



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 16 FEBRUARY 2026

**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 12<sup>th</sup> January 2026 (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 | <b>A5 <a href="#">25/00805/OUT</a></b> | <b>Land to the west of Slyne Road<br/>Bolton Le Sands Lancashire</b>  | <b>Bolton and<br/>Slyne Ward</b> | <b>(Pages 5 -<br/>57)</b>  |
|   |  | Outline application for the erection of up to 200 dwellings, including affordable housing, public open space, landscaping, and sustainable urban drainage system (SUDS) and associated works. All matters reserved except for means of access.  |                                  |                            |
| 6 | <b>A6 <a href="#">25/01118/VCN</a></b> | <b>Central Promenade Regeneration<br/>Site Marine Road Central<br/>Morecambe Lancashire</b>   | <b>Poulton<br/>Ward</b>          | <b>(Pages 58 -<br/>89)</b> |
|   |  | Demolition of existing buildings and proposed construction of major mixed leisure development in association with Eden Project (including use classes E, F1 and F2), outdoor arena (including live music performances), public realm, landscaping works, cycle parking, detached shelter and energy pods, and associated infrastructure and engineering operations (pursuant to the variation of condition 2 on planning permission 21/01113/FUL to amend the design and layout of the approved development). |                                  |                            |

- |    |   |   |                          |                              |
|----|---|---|--------------------------|------------------------------|
| 7  | A7 <a href="#"><u>26/00023/FUL</u></a>  | <b>Land East of Central Promenade<br/>Regeneration Site Marine Road<br/>Central Morecambe Lancashire</b>  | <b>Poulton<br/>Ward</b>  | <b>(Pages 88 -<br/>96)</b>   |
|    |   | Erection of flood defence wall, flood barrier and associated works.   |                          |                              |
| 8  | A8 <a href="#"><u>25/00512/FUL</u></a>  | <b>Land North West Of Sand Lane<br/>Warton Lancashire</b>   | <b>Warton<br/>Ward</b>   | <b>(Pages 95 -<br/>114)</b>  |
|    |   | Erection of thirteen dwellings and associated access.   |                          |                              |
| 9  | A9 <a href="#"><u>24/01417/FUL</u></a>  | <b>Land Off Newlands Road<br/>Lancaster Lancashire</b>  | <b>Bowerham<br/>Ward</b> | <b>(Pages 115 -<br/>132)</b> |
|    |   | Erection of 31 affordable dwellings with associated access and landscaping.   |                          |                              |
| 10 | A10 <a href="#"><u>25/01361/LB</u></a>  | <b>Ryelands House Owen Road<br/>Lancaster Lancashire</b>  | <b>Skerton<br/>Ward</b>  | <b>(Pages 133 -<br/>135)</b> |
|    |   | Listed building application for proposed demountable internal linings to some ground floor rooms, repairs to existing lean-to toilet, repair of windows and temporary covering. |                          |                              |
| 11 | A11 <a href="#"><u>25/01313/FUL</u></a> | <b>Boundary Wall and Footway to<br/>Moor Mills Car Park Off Nelson<br/>Street Lancaster Lancashire</b>  | <b>Castle<br/>Ward</b>   | <b>(Pages 136 -<br/>139)</b> |
|    |   | Creation of a new opening in an existing wall and construction of a new pedestrian ramped access.   |                          |                              |
| 12 | A12 <a href="#"><u>25/01318/LB</u></a>  | <b>Boundary Wall to Moor Mills Car<br/>Park Off Nelson Street Lancaster<br/>Lancashire</b>  | <b>Castle<br/>Ward</b>   | <b>(Pages 140 -<br/>142)</b> |
|    |   | Listed building application for the creation of a new opening in an existing wall.  |                          |                              |
| 13 | <b>Delegated List (Pages 143 - 151)</b> |   |                          |                              |
| 14 | <b>Updates Pages (Pages 152 - 159)</b>  |   |                          |                              |

Update reports published 12<sup>th</sup> February 2026.

## **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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