



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 8TH JUNE 2009

Venue: LANCASTER TOWN HALL

Time: 10.30 A.M.

A G E N D A

Apologies for Absence

- 1 Appointment of Vice-Chairman**
- 2 Minutes**
- 3 Items of Urgent Business authorised by the Chairman**
- 4 Declarations of Interest**

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 the proposed development has particular implications for Community Safety, this issue is fully considered within the main body of the report on that specific application.

Category A Applications

Applications to be dealt with by the District Council without formal consultation with the County Council.

- | | | | | |
|----------|------------------------|--|-----------------------------------|----------------------|
| 5 | A5 09/00155/FUL | Fanny House Farm, Oxcliffe Road,
Heaton-with-Oxcliffe | Heysham
South
Ward | (Pages 1 - 8) |
|----------|------------------------|--|-----------------------------------|----------------------|

Erection of 2 wind turbines and associated works including switch room, cable routing and trenches, site access and tracks, including new vehicular access from A683, hard standing area and contractors compound for British Telecom Plc

6	A6 09/00329/FUL	Grosvenor Road Garage, Heysham Road, Heysham	Heysham Central Ward	(Pages 9 - 14)
		Redevelopment of Bay View Cars site for 9 flats for Bay View Cars		
7	A7 09/00158/FUL	Elms Hotel, Elms Road, Morecambe	Bare Ward	(Pages 15 - 19)
		Demolition of existing building and erection of new single building to house 44 no 2 bedroom and 4 no 1 bedroom assisted living apartments, 2 nurses studios, an undercroft parking area and an undercroft storage facility for use of the apartments for Hay Carr Estates/ Mitchells of Lancaster		
8	A8 09/00247/FUL	The Lilacs, Nether Kellet Road, Over Kellet	Kellet Ward	(Pages 20 - 23)
		Erection of extensions and alterations for Mr Paul Jackson		
9	A9 09/00322/FUL	Vacant Workshops, Sand Lane, Warton	Warton Ward	(Pages 24 - 30)
		Demolition of existing derelict workshops and erection of new office and stores with parking for Lune Valley 2001 Pension Scheme		
10	A10 09/00339/VCN	The Sands, Carr Lane, Middleton	Overton Ward	(Pages 31 - 34)
		Application for variation of conditions 2 and 4 on permission 07/01673/CU to allow the continued holiday accommodation use of the site between 1 March and 15 January each year and continue storing caravans throughout the winter closed period for Mr David Mercer		

11	A11 09/00371/CU	West Lindeth House, 2 Stankelt Road, Silverdale	Silverdale Ward	(Pages 35 - 40)
		Conversion of former nursing home to 3 dwellings with associated private sewage treatment plant and improved vehicular access for Mrs B Lord		
12	A12 09/00377/OUT	West Lindeth House, 2 Stankelt Road, Silverdale	Silverdale Ward	(Pages 41 - 43)
		Outline application for the erection of 2 dwellings with integral garages, sewage plant and access improvements for Mrs Lord		
13	A13 09/00378/LB	West Lindeth House, 2 Stankelt Road, Silverdale	Silverdale Ward	(Pages 44 - 45)
		Listed building application for the resiting of the existing gate pillars on north side of access and adjustment of associated stone wall with reduced height for Mrs Lord		
14	A14 09/00348/FUL	18 Beech Road, Halton, Lancaster	Halton-with-Aughton Ward	(Pages 46 - 48)
		Erection of dormer extension to the front for Mr P Woodruff		
15	A15 09/00280/CU	Cockerham Boers, Field North of Tarn Farm, Gulf Lane	Ellel Ward	(Pages 49 - 51)
		Siting of a temporary mobile home to be used as a dwelling for Agricultural workers for Mrs S Peacock		

16 A16 09/00306/CU Lancaster and Morecambe Torrisholme (Pages 52 -
College, Morecambe Road, Ward 53)
Lancaster

Change of use of car park to mixed use of car parking and car boot sale area (maximum 14 per year) for Lancaster and Morecambe College

17 Delegated Planning Decisions (Pages 54 - 58)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Keith Budden (Chairman), Eileen Blamire, Ken Brown, Anne Chapman, Chris Coates, John Day, Roger Dennison, Sheila Denwood, Mike Greenall, Emily Heath, Helen Helme, Val Histed, Andrew Kay, Joyce Pritchard, Robert Redfern, Peter Robinson, Bob Roe, Sylvia Rogerson, Roger Sherlock and Joyce Taylor

(ii) Substitute Membership

Councillors Abbott Bryning, John Gilbert, Tony Johnson, Karen Leytham, Ian McCulloch, Keith Sowden, Malcolm Thomas and Paul Woodruff

(iii) Queries regarding this Agenda

Please contact Jane Glenton, Democratic Services - telephone (01524) 582068 or email jglenton@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Members' Secretary, telephone 582170, or alternatively email memberservices@lancaster.gov.uk.

