



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 9 NOVEMBER 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 12th October 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 | A5 19/00332/OUT | Land to the south of Lawsons Bridge Site, Scotforth Road, Lancaster | Scotforth West Ward | (Pages 5 - 36) |
| | | Outline application for the erection of up to 95 residential dwellings with associated access. | | |
| 6 | A6 19/00438/FUL | Land off Marsh Lane and Main Street, Cockerham | Ellel Ward | (Pages 37 - 46) |
| | | Erection of 36 dwellings, creation of vehicular access with associated landscaping, regrading of land levels and provision of surface water drainage scheme and public open space. | | |

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| 7 | A7 20/00059/FUL | Ironworks House, Warton Road,
Carnforth, Lancashire | Carnforth
and
Millhead
Ward | (Pages 47 -
55) |
| | | Partially retrospective application for the erection of 3 industrial buildings (B1) and construction of internal roads and parking areas. | | |
| 8 | A8 20/00293/FUL | Christ Church, Broadway,
Morecambe, Lancashire LA4 5BJ | Bare Ward | (Pages 56 -
65) |
| | | Change of use of former church (D1) to 13 self-contained flats (C3), erection of single storey side extension, creation of a bin and cycle store, installation of rooflights to rear and side elevations, construction of balconies to rear elevation and construction of raised decking to north east elevation with associated parking, garden and amenity space. | | |
| 9 | A9 20/00649/FUL | 312 Lancaster Road, Morecambe,
Lancashire LA4 6LY | Torrisholme
Ward | (Pages 66 -
70) |
| | | Change of use of shop (A1) to micro pub (A4). | | |
| 10 | A10 20/00650/FUL | 37 Beck View, Hala Square,
Lancaster | Scotforth
East Ward | (Pages 71 -
74) |
| | | Change of use of dwelling (C3) to 2 self-contained 1-bed flats (C2) and installation of porch canopy. | | |
| 11 | Quarterly Reports: to 30 September 2020 (Pages 75 - 81) | | | |
| 12 | Delegated List (Pages 82 - 89) | | | |

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.

KIERAN KEANE,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

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