Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE
Date: MONDAY, 14 DECEMBER 2015
Venue: LANCASTER TOWN HALL
Time: 10.30 A.M.

AGENDA

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 16 November 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 15/01119/FUL  Land to the South of Aldcliffe Hall Drive, Lancaster  Scotforth  (Pages 1 - West Ward  11)

Erection of 6 dwellings with associated access and landscaping for Mr Michael Stainton

6  A6 15/00813/FUL  Land Adjacent Campbell Drive, Lancaster  Bulk Ward  (Pages 12 - 22)

Demolition of existing maintenance buildings and erection of 43 houses, 20 flats and a retail unit (use class A1) with associated parking, landscaping and access for Mr Andrew McMurtrie

7  A7 15/01024/OUT  Land East of Arkholme Methodist Church, Kirkby Lonsdale Road, Arkholme  Kellet Ward  (Pages 23 - 31)

Outline application for the erection of up to 17 dwellings, associated access, provision of a new church car park and a new footway along the B6254 for Mr Edward Hayton

8  A8 15/00859/FUL  113 White Lund Road, Morecambe  Westgate Ward  (Pages 32 - 37)

Erection of 10 dwelling houses (C3) and creation of new vehicular access for Mr T Hill

9  A9 15/01182/VCN  Land at Walkers Industrial Estate, Middleton Road, Middleton  Overton Ward  (Pages 38 - 42)

Erection of a freight depot (B8/B2) comprising a new detached building with offices, vehicle workshop and warehouse with external hardstanding area (pursuant to the variation of condition no. 2 on application no. 15/00199/FUL relating to the site layout) for Mr Vincent Waddell
10 A10 15/00623/CU  The Sun House, Lindeth Road, Silverdale  Silverdale Ward  (Pages 43 - 49)

Erection of a two storey side extension, erection of outbuilding (retrospective) and change of use of land to domestic garden for Mr R Aitken and Mrs A Mcleod

11 A11 15/01108/CU  10 Marsh Lane, Cockerham, Lancaster  Ellel Ward  (Pages 50 - 54)

Change of use of annex to a single dwelling (C3) for Mr Ronald McAvoy

12 A12 15/01105/FUL  Berrys Farm, Conder Green Road, Conder Green  Ellel Ward  (Pages 55 - 59)

Erection of a detached reception/office building for Mr E Lawson

13 A13 15/01176/FUL  12 Pinewood Avenue, Brookhouse, Lancaster  Lower Lune Valley Ward  (Pages 60 - 63)

Erection of a single storey side extension with dormer windows to the front and rear elevations and construction of a front porch for Mr Andrew Kehoe

Category D Applications

Applications for development by the City Council

14 A14 15/01378/FUL  48 Branksome Drive, Morecambe  Westgate Ward  (Pages 64 - 66)

Erection of single storey side and rear extension and access ramp for Mr Tom Greenwood

15 A15 15/01384/FUL  11 Skiddaw Road, Lancaster  Bulk Ward  (Pages 67 - 70)

Erection of a single storey front and side extension, and creation of a new access for Mr Tom Greenwood

16 Delegated Planning Decisions (Pages 71 - 79)
ADMINISTRATIVE ARRANGEMENTS

(i)  **Membership**

Councillors Roger Sherlock (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Stuart Bateson, Eileen Blamire, Carla Brayshaw, Dave Brookes, Sheila Denwood, Andrew Kay, James Leyshon, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Malcolm Thomas and Peter Yates

(ii) **Substitute Membership**

Councillors Susie Charles, Mel Guilding, Tim Hamilton-Cox, Geoff Knight, Richard Newman-Thompson, David Smith and Nicholas Wilkinson

(iii) **Queries regarding this Agenda**

Please contact Jane Glenton, Democratic Services: telephone (01524) 582068 or email jglenton@lancaster.gov.uk.

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

Please contact Democratic Support, telephone 582170, or alternatively email democraticsupport@lancaster.gov.uk.

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