MARK CULLINAN,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER LA1 1PJ

Published on Wednesday, 27th May 2009

Agenda Item A5	Committee Date 20 April 2009	Application Number 09/00155/FUL
Application Site Fanny House Farm, Oxcliffe Road, Heaton-with-Oxcliffe, Morecambe, Lancs	Proposal Erection of two wind turbines and associated works including switch room, cable routing and trenches, site access and tracks, new access from A683, hard standing area and contractors' compound	
Name of Applicant British Telecom PLC	Name of Agent Dalton Warner Davis LLP 12 Garlick Hill. London EC4Y 5BT	
Decision Target Date 13 June 2009	Reason For Delay Not applicable.	
Case Officer	Peter Rivet	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

- 1.1 This land is to the south east of Heysham, immediately to the north of the A683 Heysham link road. Part of it is occupied by a telecommunications tower owned by British Telecom. The immediate area is generally flat, but the southern part of Heysham occupies a ridge overlooking the site.
- 1.2 The land is crossed by three high voltage power lines from the Heysham nuclear power stations in the direction of the White Lund and the south side of Lancaster. The site itself is not subject to any special designations, but the Heysham Moss SSSI lies between it and the Morecambe - Heysham branch railway line.

2.0 The Proposal

- 2.1 It is proposed to erect two three bladed wind turbines on the site, and construct an access track to it off the main road. A small building is also required to accommodate the associated switchgear.
- 2.2 The plans as submitted indicated columns supporting the turbines would be 100m high and the three blades would be 41 metres long, so the maximum height of the structure, with one blade in a vertical position, would be 141 metres. Following discussions the applicants have agreed to reduce the height of the columns by approximately one third to 69 metres. This means that the maximum height of the structure would be 110 metres. The nearest dwellings, in Longmeadow Lane, would be approximately 500m away (part of the applicants' assessment gives this distance as 470 metres).
- 2.3 Each of the turbines would have a generating capacity of between 2 and 2.5MW. The wind farm is expected to have a life of 25 years.
- 2.4 Supporting information states that British Telecom is a major energy user in the UK, and uses 0.7% of the total national electricity demand. The company is committed to reducing its carbon footprint and one way of doing this is to develop wind energy projects on sites within its control. This is intended to be one of a series of wind farm projects.

2.5 The application is accompanied by a lengthy Environmental Impact Assessment (EIA) which addresses the issues associated with the development under a series of different headings:

- Landscape
- Ecology (habitats and protected species)
- Ecology (ornithology)
- Water and Geology
- Noise
- Traffic and transport
- Archaeology and the historic environment
- Geology, hydrogeology and hydrology
- Shadow flicker
- Social and economic impact
- Air quality.

2.5 Their consultants have also provided what can best be described as an album of views of the site to illustrate the impact of the site on its surroundings. Because of their size the wind turbines would be visible in the distance over a wide area, as far away as Barrow and Fleetwood; but their real impact is on the immediate area, which includes the new housing at Heysham Mossgate. Part of this is only 0.5 km from the site.

2.6 One issue which is not specifically covered in the EIA is the relationship of the turbines, particularly the western one, with the nearby high voltage power line. This matter has been raised by several of the letters received from local people and has been referred to the applicants' agents. Their response is that the separation distance required is the maximum height measured from ground level to the tip of the blade (in this case 110 metres) plus a 4 metre separation distance. As the western turbine is 151 metres from the power line, it meets the required safety standard. They argue that the risk of turbine failure is very low, as there have been only a few examples worldwide, and that with increased experience of this type of equipment the probability of this happening is reduced. It is recognised that appropriate safety procedures will have to be followed with cranes used to put the turbines in place.

2.7 The applicants have provided a Statement of Community Involvement entitled "BT Wind for Change" giving details of consultations and publicity in advance of the application. This covers discussions with the local planning authority and other interested parties. A two day exhibition took place at Heysham Youth and Community Centre, and the proposal was given publicity in the local media.

