



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 12 NOVEMBER 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 15 October, 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 18/00751/FUL	Land Along The East Bank Of The River Lune Between The A683 Viaduct And Skerton Bridge And Land Along The West Bank Of The River Lune East Off Halton Road/Main Street	Bulk Ward	(Pages 1 - 12)
		Erection of flood defence walls, security fences, lighting columns and alterations to footpaths		
6	A6 18/00921/FUL	Land To The North Of, Foundry Lane, Halton	Halton-with-Aughton Ward	(Pages 13 - 22)
		Change of use of agricultural land to a gypsy/traveller site comprising of 2 static caravans and 3 touring caravans, 2 utility blocks demolition of existing stable and erection of a replacement stable building, installation of a septic tank, regrading of land levels, creation of a 1.2m bund and retention of hardstanding and 2.1m boundary fence		
7	A7 18/00335/FUL	Land at Chapel Lane, Galgate	Ellel Ward	(Pages 23 - 36)
		Erection of 32 dwellings (C3) with associated access and landscaping		

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| 8 | A8 18/00877/OUT | Land To The Rear Of The Manor Inn, Cockerham | Ellel Ward | (Pages 37 - 46) |
| | | Outline application for the erection of up to 24 dwellings (C3) and associated access. | | |
| 9 | A9 18/00900/FUL | Melling House, Hala Road, Lancaster | Scotforth East Ward | (Pages 47 - 50) |
| | | Change of use of former managers house (C3) to 2 self-contained 1-bed flats (C2) and installation of an new external door | | |
| 10 | A10 18/01216/FUL | Greenfingers Allotment, Smithy Lane, Heysham | Heysham South Ward | (Pages 51 - 55) |
| | | Part retrospective application for the retention of a metal storage container, retention of hardstanding and erection of a polytunnel | | |
| 11 | A11 18/00889/PLDC | Woodlands, Garstang Road, Cockerham | Ellel Ward | (Pages 56 - 62) |
| | | Proposed Lawful Development Certificate for conversion of detached garage to create ancillary accommodation in association with Woodlands | | |
| 12 | Councillor Referrals to Planning and Highways Regulatory Committee (Pages 63 - 67) | | | |
| 13 | Quarterly Reports (Pages 68 - 75) | | | |
| 14 | Delegated Planning List (Pages 76 - 86) | | | |

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.

SUSAN PARSONAGE,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

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