



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** MONDAY, 8 FEBRUARY 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 11 January 2016 (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	<b>A5 15/01454/VCN</b>	<b>Tregothnan Retirement Home , 112 Balmoral Road, Morecambe</b>	<b>Harbour Ward</b>	<b>(Pages 1 - 11)</b>
		Change of use from hotel into home for the elderly (pursuant to variation of condition 2 and 3 on planning permission 01/86/1048 to allow the premises to be used as a rehabilitation facility for substance misuse and to allow a maximum of 21 persons being accommodated on site) for Mr Matthew Wheeldon		
6	<b>A6 15/01156/FUL</b>	<b>Land Opposite 26 To 48, Lancaster Road, Overton</b>	<b>Overton Ward</b>	<b>(Pages 12 - 18)</b>
		Erection of 32 dwelling houses and associated access for Messrs Hancock & Grantham		
7	<b>A7 15/00972/FUL</b>	<b>Land Adjacent To 2 Rosegarth, Slyne, Lancaster</b>	<b>Bolton and Slyne</b>	<b>(Pages 19 - 24)</b>
		Erection of two dwellings with associated access and landscaping for Mr Russell Sanderson		
8	<b>A8 15/01444/RCN</b>	<b>Site Of Former Pontins Holiday Camp, Carr Lane, Middleton</b>	<b>Overton Ward</b>	<b>(Pages 25 - 31)</b>
		Outline application for the erection of a retirement village comprising dwellinghouses and other residential accommodation, retail, leisure, recreation and ancillary administration, and creation of a new access and circulation road (pursuant to the removal of parts xix and xxi of condition 21 on outline planning permission 00/00156/OUT relating to the use of the site as a retirement village and car free design) for The Glory Hole Ltd		

9	A9 15/01568/VLA	<b>Site Of Former Pontins Holiday Camp, Carr Lane, Middleton</b>	<b>Overton Ward</b>	<b>(Pages 32 - 37)</b>
Variation of legal agreement on planning permission 00/00156/OUT to remove the age restriction on occupants and the requirements for car-free design, a bus service and use of on-site facilities by on-site residents only, and to vary the requirements for affordable housing provision and its phasing, and the requirements for a Travel Plan for The Glory Hole Ltd				
10	A10 15/01438/VCN	<b>Tesco, Lancaster Road, Carnforth</b>	<b>Carnforth and Millhead Ward</b>	<b>(Pages 38 - 41)</b>
Erection of a food retail store and relocation of existing plant hire company including demolition works and ancillary servicing and alterations to access (pursuant to the variation of condition 20 on planning permission 14/01079/VCN in relation to hours of deliveries) for Tesco Stores Ltd				
11	A11 15/01439/VCN	<b>Tesco, Lancaster Road, Carnforth</b>	<b>Carnforth and Millhead Ward</b>	<b>(Pages 42 - 45)</b>
Erection of a food retail store and relocation of existing plant hire company including demolition works and ancillary servicing and alterations to access (pursuant to the variation of condition 19 on planning permission 14/01079/VCN in relation to hours of trading) for Tesco Stores Ltd				

<b>12</b>	<b>A12 15/01398/CU</b>	<b>Sidegarth, Sidegarth Lane, Halton</b>	<b>Halton-with-Aughton Ward</b>	<b>(Pages 46 - 51)</b>
		Change of use of existing barn to two holiday units, demolition of side extensions and erection of a 2 storey side extension for Mr & Mrs M Swindlehurst		
<b>13</b>	<b>A13 15/01399/FUL</b>	<b>Sidegarth, Sidegarth Lane, Halton</b>	<b>Halton-with-Aughton Ward</b>	<b>(Pages 52 - 56)</b>
		Demolition of various extensions and erection of a single storey rear extension and two storey side extension for Mr & Mrs M Swindlehurst		

### **Category D Applications**

Applications for development by the City Council

<b>14</b>	<b>A14 15/01557/LB</b>	<b>17 - 19 Euston Road, Morecambe, Lancashire</b>	<b>Poulton Ward</b>	<b>(Pages 57 - 59)</b>
		Listed building application for the installation of an external street light for Mr Julian Inman		

**15 Quarterly Reporting - October to December 2015 (Pages 60 - 65)**

**16 Delegated Planning Decisions (Pages 66 - 75)**

### **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](mailto:smoorghen@lancaster.gov.uk).

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

Please contact Democratic Support, telephone 582170, or alternatively email [democraticsupport@lancaster.gov.uk](mailto:democraticsupport@lancaster.gov.uk).

MARK CULLINAN,  
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