



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 8 NOVEMBER 2021

Venue: MORECAMBE TOWN HALL

Time: 10.30 A.M.

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 11th October 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 20/01145/FUL	Lune Industrial Estate, New Quay Road, Lancaster	Marsh Ward	(Pages 5 - 15)
		Partial demolition and redevelopment of industrial estate including erection of new buildings to create 15 industrial blocks (Use Class B2/B8), erection of amenity block containing nursery, cafe and retail unit (all Use Class E) with associated access, parking and landscaping.		
6	A6 21/00469/FUL	The Britannia 101 - 103 Ullswater Road Lancaster	Bulk Ward	(Pages 16 - 23)
		Change of use of drinking establishment into ten 1-bed self-contained student studios with associated cycle and bin stores.		
7	A7 21/00975/VCN	University Of Cumbria, Bowerham Road, Lancaster	John O'Gaunt Ward	(Pages 24 - 29)
		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 (pursuant to the variation of conditions 2 and 26 on planning permission 20/00554/FUL to enlarge the building footprint, amend the site layout, fenestration and car parking (including reduction by one space) and addition of lift overruns and a safety railing to the roof on the extra care building and to update the Energy Statement).

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|--|--|---|---------------------------------|------------------------|
| 8 | A8 21/00498/FUL | Lancaster City FC The Giant Axe West Road Lancaster | Marsh Ward | (Pages 30 - 32) |
| | | Installation of a water supply pipe. | | |
| 9 | A9 21/00825/FUL | 27 Arrow Lane Halton Lancaster | Halton-with-Aughton Ward | (Pages 33 - 35) |
| | | Erection of a single storey side extension and construction of a raised decking area to the rear elevation. | | |
| 10 Delegated List (Pages 36 - 48) | | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Keith Budden (Chair), Sandra Thornberry (Vice-Chair), Paul Anderton, Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Kevin Frea, Mel Guilding, Janice Hanson, Cary Matthews, Joyce Pritchard, Robert Redfern and Malcolm Thomas

(ii) Substitute Membership

Councillors Alan Biddulph (Substitute), Mandy Bannon (Substitute), June Greenwell (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute) and Peter Yates (Substitute)

(iii) Queries regarding this Agenda

Please contact Eric Marsden - Democratic Services: email emarsden@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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