



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** WEDNESDAY, 9 MAY 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 FRIDAY 4<sup>TH</sup> MAY 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 6<sup>th</sup> April, 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 18/00103/OUT</b>	<b>Land Adjacent To 25 Crag Bank Crescent Carnforth</b>	<b>Carnforth and Millhead Ward</b>	<b>(Pages 1 - 8)</b>
		Outline application for the erection of one dwelling and creation of a new access for Mrs S Robinson.		
6	<b>A6 17/00944/OUT</b>	<b>Ward Field Farm, Main Road, Galgate</b>	<b>Ellel Ward</b>	<b>(Pages 9 - 29)</b>
		Outline application for the demolition of existing agricultural buildings, retention and residential conversion of stone barn for up to 2 dwellings and erection of up to 68 dwellings with associated access for Hollins Strategic Land LLP.		
7	<b>A7 17/01452/FUL</b>	<b>Animal Care Sanctuary, Blea Tarn Road, Lancaster</b>	<b>University and Scotforth Rural Ward</b>	<b>(Pages 30 - 40)</b>
		Erection of a building comprising kennels, cattery and reception area for the existing Animal Care Centre		

and creation of new access road, car parking, steps, hard landscaping and retaining wall with associated re-profiling of land for Animal Care (Lancaster and Morecambe).

<b>8</b>	<b>A8 17/01502/FUL</b>	<b>Heaton Hall, Morecambe Road, Lancaster</b>	<b>Skerton West Ward</b>	<b>(Pages 41 - 49)</b>
		Change of use and conversion of the tavern into five dwellinghouses (C3) including the demolition of the existing conservatory and associated motel building and the erection of nine dwellinghouses (C3) with associated landscaping and vehicular parking for Tom Hill.		
<b>9</b>	<b>A9 17/01503/LB</b>	<b>Heaton Hall, Morecambe Road, Lancaster</b>	<b>Skerton West Ward</b>	<b>(Pages 50 - 54)</b>
		Listed building application for internal and external works, comprising the insertion of partition walls and demolition of internal walls, provision of new windows, construction of a single storey extension to the north and east facing elevations and demolition of the existing motel units for Tom Hill.		
<b>10</b>	<b>A10 17/01575/FUL</b>	<b>Green Farm, Mewith Lane, Tatham</b>	<b>Lower Lune Valley Ward</b>	<b>(Pages 55 - 60)</b>
		Retrospective application for the change of use of existing stable and kennel to single storey dwelling (C3) for holiday use and erection of two front single storey extensions for Michael Harrison.		
<b>11</b>	<b>A11 18/00367/FUL</b>	<b>Car Park, Cable Street, Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 61 - 64)</b>
		Regrading of land to incorporate one small car park into the adjacent larger car park.		
<b>12</b>	<b>Delegated Planning List (Pages 65 - 74)</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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