



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 20 JULY 2020

Time: 10.30 A.M.

PLEASE NOTE

THIS WILL BE A 'VIRTUAL MEETING', A LINK TO WHICH WILL BE AVAILABLE ON LANCASTER CITY COUNCIL'S WEBSITE AT LEAST 24HRS BEFORE THE MEETING.

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 22nd June 2020 (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 19/01158/FUL	Land north of Hala Carr Farm Bowerham Road Lancaster	University and Scotforth Rural Ward	(Pages 5 - 20)
		Erection of 34 dwellings with associated access and alterations to land levels.		
6	A6 20/00367/FUL	White Lodge Sunnyside Lane Lancaster	Marsh Ward	(Pages 21 – 25)
		Creation of vehicular access from Towneley Close, construction of a driveway and installation of gates.		
7	A7 19/01457/FUL	Hérons Wood Farm Lancaster Road Conder Green	Ellel Ward	(Pages 26 - 33)
		Part retrospective application for recladding and change of use of		

agricultural buildings and land to form associated reception building and dog training buildings with associated works comprising demolition of agricultural building and erection of a kennel building, demolition of lean-to and erection of an extension to dog training building, erection of a stables building, creation of hardstanding for parking and internal access road, creation of a pond, installation of a package treatment plant and dog waste tank and erection of a 2.4m mesh fence.

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|----|--|--|----------------------------------|----------------------------|
| 8 | A8 <u>20/00307/VCN</u> | Land south of Hala Carr Farm
Bowerham Road Lancaster | Scotforth
East Ward | (Pages 34 –
38) |
| | | Erection of 25 dwellings and creation of a new access and access roads (pursuant to the variation of condition 13 on planning permission 19/00456/VCN to amend the finished floor, and plot levels associated with plot number 1). | | |
| 9 | A9 <u>19/00522/FUL</u> | G B Properties (Lancaster)
Limited Lancaster Leisure Park
Wyresdale Road Lancaster | John
O'Gaunt
Ward | (Pages 39 -
44) |
| | | Alterations to existing land levels to facilitate the construction of a car park consisting of 124 spaces. | | |
| 10 | A10 <u>19/00804/FUL</u> | Lancaster Brewery Lancaster
Leisure Park Wyresdale Road
Lancaster | John
O'Gaunt
Ward | (Pages 45 –
50) |
| | | Erection of a single storey extension to the front and side. | | |
| 11 | Quarterly Reports: to 31 March 2020 (Pages 51 - 56) | | | |
| 12 | Quarterly Reports: to 30 June 2020 (Pages 57 - 62) | | | |
| 13 | Delegated List (Pages 63 - 70) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Paul Anderton, Richard Austen-Baker, Mandy Bannon, Alan Biddulph, Abbott Bryning, Keith Budden, Roger Cleet, Tim Dant, Mel Guilding, Janice Hanson, Cary Matthews, Joyce Pritchard and Robert Redfern

(ii) Substitute Membership

Councillors Victoria Boyd-Power (Substitute), Kevin Frea (Substitute), Jake Goodwin (Substitute), June Greenwell (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute) and David Whitworth (Substitute)

(iii) Queries regarding this Agenda

Please contact Democratic Services: email democracy@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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