



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** FRIDAY, 6 APRIL 2018

**Venue:** LANCASTER TOWN HALL

**Time:** 10.30 A.M.

## A G E N D A

PLEASE NOTE THAT THE PUBLIC SPEAKING DEADLINE FOR THIS PLANNING COMMITTEE MEETING IS **12 NOON ON WEDNESDAY 4<sup>TH</sup> APRIL 2018.**

This is in line with Part 4 Section 9 of the City Council's Constitution regarding Public Speaking Procedure Rules and is a result of the 2017/18 timetable scheduling and bank holidays.

**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 5<sup>th</sup> March, 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.

5	<b>A5 17/00959/REM</b>	<b>Land Between Low Road And Forge Lane, Halton</b>	<b>Halton-with-Aughton Ward</b>	<b>(Pages 1 - 13)</b>
		Reserved matters application for the erection of 76 dwellings with associated landscaping		
6	<b>A6 17/01133/FUL</b>	<b>Land North Of Kellet Road, Over Kellet</b>	<b>Kellet Ward</b>	<b>(Pages 14 - 23)</b>
		Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping		
7	<b>A7 17/00073/FUL</b>	<b>Land Adjacent Aikengill, Scotforth Road, Lancaster</b>	<b>Scotforth East Ward</b>	<b>(Pages 24 - 36)</b>
		Erection of 7 dwellings with associated new access and cycle paths		

- |    |  |   |                                    |                        |
|----|--|---|------------------------------------|------------------------|
| 8  | <b>A8 18/00028/CU</b>                          | <b>Castleview Caravan Parks, Castle View Park, Borwick Road, Capernwray</b>   | <b>Kellet Ward</b>                 | <b>(Pages 37 - 42)</b> |
|    |  | Change of use of land for the siting of 36 static caravans/lodges including retrospective raising of land levels, creation of a new road and installation of a sewage treatment plant   |                                    |                        |
| 9  | <b>A9 18/00077/FUL</b>                         | <b>Gibraltar Farm Campsite, Lindeth Road, Silverdale</b>  | <b>Silverdale Ward</b>             | <b>(Pages 43 - 50)</b> |
|    |  | Creation of hard standings for 11 caravan pitches and associated access roads   |                                    |                        |
| 10 | <b>A10 18/00103/OUT</b>                        | <b>Land Adjacent To 25 Crag Bank Crescent, Carnforth</b>  | <b>Carnforth and Millhead Ward</b> | <b>(Pages 51 - 58)</b> |
|    |  | Outline application for the erection of one dwelling and creation of a new access   |                                    |                        |
| 11 | <b>A11 18/00170/FUL</b>                        | <b>4 Miller Court, Lancaster</b>  | <b>Scotforth West Ward</b>         | <b>(Pages 59 - 62)</b> |
|    |  | Demolition of existing porch and erection of a single storey front extension, conversion of garage to create ancillary accommodation, replacement of existing wall render and timber boarding with new and insertion of new window to the western elevation |                                    |                        |
| 12 | <b>Delegated Planning List (Pages 63 - 70)</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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