3.0 Site History

3.1 British Telecom have already assessed the potential of the site for wind generation by erecting an anemometer mast, which was granted a three year temporary consent in 2008. An earlier proposal for a second communications tower on part of the site was refused consent.

Application Number	Proposal	Decision
02/01501/PAM	Prior approval for a 15m telecommunications tower with 3 antennae, 4 dishes and an associated equipment cabin.	Refusal
07/01790/FUL	Erection of a 60m high anemometer mast	Approval

4.0 Consultation Responses

4.1 The following responses have been received from consultees:

Consultees	Response
Heysham Neighbourhood Council	Object to the application. The site is close to housing and the Heysham Moss SSSI. They are concerned about noise problems, loss of television signals and the safety of the turbines, and draw attention to the possible impact of the development on the ecology of the area. Following a public meeting organised by them, a letter has been sent by County Councillor Jean Yates objecting to the development on these grounds.

Heaton-with-Oxcliffe Parish Council	No observations received.
Middleton Parish Council	No observations received.
Lancashire County Council Planning	<p>Archaeology Unit - A desktop assessment has concluded that there is medium to high potential for prehistoric activity on the site. They agree with this assessment. A condition should therefore be attached to any consent requiring the implementation of a programme of archaeological work.</p> <p>Ecology Unit - Are very critical of the content of the ecological assessment provided with the application. Consider that it provides insufficient information on the impact of the development on the nearby SSSI and the Biological Heritage Site. Further material is needed to cover the possible impact on protected species: great crested newts, bats, water voles, common toads and over-wintering and breeding birds. A survey to establish whether great crested newts are present on the site is needed. If consent is granted, a programme of mitigation measures is called for. These can be secured through planning conditions and/or a section 106 agreement. Other conditions are recommended to control details of the work carried out. Suggest that construction work should be timed to begin in the spring to minimise disturbance to birds. They also have concerns about the impact of any lighting on the site.</p>
Lancashire County Council highways	The applicants have had some preliminary discussions about the proposal. However initially they did not provide a detailed Transport Statement dealing with the temporary junction on the A683 while construction is under way. This has now been submitted - further observations to follow.
Environmental Health	A paper on noise referred to by some of the objectors is described as a "scientific assessment" but in fact it is clearly prepared as part of a package of anti-wind farm material. Many of the comments received from objectors refer to noise levels "close to" turbines. The technology has changed considerably in recent years; the newest ones are larger and therefore slower turning. On a recent visit to Caton Moor, when the turbines there were turning at 19rpm, a significant amount of noise was audible within 200m but the level 500m away was very low and unlikely to be an issue.
Environment Agency	Although the site is within Flood Zone 3 the application is supported by a Flood Risk Assessment and they have no objections to the development. However, a site check should be carried out by an ecologist to determine whether water voles are present as the habitat is suitable for them. Surface water drainage should be provided using a sustainable urban drainage system.
Natural England	Observations awaited.
National Grid	No observations received at the time this report was prepared.

5.0 Neighbour Representations

- 5.1 In total 111 letters and emails have been received from residents of Heysham and adjoining areas in response to publicity about the application, objecting to the proposal on the following grounds:
- Inappropriate location close to a large housing estate
 - Detrimental to the wildlife of the area (bats, ducks, geese)
 - Wind turbines are inefficient, as the Caton Moor ones only operate for 30% of the time
 - Disturbance/health impacts from shadow flicker associated with the turbines
 - Possible noise problems
 - Possible interference with TV signals
 - Hazard for low flying aircraft
 - Distraction to drivers of vehicles on the Heysham bypass
 - Loss of outlook/view
 - Site has been chosen because of BT's existing involvement rather than because it is suitable for the purpose
 - Possible health problems
 - Wind turbines should be located offshore instead
 - Loss of property value (this is not a planning consideration)
- 5.2 Geraldine Smith MP has written in support of her constituents' objections, on the basis that the turbines are likely to give rise to noise problems, particularly in the Longmeadow lane and Windermere Park areas. She is also concerned about the possible impact of the proposal on the nearby Heysham Moss SSSI.

