



**Committee:** PLANNING AND HIGHWAYS REGULATORY COMMITTEE

**Date:** MONDAY, 4 FEBRUARY 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 7 January, 2019 (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.

<b>5</b>	<b>A5 18/00335/FUL</b>	<b>Land At Chapel Lane, Galgate</b>	<b>Ellel Ward</b>	<b>(Pages 1 - 29)</b>
		Erection of 32 dwellings (C3) with associated access and landscaping		
<b>6</b>	<b>A6 18/01440/VCN</b>	<b>21-25 North Road, Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 30 - 35)</b>
		Phased change of use and conversion of bar, nightclub and shop (A1/A4) to student accommodation comprising 32 studios, one 3-bed, two 5-bed cluster flats (C3), four 7-bed, two 8-bed and one 9-bed cluster flats (sui generis) and gym area with associated internal and external alterations, erection of two 2-storey rear extensions, associated landscaping and car parking and Relevant Demolition of existing rear extensions (pursuant to the variation of condition 2 of planning permission 16/00274/FUL to vary the approved plans to cater for reduction in roof lights, provision of louvre grills and amendments to the layout, to provide for 32 studios, two 2-bed (C3) six 8-bed and one- 9 bed cluster flats (Sui Generis) and amendments to condition 11 to provide for an amended material schedule together with amendments to condition 15 to provide for an		

amended material schedule for the hard and soft landscaping)

<b>7</b>	<b>A7 18/01484/LB</b>	<b>21-25 North Road, Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 36 - 41)</b>
		Listed building application for internal alterations consisting of the provision of mezzanine floors, new stud walls, amendments to the feature stairs, and external alterations consisting of the provision of new windows, doors, louvre grills and roofing material and roof lights, erection of two 2-storey rear extensions and demolition of existing rear extensions		
<b>8</b>	<b>A8 18/01363/VCN</b>	<b>Land Adjacent To , Bulk Road, Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 42 - 48)</b>
		Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (Pursuant to the variation of condition 7 on planning permission 17/01413/VCN to allow for an amended offsite highway scheme)		
<b>9</b>	<b>A9 18/01413/VCN</b>	<b>Land South Of Hala Carr Farm, Bowerham Road, Lancaster</b>	<b>Scotforth East Ward</b>	<b>(Pages 49 - 56)</b>
		Erection of 25 dwellings and creation of a new access and access roads (pursuant to the modification to condition 6 (ii) on planning permission 16/01551/FUL to remove the requirement for street lighting at the junction of Bowerham Lane and Kempton Road, and 6 (iii) to remove the requirement for a pedestrian refuge, together with the submission of details to satisfy conditions 3, 4, 5 and 6 (highways requirements), 7 (foul water drainage), 8 (finished floor levels), 9 (surface water drainage arrangements), 10 (noise		

mitigation), 11 (earth bund details), 12, 13 and 14 (materials)

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|-----------|--|--|-------------------------------|-------------------------|
| <b>10</b> | <b>A10 16/00276/OUT</b>                          | <b>Lune Industrial Estate, New Quay Road, Lancaster</b>  | <b>Marsh Ward</b>             | <b>(Pages 57 - 78)</b>  |
|           |  | Outline application for the demolition of industrial buildings and the erection of up to 249 dwellings with associated access points |                               |                         |
| <b>11</b> | <b>A11 18/01583/OUT</b>                          | <b>Land Adjacent To Stonehaven, Bay Horse Lane, Bay Horse</b>  | <b>Ellel Ward</b>             | <b>(Pages 79 - 86)</b>  |
|           |  | Outline application for erection of two dwellings (C3) and associated access   |                               |                         |
| <b>12</b> | <b>A12 18/01348/FUL</b>                          | <b>Land West Of, Littledale Road, Brookhouse</b>   | <b>Lower Lune Valley Ward</b> | <b>(Pages 87 - 93)</b>  |
|           |  | Erection of a detached dwelling (C3) with associated access  |                               |                         |
| <b>13</b> | <b>A13 18/00604/FUL</b>                          | <b>71 North Road, Lancaster</b>  | <b>Castle Ward</b>            | <b>(Pages 94 - 98)</b>  |
|           |  | Change of use of retail unit (A1) to takeaway (A5) and installation of a flue to the rear elevation                                  |                               |                         |
| <b>14</b> | <b>A14 18/01608/FUL</b>                          | <b>Recycling Site, Alfred Street, Lancaster</b>  | <b>Bulk Ward</b>              | <b>(Pages 99 - 102)</b> |
|           |  | Change of use of vacant land to car sales area associated with commercial garage (Sui Generis)                                       |                               |                         |
| <b>15</b> | <b>Delegated Planning List (Pages 103 - 112)</b> |  |                               |                         |

## **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](mailto:tmott@lancaster.gov.uk).

**(iv) Changes to Membership, substitutions or apologies**

Please contact Democratic Support, telephone 582170, or alternatively email [democraticsupport@lancaster.gov.uk](mailto:democraticsupport@lancaster.gov.uk).

SUSAN PARSONAGE,  
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