



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** MONDAY, 4 APRIL 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 7<sup>th</sup> March, 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 15/01623/FUL</b>	<b>38 Hest Bank Lane, Hest Bank, Lancaster</b>	<b>Bolton and Slyne</b>	<b>(Pages 1 - 4)</b>
		Construction of a first floor balcony to the rear elevation with block wall to the side and replace obscure glazed side window with clear glass for Mr Paul Newton		
6	<b>A6 15/01342/OUT</b>	<b>Land East Of, Ashton Road, Lancaster</b>	<b>Scotforth West Ward</b>	<b>(Pages 5 - 18)</b>
		Outline application for the development of up to 125 dwellings with associated accesses for Story Homes Ltd		
7	<b>A7 16/01593/OUT</b>	<b>Land North Of, Royal Oak Meadow, Hornby</b>	<b>Upper Lune Valley Ward</b>	<b>(Pages 19 - 27)</b>
		Outline application for the erection of up to 23 residential dwellings with associated new access for Mr John Beard		
8	<b>A8 15/01630/REM</b>	<b>Land Rear Of Cemetery, Back Lane, Carnforth</b>	<b>Carnforth and Millhead Ward</b>	<b>(Pages 28 - 33)</b>
		Reserved matters application for 14 affordable residential units with associated access, drainage and landscaping arrangements for Mr G Wallbank		
9	<b>A9 16/00090/OUT</b>	<b>Land North Of New Quay Road, Lancaster, Lancashire</b>	<b>Marsh Ward</b>	<b>(Pages 34 - 42)</b>
		Outline application for the erection of up to 14 dwellings for Lancaster Port Commissioners		

<b>10</b>	<b>A10 16/00051/FUL</b>	<b>Land To The Rear Of, Queens Hotel, 34 - 36 Market Street, Carnforth</b>	<b>Carnforth and Millhead Ward</b>	<b>(Pages 43 - 51)</b>
		Erection of 2 one bedroom apartments and 8 two bedroom apartments for Dewcraft Ltd		

<b>11</b>	<b>A11 16/00201/FUL</b>	<b>Moss Wood Caravan Park, Crimbles Lane, Cockerham</b>	<b>Ellel Ward</b>	<b>(Pages 52 - 56)</b>
		Change of use of land for the siting of 25 static caravans for Mr Henry Wild		

<b>12</b>	<b>A12 16/00278/FUL</b>	<b>Grasscroft, Borwick Avenue, Warton</b>	<b>Warton Ward</b>	<b>(Pages 57 - 62)</b>
		Erection of one dwelling with associated access and landscaping for Mr Julian Stainton		

**Category D Applications**

Applications for development by the City Council

<b>13</b>	<b>A13 16/00160/FUL</b>	<b>Town Hall, Dalton Square, Lancaster</b>	<b>Castle Ward</b>	<b>(Pages 63 - 66)</b>
		Construction of a ramp to provide disabled access and creation of a doorway from an existing window opening on the side elevation for Mr Geoff Kenyon-Jackson		

<b>14</b>	<b>A14 16/00161/LB</b>	<b>Town Hall, Dalton Square, Lancaster</b>	<b>Castle Ward</b>	<b>(Pages 67 - 70)</b>
		Listed building application for the construction of a ramp to provide disabled access and creation of a doorway from an existing window opening on the side elevation for Mr Geoff Kenyon-Jackson		

**15 Delegated Planning Decisions (Pages 71 - 80)**

## **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), Abbott Bryning (Substitute), Mel Guilding (Substitute), Tim Hamilton-Cox (Substitute), Geoff Knight (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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