heysham Railway Branch Line, Westgate, Morecambe</b>                 | <b>Westgate Ward</b>          | <b>(Pages 72 - 83)</b> |
|    |   | Erection of 90 residential units with an associated access off Westgate for Chorley Community Housing |                               |                        |
| 17 | <b>Delegated Planning Decisions (Pages 84 - 90)</b> |   |                               |                        |

## **ADMINISTRATIVE ARRANGEMENTS**

### **(i) Membership**

Councillors Helen Helme (Chairman), Keith Budden (Vice-Chairman), Eileen Blamire, Dave Brookes, Roger Dennison, Sheila Denwood, Tony Johnson, Andrew Kay, Geoff Marsland, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Richard Rollins, Roger Sherlock and Paul Woodruff

### **(ii) Substitute Membership**

Councillors June Ashworth, Mike Greenall, Tim Hamilton-Cox, Richard Newman-Thompson, David Smith, Keith Sowden, Susan Sykes and Malcolm Thomas

### **(iii) Queries regarding this Agenda**

Please contact Jane Glenton, Democratic Services: telephone (01524) 582132 or email [jglenton@lancaster.gov.uk](mailto:jglenton@lancaster.gov.uk).

### **(iv) Changes to Membership, substitutions or apologies**

Please contact Members' Secretary, telephone (01524) 582170, or email [memberservices@lancaster.gov.uk](mailto:memberservices@lancaster.gov.uk).

MARK CULLINAN,  
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