



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 23 JUNE 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 27th May 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 23/00064/OUT | Land North West of Newlands Road Lancaster Lancashire | John O'Gaunt Ward | (Pages 5 - 24) |
| | | Outline application for the erection of up to 110 dwellings including access. | | |
| 6 | A6 25/00133/FUL | Mill Hall Moor Lane Lancaster Lancashire | Castle Ward | (Pages 25 - 35) |
| | | Partially retrospective application for the change of use of 96-bed into 62 one-bed self contained student accommodation units, erection of a three storey front extension linking the Mill and annexe, erection of a cafe to rear and demolition of part of enclosure wall. | | |
| 7 | A7 25/00134/LB | Mill Hall Moor Lane Lancaster Lancashire | Castle Ward | (Pages 36 - 41) |
| | | Listed building application to facilitate the conversion from 96-bed into 62 one-bed self contained student accommodation units, erection of a three storey front extension linking the Mill and annexe and demolition of part of enclosure wall. | | |

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| 8 | A8 <u>25/00426/FUL</u> | City Lab 4 - 6 Dalton Square
Lancaster Lancashire | Castle
Ward | (Pages 42 -
45) |
| Installation of air source heat pumps. | | | | |
| 9 | A9 <u>25/00427/LB</u> | City Lab 4 - 6 Dalton Square
Lancaster Lancashire | Castle
Ward | (Pages 46 -
48) |
| Listed building consent for the installation of air source heat pumps with associated development including the installation of additional radiators. | | | | |
| 10 | A10 <u>25/00123/FUL</u> | Site Of Former Lancaster &
District Homeless Action Centre
Edward Street Lancaster | Castle
Ward | (Pages 49 -
52) |
| Change of use of land (formerly in use by Lancaster Homeless Action) to extend existing Edward Street public car park. | | | | |
| 11 | A11 <u>25/00391/ADV</u> | Former Frankie And Benny's
Hilmore Way Morecambe
Lancashire | West End
Ward | (Pages 53 -
56) |
| Advertisement application for an internally illuminated totem sign. | | | | |
| 12 Delegated List (Pages 57 - 65) | | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Louise Belcher, Martin Bottoms, 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.

MARK DAVIES,
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