



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 24 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 Minutes

Minutes of meeting held on 3 June, 2019 (previously circulated).

### 3 Items of Urgent Business authorised by the Chair

### 4 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.

5	A5 <a href="#">18/01100/FUL</a>	<b>B And Q Superstore, Aldcliffe Road, Lancaster</b>	<b>Castle Ward</b>	<b>(Pages 1 - 19)</b>
		Relevant Demolition of existing retail building (A1) and associated water tank and enclosure and erection of a food store (A1) with associated external plant and enclosure, car parking, servicing areas with hard and soft landscaping		
6	A6 <a href="#">19/00351/VCN</a>	<b>G And L Car Services, Wheatfield Street, Lancaster</b>	<b>Castle Ward</b>	<b>(Pages 20 - 23)</b>
		Erection of 41 houses and 24 apartments with associated access, roads and landscaping (pursuant to the variation of condition 2 and 16 and the removal of conditions 17 and 20 on planning permission 14/01208/FUL to retain the spoil and omit the area of open space to the southern part of the site and erect new fencing and an ivy screen fence)		
7	A7 <a href="#">19/00164/OUT</a>	<b>Land east of Lancaster Road &amp; north of Willey Lane, Lancaster Road, Cockerham</b>	<b>Ellel Ward</b>	<b>(Pages 24 - 31)</b>
		Outline application for the erection of up to 24 dwellings (C3) and		

provision of new vehicular access,  
and pedestrian access to Willey  
Lane

- |   |  |   |  |                        |
|---|--|---|--|------------------------|
| 8 | <b>A8 <a href="#">18/01642/FUL</a></b> | <b>Keer Park, Warton Road,<br/>Carnforth</b>  | <b>Carnforth<br/>and Millhead<br/>Ward</b> | <b>(Pages 32 - 36)</b> |
|   |  | Erection of three blocks each<br>comprising of seven light industrial<br>units (B1) with associated parking |  |                        |

## **9 Delegated Planning List (Pages 37 - 46)**

### **ADMINISTRATIVE ARRANGEMENTS**

#### **(i) Membership**

Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Paul Anderton, Mandy Bannon, Alan Biddulph, Victoria Boyd-Power, Abbott Bryning, Keith Budden, Tim Dant, Janice Hanson, Cary Matthews, Michael Mumford, Robert Redfern, Malcolm Thomas and 1 Conservative vacancy.

#### **(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](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).

KIERAN KEANE,  
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