



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 6TH FEBRUARY 2017

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 9th January, 2017 (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.

5	A5 16/00847/FUL	Filter House, Scotforth Road, Lancaster	University and Scotforth Rural Ward	(Pages 1 - 12)
		Erection of two 4-storey student accommodation buildings comprising of 28 6-bed cluster flats (C4) with associated car parking and bin and cycle stores for William Mason		
6	A6 16/01310/REM	TNT Garage, Hornby Road, Caton	Lower Lune Valley Ward	(Pages 13 - 20)
		Reserved matters application for the erection of 30 dwellings with associated accesses and internal roads for Mulbury Homes Limited & Regenda Limited		
7	A7 16/01308/REM	Land For Proposed Bailrigg Business Park, Bailrigg Lane, Lancaster	University and Scotforth Rural Ward	(Pages 21 - 29)
		Reserved Matters application for the erection of a 5 storey research and development building (B1) with ancillary facilities, new internal road, car parking and landscaping for Lancaster University		

8	A8 16/01373/FUL	Land To The Rear Of Dragons Head Hotel, Main Street, Whittington	Upper Lune Valley Ward	(Pages 30 - 39)
		Demolition of outbuildings, conversion of barn to dwelling, erection of 3 dwellings with associated landscaping, parking and alterations to the existing access for Mr Simon Nutter		
9	A9 16/01475/VCN	Tesco, Lodge Quarry, Lancaster Road	Carnforth and Millhead Ward	(Pages 40 - 43)
		Erection of a food retail store and relocation of existing plant hire company including demolition works and ancillary servicing and alterations to access (pursuant to the variation of condition 20 on planning permission 15/01438/VCN in relation to hours of deliveries) for Tesco Stores Ltd		
10	A10 16/01567/LB	Assembly Rooms, King Street, Lancaster	Castle Ward	(Pages 44 - 47)
		Listed building application for the removal of internal walls and the construction of an internal draught lobby for Ms Sarah Price		
11	A11 15/00825/ADV	Storey Institute , Meeting House Lane, Lancaster	Castle Ward	(Pages 48 - 52)
		Advertisement application for the display of eleven non-illuminated signs for Lancaster City Council		
12	A12 15/00821/LB	Storey Institute , Meeting House Lane, Lancaster	Castle Ward	(Pages 53 - 56)
		Listed building application for the fixing of eleven new signs for Lancaster City Council		
13	Quarterly Reports (Pages 57 - 63)			
14	Delegated Planning Decisions (Pages 64 - 73)			

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.

(iv) Changes to Membership, substitutions or apologies

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

SUSAN PARSONAGE,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on Wednesday 25th January, 2017.