



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 5 FEBRUARY 2018

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 8th January 2018 (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.

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|----------|------------------------|---|-------------------------------|------------------------|
| 5 | A5 17/00965/VCN | Land at The Hayloft Barn, Ashton Road, Lancaster | Ellel Ward | (Pages 1 - 7) |
| | | Change of use of land to touring caravan site, erection of a facilities building, associated re-grading of land, landscaping, formation of access road, lay-bys and cycle link, and creation of wildlife pond (pursuant to the variation of conditions 4, 6, 7 and 15 on planning permission 12/00212/CU to delay the creation of wildlife pond and cycle link and for the addition of a vehicle barrier) | | |
| 6 | A6 17/01196/FUL | Ashton Golf Centre, Ashton Road, Ashton With Stodday | Ellel Ward | (Pages 8 - 15) |
| | | Change of use of golf driving range (D2) for the siting of 14 holiday chalets (C1) and installation of a package treatment plant | | |
| 7 | A7 17/01327/OUT | Land Rear Of Ingleborough View, Station Road, Hornby | Upper Lune Valley Ward | (Pages 16 - 28) |
| | | Outline application for the erection of up to 11 dwellings and creation of a new access and associated landscaping | | |

8	A8 17/01307/FUL	Hillside Farm, Lancaster Road, Heaton With Oxcliffe	Overton Ward	(Pages 29 - 36)
		Demolition of existing agricultural buildings/farm, erection of food production facility with associated landscaping, alterations to existing access, construction of a new internal road, erection of a detached farm building and creation of a pond		
9	A9 17/01377/VCN	Land Adjacent Campbell Drive, Lancaster	Bulk Ward	(Pages 37 - 42)
		Demolition of existing maintenance buildings and erection of 42 houses, 20 flats and a retail unit (use class A1) with associated parking, landscaping and access (pursuant to the variation of conditions 24 and 25 on planning permission 17/01099/VCN to amend the business opening and delivery hours of the retail unit)		
10	A10 17/01450/VCN	Land Rear of Cemetery, Back Lane, Carnforth	Carnforth and Millhead Ward	(Pages 43 - 47)
		Outline application for 16 affordable residential units with associated access, drainage and landscaping arrangements (Pursuant to the variation of conditions 4 and 6 on planning permission 11/00668/OUT to amend the access)		
11	A11 17/01495/FUL	Land Adjacent Marine Road Central, Morecambe	Harbour Ward	(Pages 48 - 53)
		Demolition and reconstruction of the Wave Reflection Wall incorporating closure of the existing pedestrian access and creation of new pedestrian and vehicular accesses onto Morecambe Promenade from Marine Road Central, installation of seating and associated landscaping		
12	A12 17/00962/ADV	Salt Ayre Sports Centre, Doris Henderson Way, Heaton With Oxcliffe	Skerton West Ward	(Pages 54 - 56)
		Advertisement application for the display of an internally illuminated freestanding sign		

- 13 **A13 17/01530/LB** **Ryelands House, Owen Road,
Lancaster** **Skerton (Pages 57 - 59)
East Ward**
- Listed building application for replacement render to the exterior and interior of the rear courtyard walls and the installation of a door in an existing opening
- 14 **Quarterly Reports (Pages 60 - 67)**
- 15 **Delegated Planning List (Pages 68 - 76)**

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.

(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

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