- 5.3 The Campaign to Protect Rural England objects to the proposal. They say that they are not opposed to wind turbines as such, but regard this site as unsuitable because of its proximity to the SSSI and to Heysham.
- 5.4 The Wildlife Trust for Lancashire, Manchester and North Merseyside objects to the application. They are concerned about the hydrology of Heysham Moss, and the population of pink footed geese which frequents the area. They are concerned that insufficient commitment has been shown to necessary mitigation measures. If permission is granted, they wish to see conditions requiring that construction work should avoid the bird breeding season, that local lighting should not increase, and that the water quality if the land drainage should be monitored.
- 5.5 The Royal Society for the Protection of Birds has had meetings on the site with the applicants. They note that the area is frequented by Pink Footed Geese. They are satisfied that collision risk is not a significant issue but they believe that the birds' flight pattern is likely to be dispersed. They are concerned about the impact of the cabling and other works associated with the development on the Biological Heritage site but consider that it should be possible to mitigate their impact.
- 5.6 Seven representations have been received in support of the proposal, on the grounds that using wind power for electricity generation is very important both locally and nationally. One of them points out that the immediate area is already bisected by three high voltage power lines, and that the site is close to a busy road which is capable of producing much more noise than a turbine. Another argues that the possible disturbance to pink footed geese has been overstated and that the area is already well used by dog walkers, motorcyclists and farm workers on tractors.

6.0 Principal Development Plan Policies

- 6.1 National policy on wind farms is set out in PPS22 (Planning Policy Statement 22: Renewable Energy) which was published in 2004. Its starting point is the government's objective of generating 10% of UK electricity from renewable sources by 2010. While this target is now unlikely to be met within the intended timescale, it remains an aspiration. It requires both Regional; Spatial Strategies and local development documents to contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources.
- 6.2 The Regional Spatial Strategy for the North West refers to the Action Plan which forms part of the Regional Economic strategy. This "aims to stimulate and measure the progress of the region towards a low carbon economy, preparing it for the challenges of a changing climate and future energy demands. Whilst protecting and enhancing our quality of life and rich environment".
- 6.3 Policy ER7 of the Core Strategy states that the Council will promote renewable energy in the District by, among other things, "promoting South Heysham as a key focus for renewable energy generation including wind and biomass technology and promoting areas with renewable energy potential".
- 6.4 Of the "saved" policies in the Lancaster District Local Plan, E4 is relevant as it deals with development within areas identified as Countryside. It states that development will only be permitted where it is in scale and in keeping with the character and natural beauty of the landscape, appropriate to its surroundings in terms of siting, scale, design, materials, external appearance and landscaping; would not result in a significant adverse effect on nature conservation or geological interests; and makes appropriate arrangements for access. Policy E22, a "partly superseded" policy, indicates that proposals for wind farms will be assessed against their impact on the character of the landscape, nature conservation interests, and nearby dwellings including the possible effect of electromagnetic disturbance. Part of the site is within a County Council Biological Heritage Site so policy E17 is also relevant. This states that development likely to damage or destroy such a site will not be permitted, unless the need for the development demonstrably outweighs the need to protect the site. As the site is close to the Heysham Moss SSSI account has also to be taken of its impact on it; this is covered by policy E16.
- 6.5 The Lancaster Sustainable Community Strategy 2008-2011 states in its Environment section that one of its objectives (Priority 2) is to "Protect and improve air, water and land quality and use resources sustainably with due regard to the interests of the wider community and the environment".

6.6 In 2005 Lancashire County Council commissioned a report from Lovejoy Associates, on Landscape Sensitivity to Wind Energy Developments in Lancashire. This identifies the application site as coming within an area of low sensitivity. For the purposes of determining the application, the report's conclusions do not have any standing as statutory policies, but they are still a material consideration.

7.0 Comment and Analysis

7.1 This is a major proposal. Only two turbines are proposed as part of the development, and the applicants' landholding does not offer scope for more. However one enquiry has already been received about the provision of more, by another developer, on land to the south of the A683 road. Whatever decision is reached here could be regarded as setting a precedent for further wind energy development in the area.

7.2 As noted above the City Council has a commitment to the promotion of renewable energy and the southern end of Heysham is specifically identified as a suitable area for this. Because of the existing network of high voltage power lines, the site is exceptionally well sited for a connection to the National Grid. The 4 - 5 MW generating potential of the proposal has to be seen in context; it is very small compared with that of the nearby nuclear power stations (Heysham 1 can produce 1150 MW, and Heysham 2 1250 MW). Nonetheless it is capable of making a useful contribution to national and local energy needs from renewable sources.

