



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 27TH JUNE 2016

Venue: MORECAMBE 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 31st May, 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.

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|---|------------------------|--|-------------------------------|------------------------|
| 5 | A5 16/00397/OUT | Whittington Farm, Main Street, Whittington | Upper Lune Valley Ward | (Pages 1 - 10) |
| | | Outline application for the erection of 18 dwellings with associated access and change of use of barn to a mixed use comprising a dwelling (C3) and a shop/tearoom (A1/A3) and Relevant Demolition of the existing agricultural buildings for Mr Edward Mackereth | | |
| 6 | A6 16/00399/LB | Whittington Farm, Main Street, Whittington | Upper Lune Valley Ward | (Pages 11 - 14) |
| | | Listed building application for internal and external alterations to facilitate the change of use of barn to a mixed use comprising of a dwelling and shop/tearoom and removal of the site entrance walls for Mr Edward Mackereth | | |
| 7 | A7 16/00494/OUT | Land Off, Marsh Lane and Main Street, Cockerham | Ellel Ward | (Pages 15 - 22) |
| | | Outline application for the erection of up to 11 dwellings and associated access for Mr P Hewitt | | |
| 8 | A8 16/00623/RCN | Scale House Farm, Conder Green Road, Galgate | Ellel Ward | (Pages 23 - 27) |
| | | Change of use and conversion of existing redundant barn to create 4 self-contained holiday accommodation (C3) and conversion of existing outbuilding to create external storage area (pursuant to the variation of condition 17 and removal of conditions 18 and 19 on planning permission 14/00784/CU in relation to the curtilage and to allow the holiday units to be used as unfettered residential dwellings) for Mr & Mrs Wilson | | |

9	A9 16/00478/CU	Booths, 338 Lancaster Road, Morecambe	Torrisholme Ward (Pages 28 - 32)
		Change of use from retail shop (A1) to dental surgery (D1) for Mr Zumarad Ajab	
10	A10 16/00504/FUL	Meadowfield Bungalow, Middleton Road, Heysham	Heysham South Ward (Pages 33 - 37)
		Demolition of existing bungalow and siting of two park homes for Mr Sheddy Nelson	
11	A11 16/00551/FUL	Land Adjacent To, Caton Road, Lancaster	Lower Lune Valley Ward (Pages 38 - 45)
		Erection of a two storey restaurant with associated drive-thru, canopy, car parking, landscaping, retaining wall and raised land levels for McDonald's Restaurants Ltd	
12	A12 16/00519/FUL	1 Spring Garden Street, Lancaster, Lancashire	Castle Ward (Pages 46 - 52)
		Part demolition and alteration of existing building and erection of a two and three storey building above existing ground floor, with retail (A1) at ground floor and two 4-bed and one 3-bed student cluster flats (C4) on upper floors for Mr Stephen Wilkinson	
13	A13 16/00053/CU	Green Dragon Hotel, 54 Main Road, Galgate	Ellel Ward (Pages 53 - 58)
		Change of use of public house/cafe (A4/A3) to a 6-bed house of multiple occupancy (C4), a 2-bed flat (C3) and creation of a new access point for Mr Lookman Thagja	

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| 14 | A14 16/00222/FUL | Land Between 24 And 25 ,
Hestham Crescent, Morecambe | Harbour
Ward | (Pages 59 - 64) |
| | | Erection of two dwellings and three garages with associated access for Mrs C Stebbing | | |
| 15 | A15 16/00555/LB | 15 Middleton Road, Heysham,
Morecambe | Heysham
South Ward | (Pages 65 - 67) |
| | | Listed building application for removal of existing ground floor floorboards and replace with solid floor construction with under-floor heating and removal of part chimney breast in first floor bathroom for Mr Stuart Bateson | | |
| 16 | Delegated Planning Decisions (Pages 68 - 73) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Stuart Bateson, Eileen Blamire, Dave Brookes, Claire Cozler, Sheila Denwood, Andrew Kay, James Leyshon, Margaret Pattison, Roger Sherlock, Sylvia Rogerson, Malcolm Thomas and Peter Yates

(ii) Substitute Membership

Councillors Jon Barry, Susie Charles, Mel Guilding, Tim Hamilton-Cox, Janice Hanson, Geoff Knight and Robert Redfern

(iii) Queries regarding this Agenda

Please contact Tessa Mott, Democratic Services: telephone (01524) 582074 or email tmott@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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