



Committee: PLANNING REGULATORY COMMITTEE

Date: TUESDAY, 27 MAY 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 Appointment of Vice-Chair

To appoint a Vice-Chair for the duration of the 2025-26 municipal year.

3 Minutes

To receive as a correct record the Minutes of meeting held on 28th April 2025 (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.

6	A6 <u>25/00073/FUL</u>	3 - 12 Gage Street Lancaster Lancashire LA1 1UH	Castle Ward	(Pages 5 - 15)
		Change of use and conversion of the first, second and third floors of existing commercial building into 30 student studios including dormer extensions, a third floor extension and alterations to the roof and erection of a bin store to the rear, alterations to windows/external finishes and construction of a new entrance.		
7	A7 <u>25/00314/FUL</u>	Former Frankie And Benny's Hilmore Way Morecambe Lancashire	West End Ward	(Pages 16 - 19)
		External alterations including replacement doors and glazing, installation of plant and equipment, demolition of existing bin store, creation of bin store corral area, erection of fencing, changes to car parking layout, landscaping, and associated works.		

8	A8 25/00316/FUL	Former Frankie And Benny's Hilmore Way Morecambe Lancashire	West End Ward	(Pages 20 - 24)
		Erection of single storey extensions, external alterations including replacement doors and glazing, installation of plant and equipment, demolition of existing bin store, creation of bin store corral area, erection of fencing, changes to car parking layout, landscaping, and associated works.		
9	A9 25/00390/ADV	Former Frankie And Benny's Hilmore Way Morecambe Lancashire	West End Ward	(Pages 25 - 27)
		Advertisement application for 4 internally illuminated signs and 2 non-illuminated banner frame signs.		
10	A10 25/00392/ADV	Former Frankie And Benny's Hilmore Way Morecambe Lancashire	West End Ward	(Pages 28 - 30)
		Advertisement application for 4 internally illuminated signs and 2 non-illuminated banner frame signs.		
11	A11 25/00207/LB	26 St Georges Quay Lancaster Lancashire LA1 1RD	Castle Ward	(Pages 31 - 34)
		Listed building application for internal works including covering over beams and bars, widening of doorways, removal of partition wall and installation of reception desk, installation of acoustic boarding.		
12	A12 25/00490/LB	Dalton Square Lancaster Lancashire	Castle Ward	(Pages 35 - 37)
		Listed building application for replacement light fittings on the balustrade.		

13 **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 2025-26.

14 Delegated List (Pages 38 - 48)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Louise Belcher, Martin Bottoms, Dave Brookes, Keith Budden, Tom Fish, Alan Greenwell, John Hanson, Jack Lenox, John Livermore, Andrew Otway, Catherine Potter, Robert Redfern, Sue Tyldesley and Paul Tynan

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Maria Deery (Substitute), Roger Dennison (Substitute), Martin Gawith (Substitute), Colin Hartley (Substitute), Paul Newton (Substitute) and Joyce Pritchard (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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