



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** MONDAY, 24 JULY 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 26<sup>th</sup> June 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	<b>A5 17/00224/FUL</b>	<b>Land To The Rear Of Pointer Grove And Adjacent To High Road Halton</b>	<b>Halton-with-Aughton Ward</b>	<b>(Pages 1 - 14)</b>
		Erection of 66 dwellings with associated access, landscaping, open space, drainage, highway and parking arrangements and land re-profiling works		
6	<b>A6 16/00169/FUL</b>	<b>Hillside Farm Lancaster Road Heaton With Oxcliffe</b>	<b>Overton Ward</b>	<b>(Pages 15 - 22)</b>
		Demolition of existing agricultural buildings/farm house, erection of a food production facility with associated landscaping, alterations to existing access, construction of a new internal road, erection of a detached agricultural building and creation of a pond		
7	<b>A7 17/00718/VCN</b>	<b>Rear Of Pleasureland Marine Road Central Morecambe</b>	<b>Poulton Ward</b>	<b>(Pages 23 - 28)</b>
		Erection of a two storey indoor trampoline park with associated landscaping and parking and extension of terrace to rear of Pleasureland (pursuant to the variation of condition 9 on planning permission 16/00578/FUL in relation to the finish to the building, to		

		include a maintenance regime and alterations to boundary treatments including an increase in height to 3 metres)		
8	<b>A8 16/01611/FUL</b>	<b>118 Newlands Road Lancaster</b>	<b>John O'Gaunt Ward</b>	<b>(Pages 29 - 33)</b>
		Erection of a single storey rear extension, erection of an attached double garage to side with terrace above, construction of a raised roof and dormer extensions to the front and rear elevations and a new bay window and raised veranda to the front		
9	<b>A9 17/00681/FUL</b>	<b>12 Knowlys Drive Heysham</b>	<b>Heysham Central Ward</b>	<b>(Pages 34 - 37)</b>
		Partially retrospective application for the erection of a single storey side and rear extension		
10	<b>A10 17/00577/FUL</b>	<b>Melling House Hala Road Lancaster</b>	<b>Scotforth East Ward</b>	<b>(Pages 38 - 40)</b>
		Erection of a detached outbuilding to store mobility scooters		
11	<b>A11 17/00446/LB</b>	<b>Dukes Playhouse Moor Lane Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 41 - 44)</b>
		Listed building application for alterations to roof and replacement rooflights, replacement of 5 windows to the ground floor rear elevation, replacement of a door on the side elevation and repair works to rainwater goods, external metal work, extraction vents and external block work.		
12	<b>A12 17/00546/ADV</b>	<b>Land opposite St George's Quay Development Site St George's Quay Lancaster</b>	<b>Castle Ward</b>	<b>(Pages 45 - 48)</b>
		Advertisement application for the display of one non-illuminated freestanding sign		
13	<b>Delegated Planning Decisions (Pages 49 - 60)</b>			

## **ADMINISTRATIVE ARRANGEMENTS**

### **(i) Membership**

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Claire Cozler, Jane Parkinson, Robert Redfern, Sylvia Rogerson, Susan Sykes, Malcolm Thomas and one Green Group and one Labour Group vacancy.

### **(ii) Substitute Membership**

Councillors Jon Barry (Substitute), Stuart Bateson (Substitute), Sheila Denwood (Substitute), Mel Guilding (Substitute), Tim Hamilton-Cox (Substitute), Janice Hanson (Substitute) and Geoff Knight (Substitute)

### **(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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