



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 11 JANUARY 2016

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 14 December 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 15/01176/FUL	12 Pinewood Avenue, Brookhouse, Lancaster	Lower Lune Valley Ward	(Pages 1 - 4)
		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		
6	A6 15/00949/FUL	Land South Of Cinderbarrow Lane, Lancaster	Kellet Ward	(Pages 5 - 15)
		Installation of arrays of 2.5 metre high PV panels, underground cabling, substation/control room building, 1.9 metre high security fencing, 4 metre high CCTV masts, associated landscaping, temporary construction compound, and construction of an access point and internal roads to form a solar farm for Mr Martin Cole		
7	A7 15/01368/FUL	5 and 6 Cable Street, Lancaster, Lancashire	Bulk Ward	(Pages 16 - 23)
		Demolition of the rear extension to no. 5 Cable Street, change of use of no. 5 Cable Street from a social club to student accommodation comprising 4 studios, 2 bed cluster flat and common rooms and erection of a part 2, 4 and 5 storey student accommodation building comprising 84 studios with a single storey link building and relevant demolition of an unlisted building (no. 6 Cable Street) in a Lancaster Conservation Area for Lancaster SPV Limited		
8	A8 15/01369/LB	5 and 6 Cable Street, Lancaster, Lancashire	Bulk Ward	(Pages 24 - 29)
		Listed Building application for the demolition of no. 6 Cable Street, the rear extension to no. 5 Cable Street		

and the 2 terraces of garages, works to facilitate the change of use of no. 5 Cable Street from a social club to student accommodation comprising 4 studios, a 2 bed cluster flat and common rooms, erection of a single storey link building to the rear and alterations to the boundary wall for Lancaster SPV Limited

9	A9 15/01282/OUT	Land North of New Quay Road, Lancaster, Lancashire	Marsh Ward	(Pages 30 - 37)
		Outline application for the erection of up to 14 dwellings for Lancaster Port Commissioners		
10	A10 15/01355/VLA	Land to the rear of Burr Tree Cottage, Long Level, Cowan Bridge	Upper Lune Valley Ward	(Pages 38 - 41)
		Variation of legal agreement attached to planning permission 15/00537/FUL to amend affordable housing provision for Mr Richard Morton		
11	A11 15/01167/FUL	Land East of Railway Line, St Michaels Lane, Bolton Le Sands	Bolton and Slyne	(Pages 42 - 49)
		Erection of 20 dwellings with associated new access for Mr Gary Middlebrook		
12	A12 15/01278/FUL	Land at, Coastal Road, Bolton Le Sands	Bolton and Slyne	(Pages 50 - 57)
		Erection of 30 dwellings with associated access and landscaping for Mr Gary Middlebrook		
13	A13 15/01512/LB	15 Middleton Road, Heysham, Morecambe	Heysham South Ward	(Pages 58 - 60)
		Listed Building Application for the new window arrangement on the south elevation, installation of a flue, re-instatement of chimney pots to existing stacks, installation of double		

sided fireplace including the removal of the back of the fireplace, and removal of internal walls with the insertion of steel beams and relocation of internal doors on the ground floor for Mr Stuart Bateson

14 A14 15/01520/FUL 10 Plover Drive, Heysham, Morecambe Heysham South Ward (Pages 61 - 63)

Erection of a single storey front, side and rear extension for Ms K. Haddon

15 Delegated Planning Decisions (Pages 64 - 71)

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 (Substitute), Mel Guiding (Substitute), Tim Hamilton-Cox (Substitute), Geoff Knight (Substitute), Richard Newman-Thompson (Substitute), David Smith (Substitute) and Nicholas Wilkinson (Substitute)

(iii) Queries regarding this Agenda

Please contact Sarah Moorghen, Democratic Services: telephone (01524) 582132 or email smoorghen@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

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

MARK CULLINAN,
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