



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** MONDAY, 18 SEPTEMBER 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 21st August, 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.

<b>5</b>	<b>A5 17/00534/FUL</b>	<b>Aldi, Marine Road West, Morecambe</b>	<b>Harbour Ward</b>	<b>(Pages 1 - 10)</b>
		Demolition of existing supermarket, bowling alley and retail units and erection of a replacement supermarket with associated car parking and hard and soft landscaping		
<b>6</b>	<b>A6 17/00731/FUL</b>	<b>The Tractor Yard, Capernwray Road, Capernwray</b>	<b>Kellet Ward</b>	<b>(Pages 11 - 20)</b>
		Demolition of existing buildings and erection of four industrial buildings comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and parking		
<b>7</b>	<b>A7 17/00899/VLA</b>	<b>Far Lodge, Postern Gate Road, Quernmore</b>	<b>Lower Lune Valley Ward</b>	<b>(Pages 21 - 27)</b>
		Variation of legal agreement attached to planning permission 99/00304/CU to remove holiday let restrictions on cottages		

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|----|--|---|---------------------------------------|------------------------|
| 8  | <b>A8 17/00924/VLA</b>                                 | <b>Land Off Sycamore Road,<br/>Brookhouse</b>   | <b>Lower<br/>Lune Valley<br/>Ward</b> | <b>(Pages 28 - 30)</b> |
|    |  | Variation of legal agreement attached to planning permission 14/00270/OUT to remove the obligation relating to the allotment contribution |                                       |                        |
| 9  | <b>A9 17/00643/FUL</b>                                 | <b>Green Dragon Hotel, 54 Main Road, Galgate</b>  | <b>Ellel Ward</b>                     | <b>(Pages 31 - 37)</b> |
|    |  | Change of use of public house/cafe (A4/A3) and associated living accommodation to 3 self-contained flats and erection of rear fire escape |                                       |                        |
| 10 | <b>Ward Councillors Speaking at Planning Committee</b> |   | <b>(Pages 38 - 41)</b>                |                        |
|    | Report of the Democratic Services Manager              |   |                                       |                        |
| 11 | <b>Delegated Planning Decisions (Pages 42 - 53)</b>    |   |                                       |                        |

## **ADMINISTRATIVE ARRANGEMENTS**

### **(i) Membership**

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Jon Barry, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Claire Cozler, Andrew Kay, Jane Parkinson, Robert Redfern, Sylvia Rogerson, Susan Sykes and Malcolm Thomas

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

Councillors Stuart Bateson, 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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