



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 15 DECEMBER 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 24<sup>th</sup> November 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 <a href="#"><u>23/01327/OUT</u></a> | <b>Land South Of Low Road, Halton, Lancashire</b>  | <b>Halton-with-Aughton and Kellet Ward</b> | <b>(Pages 6 - 43)</b>  |
|   |  | Outline application for the erection of up to 80 dwellings with associated access.   |  |                        |
| 6 | A6 <a href="#"><u>25/00593/OUT</u></a> | <b>Land To The West Of, Health Innovation One, Sir John Fisher Drive</b>   | <b>University Ward</b>                     | <b>(Pages 44 - 57)</b> |
|   |  | Outline application for development of a knowledge and research Innovation Campus comprising Use Class E(g) with associated car parking and primary access with all other matters reserved.                                    |  |                        |
| 7 | A7 <a href="#"><u>25/01140/FUL</u></a> | <b>Ashton Memorial And Butterfly House, Williamson Park, Quernmore Road</b>  | <b>John O'Gaunt Ward</b>                   | <b>(Pages 58 - 66)</b> |
|   |  | Installation of Air Source Heat Pumps and associated enclosure, removal of redundant plant, construction of new enclosure to house packaged plant and new air handling unit, installation of a new heat pump gantry enclosure, |  |                        |

installation of new radiators, emitters, replacement of the existing pipework distributions, upgrades to the Building Energy Management Systems and associated development.

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| 8  | A8 <a href="#"><u>25/01141/LB</u></a>  | <b>Ashton Memorial And Butterfly House, Williamson Park, Quernmore Road</b>   | <b>John O'Gaunt Ward</b> | <b>(Pages 67 - 71)</b> |
|    |  | Listed building application for the installation of Air Source Heat Pumps and associated enclosure, removal of redundant plant, construction of new enclosure to house packaged plant and new air handling unit, installation of a new heat pump gantry enclosure, installation of new radiators, emitters, replacement of the existing pipework distributions, upgrades to the Building Energy Management Systems. |                          |                        |
| 9  | A9 <a href="#"><u>25/01004/FUL</u></a> | <b>The Storey, Meeting House Lane, Lancaster</b>  | <b>Castle Ward</b>       | <b>(Pages 72 - 80)</b> |
|    |  | Installation of air source heat pumps with plant enclosure and construction of canopy.  |                          |                        |
| 10 | A10 <a href="#"><u>25/10005/LB</u></a> | <b>The Storey, Meeting House Lane, Lancaster</b>  | <b>Castle Ward</b>       | <b>(Pages 81 - 86)</b> |
|    |  | Listed building application for air source heat pumps with plant enclosure, canopy, internal works including replacement radiators and secondary window glazing.  |                          |                        |
| 11 | A11 <a href="#"><u>21/0157/FUL</u></a> | <b>45A Chester Place, Lancaster, Lancashire</b>   | <b>Castle Ward</b>       | <b>(Pages 87 - 91)</b> |
|    |  | Retrospective application for the change of use of bowling pavilion (use class F2) to radio station (sui generis), change of use of veterans club building to changing/social facility (use class F2) installation of replacement roof covering on  |                          |                        |

pavilion building, and replacement of 4 timber windows with UPVC windows with detachable window security screens to the front elevation, replacement of timber door and side screen, replacement of roof coverings, soffit boards, rainwater gutters and downpipes and replacement cladding to veterans club building.

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| <b>12</b> | <b>A12 <a href="#">25/01136/LB</a></b> | <b>Lancaster City Museum, Market Street, Lancaster</b> | <b>Castle Ward</b> | <b>(Pages 92 - 94)</b> |
|-----------|--|--|--------------------|------------------------|

Listed building application for the repair and upgrade of existing rainwater goods to include removal of PVC outlet pipe and reinstatement of lead lining to masonry outlet, inclusion of additional lead flashing to gulley and repair of water damaged plaster to internals of building.

- 13 Delegated List (Pages 95 - 99)**

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| <b>14</b> | <b>Updates</b> | <b>(Pages 100 - 111)</b> |
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Updates relevant to any application due to be considered at this meeting have been included here and published on 11<sup>th</sup> December 2025.

## **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](mailto:emarsden@lancaster.gov.uk).

**(iv) Changes to Membership, substitutions or apologies**

Please contact Democratic Support, telephone 582000, or alternatively email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

MARK DAVIES,  
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