



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 1 MARCH 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 1<sup>st</sup> February 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.

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|---|--|---|--------------------------|------------------------|
| 5 | <a href="#"><u>A5 20/00550/FUL</u></a> | <b>University of Cumbria, Bowerham Road, Lancaster, Lancashire</b>  | <b>John O'Gaunt Ward</b> | <b>(Pages 5 - 14)</b>  |
|   |  | Demolition of buildings including William Thompson Tower, William Thompson Offices, Primary Curriculum Building, Estates & Secondary Centre buildings and erection of an 8, 9 and 10 storey building comprising residential student accommodation in cluster flat arrangements with ancillary laundry room, cycle store, refuse store, management office and reception, plant room and associated landscaping, access and service infrastructure. |                          |                        |
| 6 | <a href="#"><u>A6 20/00554/FUL</u></a> | <b>University of Cumbria, Bowerham Road, Lancaster, Lancashire</b>  | <b>John O'Gaunt Ward</b> | <b>(Pages 15 - 25)</b> |
|   |  | Demolition of buildings including Sarah Witham Thompson, Gressingham and Melling Halls, Black Box Theatre, Old Dining Room and the Long Corridor and  |                          |                        |

erection of a 4 storey Extra Care residential building (use class C3), partial demolition, conversion and change of use of the Art Studio from education facility (use class D1) to ancillary space associated with the Extra Care residential building and change of use and conversion of Barbon Hall and Hornby Hall from education facility (use class D1) to provide affordable residential apartments (use class C3) with associated landscaping, parking, access and service infrastructure.

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|----|--|---|--------------------------|------------------------|
| 7  | <a href="#"><u>A7 20/00762/FUL</u></a> | <b>University of Cumbria, Bowerham Road, Lancaster, Lancashire</b>  | <b>John O'Gaunt Ward</b> | <b>(Pages 26 - 35)</b> |
|    |  | Erection of a 2-storey supported living facility (C3), erection of a bin and cycle store, creation of access road and parking, and alterations of existing ground levels including retaining walls and gabion terraces, associated landscaping and service infrastructure.  |                          |                        |
| 8  | <a href="#"><u>A8 20/01295/VCN</u></a> | <b>Aldi, 48 Aldcliffe Road, Lancaster, Lancashire</b>   | <b>Castle Ward</b>       | <b>(Pages 36 - 43)</b> |
|    |  | Relevant Demolition of existing retail building (A1) and associated water tank and enclosure, and the erection of a food store (A1) with associated car parking, external plant and enclosure, servicing areas and hard and soft landscaping (pursuant to the variation of condition 18 on planning application 20/00371/VCN to extend the bank holiday opening hours). |                          |                        |
| 9  | <a href="#"><u>A9 20/01153/CU</u></a>  | <b>5 Owen Road, Lancaster, Lancashire, LA1 2AW</b>  | <b>Skerton East Ward</b> | <b>(Pages 44 - 46)</b> |
|    |  | Change of use from shop (Class E) to a dog groomers (sui generis).  |                          |                        |
| 10 | <a href="#"><u>A10 19/01033/CU</u></a> | <b>Charter House Car Park, Bulk Street, Lancaster, Lancashire</b>   | <b>Castle Ward</b>       | <b>(Pages 47 - 51)</b> |
|    |  | Change of use of 4 parking spaces to beer garden area.  |                          |                        |

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|---|----------------------------------|--|--------------------------------|----------------------------|
| 11  | <a href="#">A11 20/00903/FUL</a> | <b>Storeys AFC, York Road,<br/>Lancaster, Lancashire</b>                                     | <b>Scotforth<br/>West Ward</b> | <b>(Pages 52 -<br/>55)</b> |
| Retrospective application for the retention of a single storey rear infill extension to existing pavilion and a single storey outbuilding.  |                                  |  |                                |                            |
| 12  | <a href="#">A12 20/01053/VCN</a> | <b>Salt Ayre Sports Centre, Doris<br/>Henderson Way, Heaton With<br/>Oxcliffe, Lancaster</b> | <b>Skerton<br/>West Ward</b>   | <b>(Pages 56 -<br/>58)</b> |
| Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin (pursuant to the variation of condition 2 on planning permission 17/00181/VCN to retain the proposed frontage). |                                  |  |                                |                            |

**13 Delegated List (Pages 59 - 66)**

**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 [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

KIERAN KEANE,  
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Published on 15<sup>th</sup> February 2021.