



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 16 DECEMBER 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 25th November 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.

5	A5 24/00509/FUL	Former Skerton High School Owen Road Lancaster	Skerton Ward	(Pages 5 - 33)
		Demolition of existing buildings and the redevelopment of the site for residential and community uses, comprising the erection of dwellinghouses and apartment blocks totalling 135 affordable residential units (C3 uses) and community space (Use Class E(d), F1 and F2), associated parking, vehicular and pedestrian accesses, public open space, two grass football pitches, landscaping, drainage, and associated infrastructure.		
6	A6 23/01182/OUT	Land At Middleton Business Park Middleton Road Middleton	Overton Ward	(Pages 34 - 44)
		Outline application for the erection of industrial buildings (Use Class B2 and B8) including access.		
7	A7 23/01409/FUL	Cove House Cove Road Silverdale	Silverdale Ward	(Pages 45 - 53)
		Demolition of existing service area single storey accommodation unit, erection of two storey extension to		

provide new service area and 2 replacement carehome bedrooms, new supported living unit comprising of 10 dwellings and associated communal space, alterations to car park and access.

8 **A8** [24/00939/FUL](#) **Cohens Chemist 52 - 54 Ullswater Road Lancaster** **Bulk Ward** **(Pages 54 - 60)**

Change of use of chemist (Class E) to 9 residential units (Class C3) comprising of 7 studios and 1 flat for student accommodation and 1 dwellinghouse, demolition of rear extensions at ground floor and first floor level, erection of a single storey rear extension, installation of windows and doors to the front, side and rear elevations, installation of replacement windows to the side elevation and installation of roof lights to the front and rear elevations.

9 **A9** [24/01061/VCN](#) **Palatine Hall Dalton Square Lancaster** **Castle Ward** **(Pages 61 - 63)**

Listed building application for the installation of a new rear service door including a roller shutter, replacement windows and door, alterations to courtyard windows and internal alterations including alterations to doors, new partitions, new ramp and freestanding booth (Pursuant to the variation of condition 2 on listed building consent 23/00637/LB to amend the design to include alterations of stud walls to glazed partition, replace existing doors with partition walls, to reduce the size of freestanding booth and omit the ramp and removal of condition 3 following the submission of details relating to the south facing courtyard window).

10 **A10** [24/00831/FUL](#) **The Storey Gardens Meeting House Lane Lancaster** **Castle Ward** **(Pages 64 - 67)**

Creation of path, hardstanding and shelter and installation of gate and freestanding sign.

- 11 A11 [24/01219/FUL](#) 9 Sizergh Road Morecambe Bare Ward (Pages 68 - 70)
- Erection of single storey front extension and re-location of door to East side elevation.

12 **Delegated List (Pages 71 - 79)**

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Sue Tyldesley (Vice-Chair), Louise Belcher, Martin Bottoms, Dave Brookes, Keith Budden, 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), Roger Dennison (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

(iv) Changes to Membership, substitutions or apologies

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

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