



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 10 DECEMBER 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 12 November, 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 18/00921/FUL	Land to the North of Foundary Lane Halton	Halton-with-Aughton Ward	(Pages 1 - 10)
		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		
6	A6 18/00645/REM	Land East of Arkholme Methodist Church, Kirkby Lonsdale Road, Arkholme	Kellet Ward	(Pages 11 - 20)
		Reserved matters application for the erection of 16 dwellings (C3)		
7	A7 18/01144/FUL	Carnforth Business Park, Kellet Road, Carnforth	Carnforth and Millhead Ward	(Pages 21 - 31)
		Erection of office (B1a) and storage and distribution (B8) building with associated parking and access		

8	A8 18/01423/VCN	Aldi, Marine Road West, Morecambe	Harbour Ward	(Pages 32 - 35)
		Demolition of existing supermarket, bowling alley and retail units and erection of a replacement supermarket with associated car parking and hard and soft landscaping (Pursuant to the variation of condition 17 to allow for unrestricted servicing hours)		
9	A9 18/01412/FUL	65 Lymm Avenue, Lancaster	Skerton West Ward	(Pages 36 - 39)
		Demolition of existing rear conservatory and erection of a part two part single storey side extension and single storey rear extension		
10	A10 18/01436/CU	Bus Station, Central Drive, Morecambe	Poulton Ward	(Pages 40 - 43)
		Change of use of bus shelter to young persons assembly and recreation building (D2)		
11	A11 18/01364/CU	Pedestrian Highway , Church Street, Lancaster	Castle Ward	(Pages 44 - 48)
		Change of use of pedestrian highway for the temporary siting of 6 market cabins		
12	A12 18/01346/FUL	Land West Of Barrows Lane, Heysham	Heysham South Ward	(Pages 49 - 53)
		Installation of a sculpture		
13	A13 18/01229/FUL	9 Beech Avenue, Galgate, Lancaster	Ellel Ward	(Pages 54 - 58)
		Change of use of a shop (A1) to dwelling (C3), erection of single storey extensions to the side and rear, construction of a ramp to the front, installation of replacement window and replacement of a door with a window		
14	Councillor Referrals to Planning and Highways Regulatory Committee (Pages 59 - 64)			
15	Delegated Planning List (Pages 65 - 71)			

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,
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