



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 7 APRIL 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 10th March 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 | A5 24/01260/FUL | Butler Works Wyresdale Road
Lancaster Lancashire | Bowerham
Ward | (Pages 4 - 8) |
| | | Change of use of stage and theatrical equipment assembly workshop (Sui Generis) to security management and training and storage use (Sui Generis) and erection of a single storey extension to the side, an outbuilding to the side, replacement roof with PV panels, cladding of building, construction of a balcony/fire escape to front, alterations to parking, construction of a retaining wall and creation of a new access to highway involving alterations to land levels. | | |
| 6 | A6 24/01166/FUL | 45 Victoria Street Morecambe
Lancashire LA4 4AF | Poulton
Ward | (Pages 9 - 15) |
| | | Part retrospective application for the change of use and conversion of five-storey property comprising of offices (E(c)(ii)) to one 1-bed flat and two 2-bed maisonettes (C3), installation of replacement windows and infill panels to the rear, replacement front door, installation of new windows and formation of new lightwell to the front and | | |

7	A7 <u>25/00041/FUL</u>	11 Alder Grove Lancashire LA1 5SD	Lancaster Marsh Ward	(Pages 16 - 20)
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8 Delegated List (Pages 21 - 28)

Published on 27th March 2025.