7.3 The key issues to be addressed in determining the application are:

- The impact of the development on the landscape,
- Possible noise problems
- The possible impact of "shadow flicker"
- The effect of the proposal on the ecology and wildlife of the area
- The benefits to the community in terms of meeting energy demands

7.4 THE IMPACT ON THE LANDSCAPE

The surrounding does not have any features that merit special protection. There is an argument that the public interest is served better by siting an installation of this kind here, close to existing electricity generating infrastructure, rather than where it would impact on the high quality landscape of the Lune Valley. Nonetheless all landscape is important to the people who live there. The impact of the present proposal on views from the houses to the west of the site, at Heysham Mossgate, will be considerable. Its scale is such that no landscaping scheme would have any effect. The concerns expressed by people living in this area come as no surprise.

The size of turbines proposed is very large by the standards of the industry. As previously indicated the columns would have a height of 69m and the rotor blades would be 41m long, giving a maximum height of 110m metres. By way of comparison, the comparable figures for the second generation turbines on Caton Moor are 55m and 35m, giving a maximum height of 90m. To give some indication of what this represents, Blackpool Tower is 158m high.

According to the measurements given in part of the applicants' assessment, There are few examples in the UK of wind farms as close as 500m from housing areas, though a similar installation has been approved on the edge of Sheerness in Kent. Closer to Heysham, there is a comparable group of three large size turbines at Holmside, near Stanley in Co. Durham. The nearest housing to this is at South Stanley, a 1920s housing estate on a south facing slope facing towards one of the turbines.

The provision of two large wind turbines on this site may be seen as a statement of the City Council's commitment to renewable energy as well as British Telecom's but this has to be balanced against the visual impact of the proposal on the surrounding area, not only that of the residential area closest to the site.

7.5 POSSIBLE NOISE PROBLEMS

The applicants' supporting statement claims that noise levels from the turbines, when measured from the nearest houses, are unlikely to be an issue. Because of its closeness to houses the noise issue is of greater significance than it is with an isolated rural site such as Caton Moor, but it must be remembered that background noise levels in an urban area - even a relatively quiet one - will be significantly higher than in open countryside.

The Environmental Health Service considers that the distance from the nearest houses is such that noise nuisance is unlikely to be a problem. They have also pointed out that evidence from other wind farms indicates that complaints usually follow a malfunction of some kind. Their advice is that a condition is desirable to ensure that the turbines are equipped with a cut-off mechanism to ensure that they will cease to turn if they are not working properly. The applicants are willing to agree to this.

7.6 THE POSSIBLE IMPACT OF SHADOW FLICKER

Shadow flicker is a phenomenon experienced from the impact of sunlight on the rotating blades of a turbine. It can be experienced by people living nearby if a wind turbine is close enough to and of a specific orientation with, a nearby house. It will not occur where there is vegetation or some other obstruction between the turbines and the house; if windows facing a turbine are fitted with blinds or shutters; or if the sun is not shining brightly enough to cause shadows from a turbine. It can also be a problem for the drivers of vehicles along nearby roads. Shadow flicker is not just irritating. For a small number of people, it can trigger epileptic attacks.

The assessment provided with the application concludes that the potential for shadow flicker from this development is low, and that in most cases intervening buildings and vegetation will effectively limit its impact.

Because the phenomenon depends on the position of the sun in relation to the turbines it is impossible to say that it will never occur. However it seems reasonable to accept that its effects will usually be short lived.

7.7 THE IMPACT ON THE ECOLOGY AND WILDLIFE OF THE AREA

The site area occupied by the two turbines is small but the access road needed to service them will, like any other road, have an impact of the site and its drainage. So will the cables necessary to link the turbines to the National Grid. Although the development will not directly affect the Heysham Mossgate SSSI (designated as a notable example of a raised bog) it will, quite clearly, impact on part of the adjoining Biological Heritage Site. It is important that details of the drainage arrangements for the road are adequately covered.

The County Council's Ecology Unit have commented at considerable length on the proposal. They are not opposed the development as such, but they are critical of the report prepared by the applicants as they do not consider it recognises fully the nature of the site. They have suggested a number of conditions which they would like to see attached to any consent and they wish in particular to see compensation measures for the impact on the BHS, and replacement wintering bird feeding grounds. In particular, they recommend that construction work should be timed to start in the spring so as to minimise the disturbance to wildlife on the site. This arrangement is acceptable to the applicants and can be covered by a suitably worded condition.

