



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: TUESDAY, 3 MAY 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 4th April 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 9 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 16/00041/OUT	Higher Bond Gate, Abbeystead Road, Dolphinholme	Ellel Ward	(Pages 1 - 11)
		Outline application for the erection of 68 dwellings with creation of a new access for Mr & Mrs D Wallbank		
6	A6 16/00297/FUL	Silverdale Village Institute, Spring Bank, Silverdale	Silverdale Ward	(Pages 12 - 20)
		Construction of a multi-use skating/biking/scootering bowl and tennis court with associated fencing and footpaths for Silverdale Village Institute		
7	A7 16/00114/FUL	Land At, 3 Tithebarn Hill, Glasson Dock	Ellel Ward	(Pages 21 - 28)
		Erection of 3 holiday units raised on timber struts and creation of access and parking for Mrs C Woodward		
8	A8 16/00265/CU	Allotment Gardens, Exeter Avenue, Lancaster	John O'Gaunt Ward	(Pages 29 - 33)
		Change of use of land for the retention of a cabin for Mrs Joan Houghton		
9	A9 16/00159/VCN	Former Frontierland Site, Marine Road West, Morecambe	Harbour Ward	(Pages 34 - 40)
		Redevelopment of former amusement park to form retail units, restaurants, family pub/restaurant, hotel, associated car parking, landscaping and public art and new access (pursuant to the variations of condition 2, 3 and 4 on planning permission 14/00388/FUL to amend the approved plans, allow A1 use in zones 3, 4 and 7 and to allow the sale of ancillary convenience goods across the site) for Opus Land North		

- 10** **A10 16/00251/FUL** **Land To The Rear 38 To 42 North Road, Nile Street, Lancaster** **Bulk Ward** **(Pages 41 - 48)**
- Erection of a 3 storey building for student accommodation comprising of one 4-bed cluster, two 5-bed clusters and four 1-bed studio flats for Bayt Ltd

Category D Applications

Applications for development by the City Council

- 11** **A11 16/00189/FUL** **137A St Leonards Gate, Lancaster, Lancashire** **Bulk Ward** **(Pages 49 - 51)**
- Installation of new windows, removal of dormer and replacement rooflights for Lancaster City Council
- 12** **Quarterly Report - January to March 2016 (Pages 52 - 58)**
- 13** **Delegated Planning Decisions (Pages 59 - 68)**

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.

(iv) Changes to Membership, substitutions or apologies

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

MARK CULLINAN,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on Wednesday 20th April 2016.