



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 10 FEBRUARY 2025

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 13th January 2025 (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 | <u>A5 24/01149/VCN</u> | Land East Of Hazelrigg Lane, Ellel Ward
Hazelrigg Lane, Scotforth | (Pages 5 -
13) |
| | | Construction of a solar farm with associated access and infrastructure to include substation, inverter stations, cabling, landscaping, CCTV and boundary treatments (pursuant to the variation of conditions 2 and 3 of planning permission 23/00505/VCN to alter site entrance, layout, design and landscaping). | |
| 6 | <u>A6 24/00865/VCN</u> | Land South of Hawthorn Avenue, Brookhouse | Lower Lune Valley Ward (Pages 14 -
22) |
| | | Erection of 25 adaptable bungalows for over 55's with associated access, internal roads and landscaping (pursuant to the variation of conditions 2, 12, 14 and 16 on approved application 21/01284/FUL to revise the energy report (omitting solar panels and to include air source heat pumps), to provide full details of the finished floor levels and retaining features to accommodate amendments to the site layout and boundary layout plans). | |

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| 7 | <u>A7 24/00638/FUL</u> | East Lodge, Aldcliffe Road, Lancaster | Scotforth West Ward | (Pages 23 - 29) |
| Installation of a gate and control panel, repair of wall and fence and realignment of pedestrian/cyclist path. | | | | |
| 8 | <u>A8 24/00637/LB</u> | East Lodge, Aldcliffe Road, Lancaster | Scotforth West Ward | (Pages 30 - 33) |
| Proposal Listed building application for installation of a gate and control panel, repair of wall and fence and realignment of pedestrian/cyclist path. | | | | |
| 9 | <u>A9 24/01210/FUL</u> | St Bernadettes Parish House, 120 Bowerham Road, Lancaster | Scotforth East Ward | (Pages 34 - 38) |
| Change of use of parish house (C3) to 7-bed HMO (Sui-generis), installation of replacement doors/windows, conversion of garage to bicycle store and shed, removal of garage door, partially block up with a wall and installation of new timber doors. | | | | |
| 10 Planning Committee Performance Report 2025 (Pages 39 - 46) | | | | |
| 11 Delegated List (Pages 47 - 56) | | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Roger Dennison (Substitute), Tim Hamilton-Cox (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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Published on 30th January 2025.