



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 3 JUNE 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 Appointment of Vice-Chair

To appoint a Vice-Chair for the duration of the 2019/20 municipal year.

3 Minutes

Minutes of meeting held on 29 April, 2019 (previously circulated).

4 Items of Urgent Business authorised by the Chair

5 Declarations of Interest

To receive declarations by Councillors of interests in respect of items on this Agenda.

Councillors 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, Councillors 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, Councillors 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.

6	A6 18/01183/FUL	Land North East of Ex Servicemens Club, Scotland Road, Carnforth	Carnforth and Millhead Ward	(Pages 1 - 16)
		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 18/01589/REM	Warton Grange Farm, Farleton Close, Warton	Warton Ward	(Pages 17 - 24)
		Reserved matters application for the demolition of the existing farm buildings and the erection of 21 dwellings with associated access and landscaping		
8	A8 18/01603/FUL	Warton Grange Farm, Farleton Close, Warton	Warton Ward	(Pages 25 - 32)
		Erection of 4 dwellings with associated access, residential curtilage, and landscaping		

9	A9 19/00088/FUL	Land Adjacent To Meadowcroft, Hill Lane, Nether Kellet	Kellet Ward	(Pages 33 - 42)
		Erection of a two storey dwelling with associated access and alterations to land levels		
10	A10 18/00380/FUL	The Corner House, Woodwell Lane, Silverdale	Silverdale Ward	(Pages 43 - 51)
		Demolition of existing property and outbuilding, erection of replacement detached dwelling, alteration to vehicular access and associated landscaping		
11	A11 18/01367/OUT	Land Off Hadrian Road, Morecambe	Torrisholme Ward	(Pages 52 - 61)
		Outline application for erection of 13 dwellings (C3)		
12	A12 18/00472/FUL	Land Off Wyresdale Road, Lancaster	John O'Gaunt Ward	(Pages 62 - 71)
		Erection of 27 dwellings (C3) with associated access		
13	A13 19/00336/OUT	Land off Bay Horse Lane, Bay Horse	Ellel Ward	(Pages 72 - 79)
		Outline application for the erection of two dwellings and associated access		
14	A14 19/00456/VCN	Land South of Hala Carr Farm, Bowerham Road	Scotforth East Ward	(Pages 80 - 85)
		Erection of 25 dwellings and creation of a new access and access roads (pursuant to the variation of conditions 2, 4, 5, 10, 11, 12 and 17 on planning permission 18/01413/VCN to amend the list of approved plans, remove the southern footpath, and provide details of boundary treatments, landscaping scheme, surface water drainage, foul water drainage and materials)		

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| 15 | A15 19/00245/VCN | Whittington Farm, Main Street,
Whittington | Upper Lune
Valley
Ward | (Pages 86 - 93) |
| | | 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) | | |
| 16 | A16 19/00406/REM | Whittington Farm, Main Street,
Whittington | Upper Lune
Valley
Ward | (Pages 94 - 98) |
| | | Reserved matters application (consisting of landscaping only) for the demolition of existing buildings, erection of 18 dwellings, change of use of barn to a mixed use comprising a dwelling (C3) and a shop/tearoom (A1/A3) and associated landscaping | | |
| 17 | Delegated Planning List (Pages 99 - 108) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Anna Thornberry (Chair), Paul Anderton, Richard Austen-Baker, Mandy Bannon, Alan Biddulph, Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Keith Budden, Tim Dant, Janice Hanson, Cary Matthews, Michael Mumford, Robert Redfern and Malcolm Thomas

(ii) Substitute Membership

Councillors Kevin Frea, Jake Goodwin, Mike Greenall, Mel Guilding, Tim Hamilton-Cox, Colin Hartley, Joyce Pritchard and David Whitworth

(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.

KIERAN KEANE,
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