



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** MONDAY, 12<sup>TH</sup> DECEMBER 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 14<sup>th</sup> November, 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 that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

## Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to local finance considerations when determining planning applications. Local finance considerations are defined as a grant or other financial assistance that has been provided; will be provided; or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has, will or could receive in payment of the Community Infrastructure Levy. Whether a local finance consideration is material to the planning decision will depend upon whether it could help to make development acceptable in planning terms, and where necessary these issues are fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

## Human Rights Act

Planning application recommendations have been reached after consideration of The Human Rights Act. Unless otherwise explicitly stated in the report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

<b>5</b>	<b>A5 16/00274/FUL</b>	<b>23 - 25 North Road, Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 1 - 19)</b>
		Phased change of use and conversion of bar, nightclub and shop (A1/A4) to student accommodation comprising four 7-bed, two 8-bed and one 9-bed cluster flats (sui generis), one 3-bed and two 5-bed cluster flats and 32 residential studios (C3) and gym area with associated internal and external alterations, erection of two 2-storey rear extensions, associated landscaping and carparking and Relevant Demolition of existing rear extensions for Bargh Estates & CityBlock Ltd		
<b>6</b>	<b>A6 16/00275/LB</b>	<b>23 - 25 North Road, Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 20 - 24)</b>
		Listed building application for internal and external alterations to facilitate the phased change of use and conversion of bar, nightclub and shop (A1/A4) to student accommodation comprising four 7-bed, two 8-bed and one 9-bed cluster flats (sui generis) one 3-bed and two 5-bed cluster flats, and 32 residential studios (C3) and gym area, erection of two 2-storey rear extensions and demolition of existing rear extensions for Bargh Estates & CityBlock Ltd		

7	<b>A7 16/01183/VCN</b>	<b>Lancaster Leisure Park, Wyresdale Road, Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 25 - 29)</b>
		Erection of 71 dwellings including associated parking and landscaping (pursuant to the variation of condition 2 on planning permission 12/01109/FUL to vary the amended plans) for Mr Simon Jones		
8	<b>A8 16/00745/OUT</b>	<b>Land Rear Of Ingleborough View, Station Road, Hornby</b>	<b>Upper Lune Valley Ward</b>	<b>(Pages 30 - 44)</b>
		Outline application for the development of 11 residential dwellings and creation of a new access for Mr & Mrs Norris		
9	<b>A9 16/01239/VCN</b>	<b>Former Frontierland Site, Marine Road West, Morecambe</b>	<b>Harbour Ward</b>	<b>(Pages 45 - 52)</b>
		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 16/00159/VCN to amend the approved plans, use classes and retail floorspace) for Opus Land North (Morecambe) Ltd & Wm Morrison Supermarket.		
10	<b>A10 16/01060/FUL</b>	<b>The Tractor Yard, Capernwray Road, Capernwray</b>	<b>Kellet Ward</b>	<b>(Pages 53 - 60)</b>
		Demolition of existing buildings and erection of five industrial buildings comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and parking for Mr S Wightman		
11	<b>A11 16/01248/FUL</b>	<b>Burrowbeck Grange Nursing Home, Scotforth Road, Lancaster</b>	<b>Scotforth East Ward</b>	<b>(Pages 61 - 67)</b>
		Demolition of existing care home and outbuilding and erection of a replacement 63 bed care home with associated landscaping, car parking and alterations to the existing access for Active Pathways		

12	A12 16/01268/FUL	<b>14 Damside Street And 20 Wood Street, Lancaster, Lancashire</b>	<b>Bulk Ward</b>	<b>(Pages 68 - 76)</b>
		Redevelopment of properties and land adjacent, comprising of 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 and erection of a new 3 storey building of one 4 bedroom and one 6 bedroom student cluster flats and 9 bay car park at rear for AHB Property Holdings		
13	A13 16/01180/FUL	<b>Ashton Golf Centre , Ashton Road, Ashton With Stodday</b>	<b>Ellel Ward</b>	<b>(Pages 77 - 84)</b>
		Change of use of golf driving range (D2) for the siting of 14 holiday chalets (C1) for Mr & Mrs Lake		
14	A14 16/00764/FUL	<b>Land At Canal Bank Stables, Ashton Road, Lancaster</b>	<b>Scotforth West Ward</b>	<b>(Pages 85 - 91)</b>
		Erection of a detached dwelling (C3) and associated access for Miss Emma Wilson		
15	A15 16/0137/TCA	<b>95 Main Street, Warton, Carnforth</b>	<b>Warton Ward</b>	<b>(Pages 92 - 93)</b>
		Fell a single conifer for Mr Kevin Richards		
16	A16 16/0142/TCA	<b>Denny Bank, Main Street, Arkholme</b>	<b>Kellet Ward</b>	<b>(Pages 94 - 95)</b>
		Fell x1 conifer for Mr Peter Thomas Williamson		
17		<b>North West Coast Connections Project: Stage 3 (s42) Formal Consultation Response</b>	<b>Heysham South Ward; Overton Ward</b>	<b>(Pages 96 - 139)</b>
		This report enables the Committee to give formal views on behalf of the City Council to National Grid, on the route and siting proposals for the North West Coast Connections national infrastructure project, with particular reference to the tunnel-head proposals at Middleton (Heysham).		

## **18 Delegated Planning Decisions (Pages 140 - 149)**

### **ADMINISTRATIVE ARRANGEMENTS**

#### **(i) Membership**

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Stuart Bateson, Eileen Blamire, Dave Brookes, Abbott Bryning, Claire Cozler, Andrew Kay, 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](mailto:tmott@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).

SUSAN PARSONAGE,  
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Published on Wednesday 30<sup>th</sup> November, 2016.