



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 1 FEBRUARY 2021

**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 5<sup>th</sup> January 2021 (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 <a href="#">20/00277/FUL</a> | <b>Land at Low Road, Halton, Lancashire</b>                                                                                                                                                             | <b>Halton-with-Aughton Ward</b> | <b>(Pages 5 - 19)</b>  |
|   |                                 | Erection of 9 dwellings with associated infrastructure and landscaping.                                                                                                                                 |                                 |                        |
| 6 | A6 <a href="#">20/01005/FUL</a> | <b>St John's Hospice, Slyne Road, Lancaster, Lancashire</b>                                                                                                                                             | <b>Bolton and Slyne</b>         | <b>(Pages 20 - 28)</b> |
|   |                                 | Demolition of The Lodge/The Gate House (class E) and erection of a 2-storey building to create a family support centre (class E) and erection of fenced enclosure at the rear and associated footpaths. |                                 |                        |
| 7 | A7 <a href="#">19/01568/FUL</a> | <b>Land at Royal Albert Farm, Pathfinders Drive, Lancaster, Lancashire</b>                                                                                                                              | <b>Scotforth West Ward</b>      | <b>(Pages 29 - 45)</b> |
|   |                                 | Erection of 53 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.

- 8    **A8 [19/01569/LB](#)**                      **Derby Home, Pathfinders Drive, Lancaster, Lancashire**                      **Scotforth West Ward**                      **(Pages 46 - 48)**

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.

**9    Delegated List (Pages 49 - 57)**

**ADMINISTRATIVE ARRANGEMENTS**

**(i)    Membership**

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

**(ii)    Substitute Membership**

Councillors Alan Biddulph (Substitute), Victoria Boyd-Power (Substitute), Jake Goodwin (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](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,  
CHIEF EXECUTIVE,  
TOWN HALL,  
DALTON SQUARE,  
LANCASTER, LA1 1PJ

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