



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 25 JUNE 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 4th June, 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	A5 18/00308/FUL	1 Downham Cottages, Chapel Lane, Galgate	Ellel Ward	(Pages 1 - 4)
		Erection of a two storey side extension.		
6	A6 18/00075/FUL	Land To The North Of, Foundry Lane, Halton	Halton-with-Aughton Ward	(Pages 5 - 13)
		Change of use of agricultural land to a gypsy/traveller site comprising 2 static caravans and 3 touring caravans, 2 utility blocks, a septic tank and a 2.1m boundary fence.		
7	A7 17/00945/FUL	Land South East of Lancaster Leisure Park, Wyresdale Road, Lancaster	John O'Gaunt Ward	(Pages 14 - 24)
		Erection of 44 dwellings with associated access and landscaping.		
8	A8 18/00491/CU	Thortindale Cottage, Coastal Road, Bolton Le Sands	Bolton and Slyne Ward	(Pages 25 - 31)
		Change of use of dwelling (C3) into residential care home for children (C2) and alterations to existing access.		

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|---|-------------------------|--|----------------------|------------------------|
| 9 | A9 18/00154/FUL | Land Off Imperial Road, Heysham | Overton Ward | (Pages 32 - 42) |
| | | Erection of an industrial unit (B2) with associated offices (B1), storage and distribution (B8), creation of new access and car parking, provision of surface water attenuation ponds, regrading of land, erection of retaining walls, cycle and smoking shelters and waste compactors | | |
| 10 | A10 17/00848/OUT | Land South Of Playing Field Trumacar Lane, Middleton Road, Heysham | Overton Ward | (Pages 43 - 50) |
| | | Outline application for the erection of up to 75 dwellings with associated access | | |
| 11 | A11 18/00234/FUL | Bay Scaffolding, Northgate, White Lund Industrial Estate, Morecambe | Westgate Ward | (Pages 51 - 59) |
| | | Demolition of factory building and erection of 4 industrial units, installation of a raised replacement roof and erection of a single storey infill extension to the front and first floor side extension to existing industrial unit | | |
| 12 Delegated Planning List (Pages 60 - 66) | | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Jon Barry, Stuart Bateson, Alan Biddulph, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Jane Parkinson, Jean Parr, Robert Redfern, Sylvia Rogerson and Susan Sykes

(ii) Substitute Membership

Councillors Claire Cozler, Sheila Denwood, Mel Guilding, Tim Hamilton-Cox, Andrew Kay, Geoff Knight and Malcolm Thomas

(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.

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