



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 25 NOVEMBER 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 Minutes

To receive as a correct record the Minutes of meeting held on 28<sup>th</sup> October 2024 (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 | <b>A5 <a href="#">22/01542/OUT</a></b> | <b>Land East of The Limeburner's Arms Main Road Nether Kellet</b>   | <b>Halton-with-Aughton &amp; Kellet Ward</b> | <b>(Pages 5 - 32)</b>  |
|   |  | Relevant demolition of part of front boundary wall, demolition of existing building and outline planning application for the erection of up to 51 dwellings and the creation of new vehicular and pedestrian accesses, retaining walls and regrading of land. |  |                        |
| 6 | <b>A6 <a href="#">24/00948/VCN</a></b> | <b>Land At Grid Reference E349246 N471955 Sand Lane Warton</b>  | <b>Warton Ward</b>                           | <b>(Pages 33 - 37)</b> |
|   |  | Outline planning application for the erection of up to 12 2-storey dwellings and creation of 2 new accesses (pursuant to the variation of condition 2 on planning permission 20/00358/OUT to amend the location of the pedestrian access).                    |  |                        |
| 7 | <b>A7 <a href="#">24/00033/FUL</a></b> | <b>Land Between 3 And 5 Dalton Road Lancaster Lancashire</b>  | <b>Bulk Ward</b>                             | <b>(Pages 38 - 45)</b> |
|   |  | Demolition of 3 existing garages, erection of a dwelling (C3) with associated landscaping and access.   |  |                        |

- |    |   |  |                         |                        |
|----|---|--|-------------------------|------------------------|
| 8  | A8 <a href="#">24/00947/ADV</a>                     | <b>Hest Bank Beach The Shore Hest Bank</b>   | <b>Bolton and Slyne</b> | <b>(Pages 46 - 48)</b> |
|    |   | Advertising application for the display of 2 post mounted signs.   |                         |                        |
| 9  | A9 <a href="#">24/01037/FUL</a>                     | <b>11A Station Road Hest Bank Lancaster</b>  | <b>Bolton and Slyne</b> | <b>(Pages 49 - 52)</b> |
|    |   | Erection of front porch incorporating canopy/hipped roof, erection of single storey front, side and rear extensions to an existing single storey side extension, demolition of existing conservatory, removal of 2no. chimneys, re-roof over and installation of flue. |                         |                        |
| 10 | A10 <a href="#">24/01221/CCC</a>                    | <b>Salt Ayre Landfill Site Salt Ayre Lane Lancaster</b>  | <b>Scale Hall Ward</b>  | <b>(Pages 53 - 56)</b> |
|    |   | Variation of condition 1 of planning approval 01/99/0541 to allow retention of existing landfill gas electricity generating compound until it is no longer required for the management of landfill gas.  |                         |                        |
| 11 | A11 <a href="#">24/01220/CCC</a>                    | <b>Salt Ayre Landfill Site Salt Ayre Lane Lancaster</b>  | <b>Scale Hall Ward</b>  | <b>(Pages 57 - 60)</b> |
|    |   | Variation of condition 1 of planning approval 01/02/0689 to allow retention of existing landfill gas electricity generating compound until it is no longer required for the management of landfill gas.  |                         |                        |
| 12 | A12 <a href="#">24/01222/CCC</a>                    | <b>Salt Ayre Landfill Site Salt Ayre Lane Lancaster</b>  | <b>Scale Hall Ward</b>  | <b>(Pages 61 - 64)</b> |
|    |   | Variation of condition 1 of planning approval 01/04/1631 to allow retention of existing landfill gas electricity generating compound until it is no longer required for the management of landfill gas.  |                         |                        |
| 13 | <b>Planning Performance Reports (Pages 65 - 72)</b> |  |                         |                        |
| 14 | <b>Delegated List (Pages 73 - 79)</b>               |  |                         |                        |

## **ADMINISTRATIVE ARRANGEMENTS**

### **(i) Membership**

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

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

Councillors Mandy Bannon (Substitute), Martin Bottoms (Substitute), Paul Hart (Substitute), Colin Hartley (Substitute), Paul Newton (Substitute) and Margaret Pattison (Substitute)

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

Please contact Eric Marsden - Democratic Support: 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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