



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 7 JANUARY 2019

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 10 December, 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 18/00820/FUL	Development Site, Bulk Road, Lancaster	Bulk Ward	(Pages 1 - 12)
		Erection of four buildings up to six storeys in height to create student accommodation comprising fourteen two bedroom apartments (C3), 19 shared townhouses (sui generis), with ancillary communal facilities, new vehicular and pedestrian accesses, car parking, servicing bays, retaining walls and structures, public realm and landscaping		
6	A6 18/01224/VCN	Whittington Farm, Main Street, Whittington	Upper Lune Valley Ward	(Pages 13 - 20)
		Outline application for the erection of 18 dwellings with associated access and change of use of barn to a mixed use comprising a dwelling (C3) and a shop/tearoom (A1/A3) and Relevant Demolition of the existing agricultural buildings (pursuant to the variation of conditions 2 and 13 on planning permission 16/00397/OUT to alter the site layout and remove the play area)		

7	A7 18/01117/REM	Land Between Low Road And Forge Lane, Halton Reserved matters application for the erection of 76 dwellings with associated landscaping	Halton-with-Aughton Ward	(Pages 21 - 34)
8	A8 18/01069/VCN	Unit, 1 Kingsway Retail Park, Caton Road, Lancaster Alterations/conversion of Bridge Houses, construction of new link blocks between existing building for A1, A3, B1 use. Construction of 1915sqm for A1/A3 development to 2 new buildings, new access, car parking/servicing area and cycle link (pursuant to the variation of condition 22 on planning permission 03/01371/FUL to permit the sale of food)	Bulk Ward	(Pages 35 - 44)
9	A9 18/00832/FUL	Grand Theatre, St Leonards Gate, Lancaster Relevant Demolition of part of Music Co-op building, boundary walls and external stairwells and ramps, erection of a 2-storey extension to the Grand Theatre and a retaining wall, and repair to exposed facades of music Co-op building	Bulk Ward	(Pages 45 - 53)
10	A10 18/00852/LB	Grand Theatre, St Leonards Gate, Lancaster Listed building application for removal of external stairwells and ramps and erection of a 2-storey extension to the Grand Theatre	Bulk Ward	(Pages 54 - 58)
11	A11 18/01418/FUL	Land To The East Of 315 Health Club, Mannin Way, Lancaster Change of use of car park to facilitate the erection of a three storey office building (B1) with associated parking, access road, bin store, landscaping and boundary fencing	Lower Lune Valley Ward	(Pages 59 - 65)

12	A12 18/01239/FUL	Gibraltar Farm Campsite, Lindeth Road, Silverdale	Silverdale Ward	(Pages 66 - 74)
		Creation of hard standings for 37 caravan pitches and associated access roads		
13	A13 18/01203/FUL	Middleton Clean Energy Plant, Middleton Road, Middleton	Overton Ward	(Pages 75 - 81)
		Installation of a 49.9MW battery storage facility including 2m security fence, battery units, cabling and creation of attenuation ponds		
14	A14 18/01420/FUL	Chancellors Wharf, Aldcliffe Road, Lancaster	Castle Ward	(Pages 82 - 100)
		Demolition of two cycle shelters, erection of three cycle shelters, landscaping works including paving and planting, perimeter wall and access gates		
15	A15 18/01377/FUL	4 High Street, Lancaster	Castle Ward	(Pages 101 - 105)
		Change of use of 2 2-bed ground floor flats with associated basement storage to a 2-bed maisonette over ground and first floors, installation of replacement doors to the rear elevation and construction of glazed canopy to the rear elevation		
16	A16 18/01378/LB	4 High Street, Lancaster	Castle Ward	(Pages 106 - 110)
		Listed building application for the installation of replacement basement windows to the front elevation and doors to the rear elevation, construction of glazed canopy to the rear elevation, new internal structural openings, replacement internal screen, removal and erection of partition walls, installation of internal doors and relocation of gas and electricity meters		
17	A17 18/01485/ADV	Canal Quarter, Edward Street, Lancaster	Bulk Ward	(Pages 111 - 115)
		Advertisement application for the display of 4 standalone signs within the Canal Quarter development site		

18 Briefing Note: Securing Amenity Improvements through the use of (Section 215) Planning Powers - Annual Update (Pages 116 - 139)

19 Delegated Planning List (Pages 140 - 146)

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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