The turbines will affect the paths of migrating birds, though not to the extent that alternative routes will not be available for them. It is pointed out by the Ecology Unit that up to 2,000 pink footed geese were present within the area over the winter in 2008/9 and the displacement of a flock of this kind will have some effect on the area. There is at present some uncertainty as to the impact of the development, if any, on bats. British Telecom have indicated that they are researching this issue further. At ground level, it is possible that the construction work could affect the habitats of water voles, newts and toads.

The impact of the development at ground level can be addressed by appropriate mitigation measures. The applicants are clearly willing to undertake these. At present, an appropriate site for them has not been identified but there is no reason to believe that one cannot be found. In these circumstances the issue can be addressed by means of an appropriately worded condition.

The Ecology Unit has also raised the issue of lighting. In practice, it would be unusual to find this on a wind farm site as in the normal course of events there would be no reason for maintenance staff to visit after dark. The requirement suggested by the Environmental Health Service that a mechanism should be installed to ensure that the rotors cease to operate in the event of a mechanical failure should be sufficient to make it unnecessary.

7.8 BENEFITS TO THE COMMUNITY IN TERMS OF MEETING ENERGY DEMANDS

Objectors to wind farms argue that their contribution to electricity generating capacity is small; that they contribute nothing when there is no wind; that they are expensive and depend on subsidy to be viable; and they have a damaging effect on the landscape. The first two of these assertions are undoubtedly true. So far as cost is concerned, it is true that wind energy benefits from a subsidy but it has the attraction that the infrastructure is relatively quick and simple to install. The last of these arguments involves a value judgement, and has to be balanced against the quality of the landscape affected.

Despite this wind energy can make a significant contribution to the national need for renewable energy, which as existing power stations reach the end of their working life is increasingly urgent. It is relatively quick and easy to install and makes use of a major energy resource, without increasing CO2 emissions, and a wind turbine can be removed relatively easily when it is no longer needed.

7.9 OTHER MATTERS TO BE CONSIDERED

Other issues raised by objectors include television interference and possible hazards to low flying aircraft. It is considered that these have been adequately addressed in the applicants' initial submission.

8.0 Conclusions

8.1 All forms of energy generation have an impact on the landscape. Coal, which until recently provided the vast majority of the UK's electricity, has arguably the greatest impact of all. One important feature of wind energy is that its effects are short term ones. When a wind turbine reaches the end of its life, it can easily be taken away. All that will be left is a concrete base which can if need be also be removed, leaving nothing behind. The same cannot be said of the nearby nuclear power stations, which sterilise the land occupied by them for the foreseeable future.

8.2 Overall, the location is considered to be an appropriate one for this form of development and it is recommended that the proposal should be supported.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year condition.
2. Development to be carried out in accordance with the approved plans.
3. Amended plans 6 May 2009 reducing height of towers supporting turbines to 69m.
4. Precise location of turbines to be agreed.
5. Turbine to be shut down in the event of malfunction.
6. Details of highway access off A683 road to be agreed.
7. Drainage details for access road to be agreed.
8. No development to take place until programme of ecological mitigation measures agreed and implemented.
9. Construction work to take place only between 1 May and 15 September.
10. Great Crested Newt survey to be undertaken.
11. Water vole survey to be undertaken.
12. Programme of archaeological survey to be undertaken.
13. No lighting street lighting for access road to be provided without consent of the local planning authority.
14. Turbines to be removed and land reinstated once they are no longer required.

Human Rights Act

This recommendation has been reached after consideration of the provisions of the Human Rights Act. Unless otherwise stated in this 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.

Background Papers

None.

Agenda Item A6	Committee Date 8 June 2009	Application Number 09/00329/FUL
Application Site Grosvenor Road Garage Heysham Road Heysham Lancashire		Proposal Redevelopment of Bay View Cars site for 9 flats
Name of Applicant Bay View Cars		Name of Agent JMP Architects Ltd
Decision Target Date 4 June 2009		Reason For Delay
Case Officer		Mr Andrew Holden
Departure		No
Summary of Recommendation		Approve with conditions

