



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 24 NOVEMBER 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 October 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.

5	A5 25/00913/FUL	Canal Quarter Central Site Land To The East Of Brewery Lane Lancaster Lancashire	Castle Ward	(Pages 5 - 15)
		Relevant demolition of existing buildings and associated vegetation clearance.		
6	A6 25/00912/FUL	Canal Quarter Central Site Land To The West Of Brewery Lane Lancaster Lancashire	Castle Ward	(Pages 16 - 25)
		Part retrospective application for relevant demolition of existing buildings and associated vegetation clearance.		
7	A7 25/00973/FUL	Canal Quarter Central Site Brewery Lane Lancaster Lancashire	Castle Ward	(Pages 26 - 32)
		Temporary change of use of vacant land to a car park with associated works.		
8	A8 21/00987/FUL	Land At Lawsons Bridge Scotforth Road Lancaster Lancashire	Scotforth West Ward	(Pages 33 - 60)
		Erection of a food store (Class E) with land regrading, access, cycle		

route, landscaping and swales and the provision of associated infrastructure, including car and cycle parking facilities, vehicle charging spaces, pedestrian access routes and servicing.

- 9 A9 [25/00887/VCN](#) **Land Adjacent Galgate Mill Chapel Lane Galgate Lancashire** **Ellel Ward** **(Pages 61 - 66)**

Erection of two industrial/employment buildings comprised of 11 units (Class B2/E(g)) with associated parking/turning area, landscaping and associated infrastructure (pursuant to the variation of condition 2 on planning permission 23/01353/FUL to amend previously approved plans).

- 10 A10 [25/00575/FUL](#) **1 Spring Garden Street Lancaster Lancashire LA1 1RQ** **Castle Ward** **(Pages 67 - 73)**

Erection of a single storey extension to the rear and a first floor extension above existing ground floor, conversion of existing property to mixed use comprising commercial units on ground floor and 4-bed student cluster flats on upper floors.

- 11 A11 [25/01039/LB](#) **Lancaster City Museum Market Street Lancaster Lancashire LA1 1HT** **Castle Ward** **(Pages 74 - 76)**

Listed building application for the installation of boarding on the stairwell walls and repainting of stairwell walls.

- 12 **Planning Performance Reports (Pages 77 - 86)**

- 13 **Delegated List (Pages 87 - 95)**

- 14 **Updates (Pages 96 – 103)**

Updates relevant to any application due to be considered at this meeting will be published on 20th November 2025 as an additional document to this agenda.

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 Wilson Colley (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,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on 12th November 2025. Amendments published 20th November 2025.