



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 29 JUNE 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 applicant number.

1 Apologies for Absence

2 Minutes

Minutes of meeting held on 5th June 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 15/00271/LB	Galgate Mill, Chapel Lane, Galgate	Ellel Ward	(Pages 1 - 13)
		Listed building application for works to the Mill including removal of external lift and reinstated openings, insertion of new windows, restoration and replacement of drainpipes and hoppers, creation of atrium and light well, insertion of rooflights, repairs to brickwork and repointing, glazed porch addition, creation of ramp and handrail, security gate, insertion of partitions, ceilings, air conditioning, lift, stairs, internal ramp and flues.		
6	A6 14/00907/FUL	Arna Wood Farm East, Arna Wood Lane, Lancaster	Scotforth West Ward	(Pages 14 - 25)
		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		
7	A7 15/00243/FUL	Fanny House Farm, Oxcliffe Road, Heaton With Oxcliffe	Heysham South Ward	(Pages 26 - 35)
		Installation of arrays of PV panels and associated frames, decentralised inverters, underground cabling, substation, transformer house, meter cabinet, stock proof fencing and CCTV mounted on up to 4m high masts, together with construction of internal access roads and formation of temporary access off Oxcliffe Road to form a solar farm, and the siting of a temporary site compound off Oxcliffe Road for Novus Solar Developments Ltd		

8	A8 14/01215/FUL	Land Associated With Intack Farm, Long Dales Lane, Nether Kellet	Kellet Ward	(Pages 36 - 42)
		Erection of a 34.5 metre high wind turbine from ground to blade tip with associated control box and hardstanding for E J Ward & Sons		
9	A9 15/00080/FUL	Land At Stoney Lane, Galgate, Lancashire	Halton-with-Aughton Ward	(Pages 43 - 59)
		Erection of 71 dwellings with associated access for Story Homes Limited		
10	A10 14/01350/FUL	Land Off, Mill Lane, Halton	Halton-with-Aughton Ward	(Pages 60 - 71)
		Erection of 20 residential dwellings with associated access road for Mr Jim Entwisle		
11	A11 14/01280/FUL	Land At Fenham Carr Lane/Wyresdale Road, Lancaster, Lancashire	John O'Gaunt Ward	(Pages 72 - 85)
		Erection of 31 dwellings with associated access for Wainhomes North West Limited		
12	A12 15/00248/FUL	Grove Street Depot, Grove Street, Morecambe	Harbour Ward	(Pages 86 - 91)
		Demolition of existing depot and erection of two three-storey residential buildings comprising a total of 21 self-contained one-bedroom supported living apartments with associated open space and car parking for HB Villages		
13	A13 15/00494/REM	Lancaster Moor Hospital Annex, Quernmore Road, Lancaster	Bulk Ward	(Pages 92 - 98)
		Reserved matters application for the fourth phase of the conversion of the Annex building into 33 residential units for Mr Andrew McMurtrie		

14	A14 15/00502/LB	Lancaster Moor Hospital Annex, Quernmore Road, Lancaster	Bulk Ward	(Pages 99 - 102)
		Listed building application for the fourth phase of the conversion of the Annex building into 33 residential units for Mr Andrew McMurtrie		
15	A15 15/00432/VCN	119 Main Road, Bolton Le Sands, Lancashire	Bolton and Slyne	(Pages 103 - 108)
		Construction of 12 apartments (pursuant to the variation of condition 3 and removal of conditions 6 and 7 on planning permission 11/01037/RENU to amend the design and remove occupancy restrictions) for Daffodil Homes Ltd		
16	A16 14/01030/FUL	Agricultural Building Adj Disused Railway, Station Road, Hornby	Upper Lune Valley Ward	(Pages 109 - 116)
		Erection of 9 dwellings and associated access for Mr Ian Beardsworth		
17	A17 15/00446/FUL	64 Manor Road, Slyne, Lancaster	Bolton and Slyne	(Pages 117 - 119)
		Demolition of existing garage and erection of a single storey side/rear extension to form new garage and kitchen for Mr & Mrs R Sharkey		
18	A18 15/00601/FUL	93 Dale Street, Lancaster, Lancashire	John O'Gaunt Ward	(Pages 120 - 122)
		Erection of a single storey rear extension for Mr Ismail Thagia		
19	Delegated Decisions (Pages 123 - 129)			

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 Guilding (Substitute), Geoff Knight (Substitute), Richard Newman-Thompson (Substitute), Jane Parkinson (Substitute) and David Smith (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 Members' Secretary, telephone 582170, or alternatively email memberservices@lancaster.gov.uk.

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