



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 16 SEPTEMBER 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 19 August, 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.

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|---|--|--|--------------------|------------------------|
| 5 | <a href="#"><u>A5 19/00545/HYB</u></a> | <b>Land North Of Kellet Road, Over Kellet</b>  | <b>Kellet Ward</b> | <b>(Pages 1 - 12)</b>  |
|   |  | Hybrid application comprising a full application for proposed alterations to land levels and associated access, and outline application for up to 8,400sqm of employment floor space (Use Classes B1(c), B2 and B8) with associated access   |                    |                        |
| 6 | <a href="#"><u>A6 19/00934/FUL</u></a> | <b>Queen Victoria Memorial, Dalton Square, Lancaster</b>   | <b>Castle Ward</b> | <b>(Pages 13 - 20)</b> |
|   |  | Construction of temporary ice rink, temporary siting of observation wheel, chillers, erection of temporary fencing and hoardings, and temporary siting of marquee, access ramps, ticket booth, market stalls and tents for skate hire and the sale of refreshments and erection of two electricity cabinets. |                    |                        |
| 7 | <a href="#"><u>A7 19/00935/LB</u></a>  | <b>Queen Victoria Memorial, Dalton Square, Lancaster</b>   | <b>Castle Ward</b> | <b>(Pages 21 - 24)</b> |
|   |  | Listed building application for the construction of temporary ice rink and erection of temporary fencing and hoardings   |                    |                        |

8	<a href="#">A8 18/00877/OUT</a>	<b>Land To The Rear Of The Manor Inn, Cockerham</b>	<b>Ellel Ward</b>	<b>(Pages 25 - 29)</b>
		Outline application for the erection of up to 24 dwellings (C3) and associated access		
9	<a href="#">A9 19/00697/FUL</a>	<b>St Thomas Centre, Marton Street, Lancaster</b>	<b>Castle Ward</b>	<b>(Pages 30 - 39)</b>
		Relevant demolition of existing 2 storey Church Centre building and erection of a replacement 2.5 storey Church Centre building, including covered canopy link to the adjacent Church and alterations to existing carpark, including creation of steps and resurfacing		
10	<a href="#">A10 19/00634/LB</a>	<b>St Thomas Centre, Marton Street, Lancaster</b>	<b>Castle Ward</b>	<b>(Pages 40 - 44)</b>
		Listed building application for a single-storey glazed extension to connect the former choir vestry of the church and the proposed replacement Church Centre building, alterations to the former choir vestry including the removal of an existing timber door and replacement with timber-framed partition and the removal of arched windows to the south elevation and replacement with fire escape door, installation of new security gates and fencing adjoining the Penny Street, Marton Street and Peter Street elevations, and alterations to the boundary wall to Victoria Place including the addition of a wrought iron railings		
11	<a href="#">A11 19/01053/VCN</a>	<b>Bay View Nursery And Garden Centre, Mill Lane, Bolton Le Sands</b>	<b>Bolton and Slyne</b>	<b>(Pages 45 - 51)</b>
		Demolition of various buildings, erection of glasshouse and open sided canopies, construction of car park and associated landscaping (pursuant to the variation of condition 2, 3, 5, 6, 7 and 8 on planning permission 18/00639/FUL		

to amend the approved drawings, site layout, Construction Method Statement, the removal of polytunnels, hard and soft landscaping and off site highways improvement)

- 12     [A12 17/00965/VCN](#)     **Land At The Hayloft Barn, Ashton Road, Ashton**     **Ellel Ward**     **(Pages 52 - 57)**

Change of use of land to touring caravan site, erection of a facilities building, associated re-grading of land, landscaping, formation of access road, lay-bys and cycle link, and creation of wildlife pond (pursuant to the variation of conditions 2, 4, 6, 7 and 15 on planning permission 12/00212/CU to vary the timescales for the creation of the wildlife pond and implementation of the landscaping scheme, to amend the location of the link to the cycleway/footpath and for the addition of a vehicle barrier and bin compound)

13     **Delegated Planning List (Pages 58 - 68)**

**ADMINISTRATIVE ARRANGEMENTS**

**(i)     Membership**

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

**(ii)     Substitute Membership**

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

**(iii)     Queries regarding this Agenda**

Please contact Democratic Services: telephone (01524) 582656 or email [democracy@lancaster.gov.uk](mailto:democracy@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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