



Committee: PLANNING REGULATORY COMMITTEE

Date: TUESDAY, 28 MAY 2024

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 Appointment of Vice-Chair

To appoint a Vice-Chair for the duration of the 2024-25 municipal year.

3 Minutes

To receive as a correct record the Minutes of meeting held on 29th April 2024 (previously circulated).

4 Items of Urgent Business authorised by the Chair

5 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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|---|--|--|-------------------------------|------------------------|
| 6 | A6 <u>22/00185/FUL</u> | Lancaster Business Park, Cottam's Farm, Caton Road, Quernmore | Lower Lune Valley Ward | (Pages 5 - 25) |
| | | Erection of six buildings comprising of 10 units for general industrial or storage and distribution uses (Use Classes B2 and B8), with associated infrastructure, attenuation pond, access, parking, electric vehicle charging points, service yards, landscaping and boundary treatments. | | |
| 7 | A7 <u>22/00186/FUL</u> | Lancaster Business Park, Cottam's Farm, Caton Road, Quernmore | Lower Lune Valley Ward | (Pages 26 - 38) |
| | | Erection of coffee shop (Use Class E) with associated drive-thru, erection of two commercial units with associated access, car parking, electric vehicle charging points, substation, power cabinet and landscaping. | | |

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|----|--|--|-----------------------------|------------------------|
| 8 | A8 24/00203/FUL | Middleton Clean Energy Plant, Middleton Road, Heysham | Overton Ward | (Pages 39 - 43) |
| | | Proposal Installation of a 99.95MW battery storage facility including 2m security fence, battery units, cabling and creation of attenuation ponds (pursuant to the variation of condition 2 on planning permission 22/00358/VCN to amend layout and details of equipment). | | |
| 9 | A9 24/00214/VCN | Land To The South Of Middleton Clean Energy Plant, Middleton Road, Middleton | Overton Ward | (Pages 44 - 48) |
| | | Erection of a substation compound comprising of a transformer, HV equipment, switchgear control room, welfare cabin and DNO substation building with associated boundary fencing, access road and column mounted CCTV cameras (pursuant to the variation of condition 2 on planning permission 22/00668/FUL to amend layout and details of equipment). | | |
| 10 | A10 24/00215/VCN | Land To The South Of Middleton Clean Energy Plant, Middleton Road, Middleton | Overton Ward | (Pages 49 - 53) |
| | | Construction of 100 MWh energy storage facility with associated boundary fencing, access road and column mounted CCTV cameras (pursuant to the variation of condition 2 on planning permission 22/00839/FUL to amend layout and details of equipment). | | |
| 11 | A11 24/00243/CU | 27 Longlands Crescent, Heysham | Heysham Central Ward | (Pages 54 - 58) |
| | | Change of use of dwelling (C3) to a residential care home for children (C2). | | |
| 12 | Appointment to the Crook O'Lune Advisory Committee | | | |
| | To appoint a Planning Regulatory Committee representative to the Crook O'Lune Advisory Committee for the duration of the municipal year 2024-25. | | | |
| 13 | Delegated List (Pages 59 - 67) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Louise Belcher, Dave Brookes, Keith Budden, Claire Cozler, Roger Dennison, Martin Gawith, Alan Greenwell, John Hanson, Jack Lenox, Sally Maddocks, Joyce Pritchard, Robert Redfern, Sue Tyldesley and Paul Tynan

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Martin Bottoms (Substitute), Phil Bradley (Substitute), Tim Hamilton-Cox (Substitute), Paul Hart (Substitute), Colin Hartley (Substitute) and Paul Newton (Substitute)

(iii) Queries regarding this Agenda

Please contact Eric Marsden - Democratic Support: email emarsden@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582000, or alternatively email democracy@lancaster.gov.uk.

MARK DAVIES,
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DALTON SQUARE,
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