



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 15 OCTOBER 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 17 September, 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 18/00365/OUT	Land Off Scotland Road, Carnforth	Carnforth and Millhead Ward	(Pages 1 - 22)
		Outline application for residential development comprising 213 dwellings (Use Class C3) with associated vehicular and cycle/pedestrian access to Scotland Road and cycle/ pedestrian access to Carnforth Brow/Nether Beck, public open space, creation of wetlands area, construction of attenuation basins, erection of sub-station, installation of a pumping station and associated earth works and land regrading and landscaping.		
6	A6 18/00885/VCN	St Leonards House, St Leonards Gate, Lancaster	Bulk Ward	(Pages 23 - 29)
		Change of use of offices (B1) to student accommodation comprising of 80 studios, four 4-bed, seven 5-bed and eight 6-bed cluster flats (C3), student gym (D2) and ancillary communal facilities, installation of a replacement roof to create additional living accommodation and recladding of existing rear stairwells (pursuant to the variation of condition 2 on planning permission 16/01155/FUL to vary approved plans to provide for the lift tower to		

be rebuilt, together with alterations to the elevation treatments in the form of amendments to the flue positions, cladding and louvre panel amendments, modifications to condition 9 in relation to windows, replacement stonework, cleaning and cladding details, and amendments to condition 13 to provide for an amendment to the off-site highway scheme)

7	A7 18/00958/LB	St Leonards House, St Leonards Gate, Lancaster	Bulk Ward	(Pages 30 - 34)
		Listed building application to remove and reinstate the internal structure of the building, install a replacement roof to create additional living accommodation, re-cladding existing rear stairwells, install replacement windows and doors to all elevations, insert partition walls to all floors, reinstate windows, remove ground floor canopy and windows and install louvers and flues, install window to the side elevation and television aerial and satellite dish, rebuild lift tower, and render walls to concrete framed building		
8	A8 18/00583/FUL	Land For Proposed Bailrigg Business Park, Bailrigg Lane, Lancaster	University and Scotforth Rural Ward	(Pages 35 - 42)
		Re-grading and re-profiling of land to facilitate the retention of spoil within the site excavated in association with the Health Innovation Park		
9	A9 18/00920/LB	Town Hall, Dalton Square, Lancaster	Castle Ward	(Pages 43 - 47)
		Listed building application for re-plastering and redecoration, installation and removal of partition walls and suspended ceilings, installation of a bar and chair store and repair works and re-flooring to the Ashton Hall and gallery, removal of reception counter and installation of a replacement counter in main entrance, installing new and upgrading existing ground, first and second floor toilets and kitchenettes		

10 Delegated Planning List (Pages 48 - 55)

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, Mel Guilding, Jane Parkinson, Jean Parr, Robert Redfern and Sylvia Rogerson

(ii) Substitute Membership

Councillors Claire Cozler, Tim Hamilton-Cox, Andrew Kay, Geoff Knight, Susan Sykes 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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