



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 4 MARCH 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 4 February, 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.

5	A5 18/01493/FUL	Land Off Bye Pass Road And Land Rear Of 18 To 24 Monkswell Avenue Bolton Le Sands	Bolton and Slyne Ward	(Pages 1 - 11)
		Erection of three dwellinghouses (C3) and a retail unit (A1) with associated parking and access		
6	A6 18/01183/FUL	Land North East Of Ex Servicemens Club Scotland Road Carnforth	Carnforth and Millhead Ward	(Pages 12 - 25)
		Erection of a care home building comprising of 118 bedrooms and communal, staff and services areas with associated internal road layout, car parking and landscaping, creation of a new access and construction of a new retaining wall		
7	A7 18/01348/FUL	Land West Of Littledale Road Brookhouse	Lower Lune Valley Ward	(Pages 26 - 32)
		Erection of a detached dwelling (C3) with associated access		
8	A8 17/01502/FUL	Heaton Hall Morecambe Road Lancaster	Skerton West Ward	(Pages 33 - 42)
		Change of use and conversion of the tavern into five dwellinghouses (C3) including the demolition of the existing conservatory and associated motel building and the		

erection of nine dwellinghouses (C3) with associated landscaping and vehicular parking

9	A9 17/01503/LB	Heaton Hall Morecambe Road Lancaster	Skerton West Ward	(Pages 43 - 47)
		Listed building application for internal and external works, comprising the insertion of partition walls and demolition of internal walls, provision of new windows, construction of a single storey extension to the north and east facing elevations and demolition of the existing motel units		
10	A10 18/01543/VCN	Luneside East St Georges Quay Lancaster	Marsh Ward	(Pages 48 - 55)
		Demolition of existing mill building, erection of 3 buildings comprising ground floor ancillary uses (Classes A1-A4, B1a, D1 and D2) and student accommodation above and 1 building of student accommodation, conversion of existing pump house to a mixed use communal facility (Classes A2, B1a and D1), and associated access, parking, servicing and landscaping / public realm works (pursuant to the variation of conditions 2 and 17 on planning permission 16/00574/FUL to reconfigure the layout of the student accommodation to provide additional student bedrooms in Blocks B and C, smaller cluster flats to Blocks A and D and associated changes to the elevations including the insertion of perforated metal sheets to windows openings, and to revise the trigger for completing the remediation and validation process)		
11	A11 18/01556/FUL	29 Combermere Road Heysham	Heysham South Ward	(Pages 56 - 59)
		Change of use of vacant land to form part of domestic curtilage and erection of a 1.8 metre boundary fence		

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| 12 | A12 18/01623/LB | Grand Theatre St Leonards Gate Lancaster | Bulk Ward | (Pages 60 - 63) |
| | | Listed building application for the installation of one CCTV camera | | |
| 13 | A13 18/01628/FUL | Proposed Sculpture Smithy Lane Heysham | Heysham South Ward | (Pages 64 - 68) |
| | | Installation of a sculpture with information panel | | |
| 14 | Quarterly Reports (Pages 69 - 76) | | | |
| 15 | Delegated Planning List (Pages 77 - 85) | | | |

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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