



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 7 DECEMBER 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 9th November 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 19/01568/FUL | Land at Royal Albert Farm, Pathfinders Drive, Lancaster, Lancashire | Scotforth West Ward | (Pages 6 - 21) |
| | | Erection of 54 dwellings, 1 3-storey building comprising 8 2-bed apartments and conversion of Derby Home to 8 apartments, regrading of land, creation of parking areas, internal roads including associated upgrading works to Pathfinders Drive, footpaths, drainage infrastructure and provision open space. | | |
| 6 | A6 19/01569/LB | Derby Home, Pathfinders Drive, Lancaster, Lancashire | Scotforth West Ward | (Pages 22 - 24) |
| | | Listed building application for the removal of the side extension and external staircase, construction of a pitched roof to existing dormer, installation of a roof light and replacement rainwater goods, construction of a new entrance in existing window opening to the side, | | |

new window openings to all elevations, removal of doorway opening on the first floor and construction of a new doorway opening and ramp to form new front entrance and construction of internal partition walls, and provision of new slate roofing.

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| 7 | A7 20/00613/FUL | Cohousing Site, Land adjacent to Forge Lane, Halton | Halton-with-Aughton Ward | (Pages 25 - 30) |
| | | Erection of 16 affordable residential dwellings and 2 residential buildings comprising a total of 4 affordable apartments, with associated parking and hard landscaping. | | |
| 8 | A8 20/00614/FUL | Senior Cohousing, Land adjacent to Forge Lane, Halton | Halton-with-Aughton Ward | (Pages 31 - 37) |
| | | Erection of 4 dwellings, a block of 16 self-contained flats and a shared ancillary accommodation building for the residents over the age of 55, with associated access, internal roads and parking areas. | | |
| 9 | A9 14/00713/VLA | Halton Mill, Mill Lane, Halton, Lancashire | Halton-with-Aughton Ward | (Pages 38 - 52) |
| | | Variation of legal agreement on 00/00920/OUT and subsequent renewal consent 05/01432/OUT to vary the terms of the Fourth Schedule concerning affordable housing in relation to the applicant's land only, remove the requirements to obtain covenants from future land owners to restrict vehicular use over Mill Lane between points A and B (as set out in the Third Schedule) and to discharge the obligations relating to public open space and the provision of the industrial buildings. | | |
| 10 | A10 20/00676/VCN | Site of former Warton Grange Farm, Farleton Close, Warton, Lancashire | Warton Ward | (Pages 53 - 57) |
| | | Reserved matters application for the demolition of the existing farm buildings and the erection of 21 dwellings with associated access | | |

and landscaping (pursuant to the variation of conditions 2, 7, and 8 on reserved matters application 18/01589/REM to amend the soft landscaping strategy and the removal of condition 3 to remove the requirement for the attenuation pond).

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| 11 | A11 20/00350/VCN | Site of former Warton Grange Farm, Farleton Close, Warton, Lancashire | Warton Ward | (Pages 58 - 61) |
| | | Erection of 4 dwellings with associated access and landscaping (Pursuant to the variation of condition 2 on planning permission 18/01603/FUL to amend the internal layout and provide for refuse stores). | | |
| 12 | A12 20/00609/VCN | Site of Former Warton Grange Farm, Farleton Close, Warton, Lancashire | Warton Ward | (Pages 62 - 65) |
| | | Erection of 4 dwellings with associated access and landscaping (Pursuant to the variation of condition 7 on planning permission 18/01603/FUL to amend the surface water drainage scheme). | | |
| 13 | A13 20/00443/VCN | Queen Victoria Memorial, Dalton Square, Lancaster, Lancashire | Castle Ward | (Pages 66 - 70) |
| | | 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 (pursuant to variation 1 of planning application 19/00934/FUL to change operation dates of the ice rink and condition 2 to change operation dates of the observation wheel). | | |
| 14 | A14 20/00519/LB | Queen Victoria Memorial, Dalton Square, Lancaster, Lancashire | Castle Ward | (Pages 71 - 74) |
| | | Listed building application for the construction of temporary ice rink and erection of temporary fencing and hoardings. | | |

- 15 A15 [20/00704/FUL](#) **Bus Stop at Hard Knott Rise, Back Lane, Carnforth, Lancashire** **Carnforth and Millhead Ward** (Pages 75 - 77)
Erection of a bus shelter.

16 **Delegated List (Pages 78 - 84)**

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), June Greenwell (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), David Whitworth (Substitute), Peter Yates (Substitute) and 1 Labour vacancy.

(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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