



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 17 AUGUST 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 20th July 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.

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|---|-------------------------------------|--|----------------------------|------------------------|
| 5 | <u>17/01074/HYB</u> | Land at Royal Albert Farm, Pathfinders Drive, Lancaster, Lancashire | Scotforth West Ward | (Pages 5 - 23) |
| | | Hybrid application comprising an outline application for up to 71 dwellings with associated upgrading works to Pathfinders Drive, and a full application for the conversion of Derby Home into six apartments (C3) and creation of associated parking. | | |
| 6 | <u>17/00848/OUT</u> | Land south of Playing Field Trumacar Lane, Middleton Road, Heysham, | Overton Ward | (Pages 24 - 36) |
| | | Outline application for the erection of up to 75 dwellings with associated access. | | |

7	18/00472/FUL	Land off Wyresdale Road, Lancaster, Lancashire	John O'Gaunt Ward	(Pages 37 - 51)
		Erection of 27 dwellings (C3) with associated access.		
8	18/00877/OUT	Land to the rear of The Manor Inn, Cockerham, Lancashire	Ellel Ward	(Pages 52 - 71)
		Outline application for the erection of up to 24 dwellings (C3) and associated access.		
9	19/01223/OUT	Land to the east of Lancaster Road and north of Willey Lane, Lancaster Road, Cockerham, Lancashire	Ellel Ward	(Pages 72 - 85)
		Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane.		
10	18/01422/FUL	Land to the rear of Pointer Grove and adjacent to High Road, Halton, Lancashire	Halton-with-Aughton Ward	(Pages 86 - 104)
		Erection of 65 dwellings with associated access, landscaping, open space, drainage, highway and parking arrangements and land re-profiling works.		
11	20/00253/FUL	Lancaster Music Co-op, 1 Lodge Street, Lancaster, Lancashire	Bulk Ward	(Pages 105 - 108)
		Relevant demolition of existing rear extension, construction of buttresses to the rear, installation of a new roof, fascias, guttering, downpipes, chimney flashing and windows and lintels.		
12	20/00254/LB	Lancaster Music Co-op, 1 Lodge Street, Lancaster, Lancashire	Bulk Ward	(Pages 109 - 112)
		Listed building application for the installation for replacement of the valley gutter and the flashing adjacent to the Grand Theatre.		

- 13 [20/00660/FUL](#) 40 Strickland Drive, Morecambe, Bare Ward (Pages 113 - 115)
Lancashire LA4 6TD

Erection of a single storey side and rear extension.

- 14 **Delegated List (Pages 116 - 122)**

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), June Greenwell (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), David Whitworth (Substitute) and Peter Yates (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.

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