



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 26 APRIL 2021

Time: 10.30 A.M.

PLEASE NOTE

THIS WILL BE A 'VIRTUAL MEETING'. PLEASE CLICK [THIS LINK](#) TO ACCESS 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 29th March 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 20/00607/VCN	Land east of Scotland Road, Carnforth, Lancashire	Carnforth and Millhead Ward	(Pages 6 - 18)
		Outline application for residential development comprising 213 dwellings (Use Class C3) with associated vehicular and cycle/pedestrian access to Scotland Road and cycle / pedestrian access to Carnforth Brow / Netherbeck, public open space, creation of wetlands area, construction of attenuation basins, erection of sub-station, installation of a pumping station and associated earthworks and land re-grading and landscaping (Pursuant to the variation of conditions 2, 5, 6, 7, 10, 11, 14, 16, 18, 24, 25, 26 and 27 on planning permission 18/00365/OUT to take account of amendments to the layout of the residential development, changes to the housing mix, alterations to the associated earthworks and land re-grading scheme, amendments to the drainage scheme and changes to public open space and landscaping (including the removal of additional hedgerow).		

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|---|--|--|------------------------------|----------------------------|
| 6 | <u>A6 20/00451/VCN</u> | Galgate Mill, Chapel Lane,
Galgate, Lancashire | Ellel Ward | (Pages 19 -
28) |
| <p>Change of use, conversion and alterations of a retail show room (use class A1) plus associated storage and office into university student apartments (use class C3) with associated recreational facilities, and a silk weaving museum (use class D1) and the erection of a bicycle shelter (pursuant to the variation of condition 2 of planning permission relating to planning application 14/00989/CU to remove the external ramp, porch, cycle shelter from the approved scheme, removal of lean-to to east elevation and creation of landscaped yard and alterations to the internal layout to provide 11 additional student rooms and an internal cycle store).</p> | | | | |
| 7 | <u>A7 20/00550/FUL</u> | University of Cumbria, Bowerham
Road, Lancaster, Lancashire | John O'Gaunt
Ward | (Pages 29 -
39) |
| <p>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.</p> | | | | |
| 8 | <u>A8 20/00405/REM</u> | Old Hall Farm, Kirkby Lonsdale
Road, Over Kellet, Carnforth | Kellet Ward | (Pages 40 -
45) |
| <p>Reserved Matters application for the erection of 55 dwellings, associated accesses and alterations to land levels.</p> | | | | |

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| 9 | <u>A9 21/00114/FUL</u> | 4 and 6 Hall Drive, Caton,
Lancaster, Lancashire | Lower Lune
Valley Ward | (Pages 46 -
48) |
| | | Erection of a single storey rear and side extension. | | |
| 10 | <u>A10 21/00158/FUL</u> | 29 Beaumont Place, Lancaster,
Lancashire LA1 2EY | Skerton
East Ward | (Pages 49 -
51) |
| | | Erection of a detached garage. | | |
| 11 | <u>A11 21/00256/FUL</u> | Land Adjacent Salt Ayre Leisure
Centre, Salt Ayre Landfill Site,
Salt Ayre Lane | Skerton
West Ward | (Pages 52 -
58) |
| | | Installation of arrays of 2.96 metres high PV panels, underground cabling, battery containers, inverter and associated cabins and kiosks, construction of 2.1 metres high security fencing, CCTV mounted on 6m masts, construction compound and construction of internal temporary access track with associated landscaping to form Solar Farm. | | |
| 12 | <u>A12 21/00325/FUL</u> | Salt Ayre Sports Centre, Doris
Henderson Way, Heaton With
Oxcliffe Lancaster | Skerton
West Ward | (Pages 59 -
62) |
| | | Installation of air source heat pumps and associated infrastructure and erection of fencing and compound area. | | |
| 13 | <u>A13 21/00106/FUL</u> | 37 Kingsway Court, Kingsway,
Heysham, Lancashire | Heysham
Central
Ward | (Pages 63 -
66) |
| | | Change of use of dwelling (C3) to 2 self-contained 1-bed flats (C2) and installation of porch canopy to the front elevation. | | |
| 14 Delegated List (Pages 67 - 73) | | | | |

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.

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582170, or alternatively email democracy@lancaster.gov.uk.

KIERAN KEANE,
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