



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 19 JUNE 2023

**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 30<sup>th</sup> May 2023 (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 | <b>A5 <a href="#">22/00885/OUT</a></b> | <b>Canal Bank Stables Land North of Ashford House Ashton Road Lancaster</b>  | <b>Scotforth West Ward</b>    | <b>(Pages 4 - 33)</b>  |
|   |  | Outline application for development of up to 70 dwellings with public open space and associated infrastructure and creation of a new access.   |                               |                        |
| 6 | <b>A6 <a href="#">23/00063/FUL</a></b> | <b>Sofidel UK Caton Road Quernmore</b>   | <b>Lower Lune Valley Ward</b> | <b>(Pages 34 - 43)</b> |
|   |  | Demolition of part of existing warehouse building (B2) and detached outbuilding, refurbishment and recladding of remaining warehouse, installation of solar panels to the roof, erection of 2 storey rear office extension, associated access, parking, service yard, refuse storage, landscaping and drainage infrastructure. |                               |                        |
| 7 | <b>A7 <a href="#">23/00502/FUL</a></b> | <b>Frankie And Bennys Hilmore Way Morecambe</b>  | <b>West End Ward</b>          | <b>(Pages 44 - 48)</b> |
|   |  | Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear,   |                               |                        |

installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping.

## **8 Delegated List (Pages 49 - 53)**

### **ADMINISTRATIVE ARRANGEMENTS**

#### **(i) Membership**

Councillors Sandra Thornberry (Chair), Claire Cozler (Vice-Chair), Louise Belcher, Dave Brookes, Keith Budden, Roger Dennison, Tom Fish, Paul Gardner, Alan Greenwell, John Hanson, Joyce Pritchard, Robert Redfern, Grace Russell, Sue Tyldesley and Paul Tynan

#### **(ii) Substitute Membership**

Councillors Mandy Bannon (Substitute), Martin Bottoms (Substitute), Martin Gawith (Substitute), Paul Hart (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Jack Lenox (Substitute) and Paul Newton (Substitute)

#### **(iii) Queries regarding this Agenda**

Please contact Eric Marsden - Democratic Services: email [emarsden@lancaster.gov.uk](mailto:emarsden@lancaster.gov.uk).

#### **(iv) Changes to Membership, substitutions or apologies**

Please contact Democratic Support, telephone 582000, or alternatively email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

MARK DAVIES,  
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