



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 25TH JULY 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 27th June, 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 16/00581/OUT | Land North Of New Quay Road, Lancaster, Lancashire | Marsh Ward | (Pages 1 - 10) |
| | | Outline application for the erection of up to 12 dwellings including associated cycle/pedestrian access for Lancaster Port Commissioners | | |
| 6 | A6 16/00623/RCN | Scale House Farm, Conder Green Road, Galgate | Ellel Ward | (Pages 11 - 15) |
| | | 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 | | |
| 7 | A7 16/00498/VCN | Quernmore Park, Former Nightingale Hall, Quernmore Road | Bulk Ward | (Pages 16 - 22) |
| | | Erection of 128 residential dwellings with associated access and landscaping following the demolition of existing buildings (pursuant to the variation of condition 1 on planning permission 15/00363/VCN to vary the site layout in relation to plots 22, 23 and 28, the landscape proposals and to introduce a new house type on plot 66) for Mr Jon Partington | | |
| 8 | A8 16/00697/FUL | McDonalds Restaurant, Morecambe Road, Morecambe | Torrisholme Ward | (Pages 23 - 29) |
| | | Erection of single storey extension to all elevations and reconfiguration of car park and drive-thru for McDonald's Restaurants Ltd | | |

| | | | |
|--|------------------|--|--|
| 9 | A9 16/00698/ADV | McDonalds Restaurant, Morecambe Road, Morecambe | Torrisholme (Pages 30 - 33) Ward |
| <p>Advertisement application for the relocation of one internally illuminated rotating single 3-sided unit, relocation of two and display of two new internally illuminated rotating double 3-sided units, two internally illuminated customer order display units, relocation of one internally illuminated welcome sign and display of a non-illuminated directional sign for McDonald's Restaurants Ltd</p> | | | |
| 10 | A10 16/00171/FUL | 14 Damside Street, Lancaster, Lancashire | Bulk Ward (Pages 34 - 43) |
| <p>Redevelopment of 14 Damside Street, 20 Wood Street and adjacent land, comprising change of use of first and second floors of 20 Wood street to one 3 bedroom student cluster flat, erection of first and second floors to 14 Damside Street to create two 3 bedroom and two 5 bedroom student cluster flats, installation of new shop front to both properties, erection of a 4 storey building of eight 2 bedroom flats and creation of a 9 bay car park at rear for Burt Properties</p> | | | |
| 11 | A11 16/00533/OUT | Land At 50 Market Street, Carnforth, Lancashire | Carnforth (Pages 44 - 51) and Millhead Ward |
| <p>Erection of 8 dwellings and 4 apartments with associated parking for Mr T Johnson</p> | | | |
| 12 | A12 16/00672/FUL | 81 Hest Bank Lane, Hest Bank, Lancaster | Bolton and (Pages 52 - 55) Slyne |
| <p>Erection of a 2 storey side extension, construction of a rear dormer extension and creation of a new vehicular access for Mr P. Jackson</p> | | | |

- 13 **A13 16/00676/FUL** **72 South Road, Morecambe,
Lancashire** **Bare Ward** **(Pages 56 - 58)**
- Erection of a single storey side extension, construction of a dormer extension to the rear elevation and hip to gable roof extension for Mr Michael Drury

Category D Applications

Applications for development by the City Council

- 14 **A14 16/00552/FUL** **Salt Ayre Sports Centre, Doris
Henderson Way, Heaton With
Oxcliffe** **Skerton
West Ward** **(Pages 59 - 64)**
- Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin for Suzanne Lodge

15 **Quarterly Reports - April to June 2016 (Pages 65 - 71)**

16 **Delegated Planning Decisions (Pages 72 - 80)**

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

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

(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.

SUSAN PARSONAGE,
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Published on Tuesday 12th July, 2016.