1.0 The Site and its Surroundings

- 1.1 The application site is located at the junction of Heysham Road with Grosvenor Road. The adjoining land uses are all residential with a mixture of two storey and two/three storey terraced properties in addition to a small number of two storey semi-detached properties. The closest properties are those of Rydal Road and Rydal Grove. These are two storey stone built terraced houses. The roof area to the Rydal Grove dwelling closest to the site all have full width dormer windows facing the site and are effectively three storey in terms of accommodation. A car parking area to a large recently completed six storey flat complex lies immediately to the west of the application site. The flats being sited further to the west on the footprint of the now demolished Grosvenor Hotel.
- 1.2 The site currently comprises a large single storey commercial car showroom (currently operating as Bay View Garages) with an open forecourt/parking area to the north. The floor level of the building is set below that of the adjoining Heysham Road and Rydal Grove. The rear wall of the showroom forms the rear boundary to properties on Rydal Road. The wall height is approximately 2.2m above the garden levels with the roof of the car showroom rising away from these residential properties another 3.5/4.0m.

2.0 The Proposal

- 2.1 The application seeks to develop a single building comprising of nine flats. Internally, the development provides for 3no. One bed flats, 4no. Two bedded flats, 2no. Three bedded maisonette. The accommodation is contained within a building rising three and a half storeys in height with additional roof space accommodation. The lower level to the application site allows for car parking to a semi basement level and residential accommodation over four floors.

- 2.2 Externally, the site utilises the existing vehicle access leading down to a basement parking area for nine cars and secure cycle storage. Gardens areas are to be developed to the corners of the site for the ground floors flats. In addition an area is to be provided at street level for additional cycle and refuse storage. The main pedestrian entrance to the building is also to be found on the Heysham Road frontage of the development.
- 2.3 The building as a whole rises approx 13.0m from Heysham Road to its ridge (14m from the lower ground level within the site). The residential accommodation is over four floors including bedroom accommodation for the maisonettes in the roof space. The external walls of the building are a mixture of a natural stone plinth (up to 2.0m high), two and a half storeys of white render with timber cladding to the eaves and verge. The roof introduces a simple gable roof form with natural slate coverings to the Heysham Road frontage and a flat roof to the rear element. Windows, doors and rain water goods are to be grey powder coated aluminium.
- 2.4 The footprint of the building is broadly 'T' shaped and with the longer frontage to Heysham Road. The form of the building introduces the main windows to the flats to the north and east elevations. A large open glazed stair well rising the full height of the building develops the main entrance facing Heysham Road.

3.0 Site History

- 3.1 The site has been the subject of an earlier application 05/00150/OUT in early 2005. This application sought consent for the development of 3 houses and 7 flats on the same site. The houses were to be over three storeys and located to the south end of the site fronting Heysham Road and the flats over four storeys at the northern end of the site at the junction of Heysham road with Grosvenor Road. Although the application was an outline, the application provided illustrative plans to considered location and massing. The application was subsequently refused on three grounds, oversupply of housing (SPG 16), impact upon neighbouring dwellings and lack of parking provision.
- 3.2 The houses were to be built tight to the southern boundary of the site and fronting Heysham Road with gardens to the rear. The overall height of these buildings was approx 9.5m above Heysham Road. The relationship to the properties on Rydal Road was considered unacceptable.
- 3.3 The application was the subject of appeal and was dismissed by the planning Inspectorate. The issues of housing supply and neighbour impact were acknowledged by the Planning Inspectorate but parking provision was considered acceptable given the presence of on street parking on the adjacent Grosvenor Road.
- 3.4 As a consequence of the dismissed appeal a further application was submitted under 09/00002/FUL which sought to develop the site for nine flats in a single 3½ storey high building. The submission raised concerns over the relationship of the building to neighbouring properties by reason of overlooking and massing. This application was subsequently withdrawn to enable the concerns of massing and overlooking to be considered and the scheme to be revised.

Application Number	Proposal	Decision
05/00150/OUT	Redevelopment of Bay View Cars for 3 houses and 7 flats	Refused - Appeal dismissed
09/00002/FUL	Redevelopment of Bay View Cars for 9 flats	Withdrawn

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Consultee	Response
County Highways	No objections but some concerns over the level of car parking provision and suggest that spaces are not allocated to individual properties to ensure flexibility for residents and visitors. Condition required in respect of the adjoining highway retaining wall, boundary details to ensure highway visibility, provision and maintenance of car parking spaces/cycle storage.
Environmental Health	No objections - The site has the potential to significantly adverse impact and suggests a number of conditions to control impact. Conditions include the development of a more detailed contaminated land study and conditions to assess the impact from a former filling station close to the site, hours of construction, dust control, construction noise (including pile driving), external lighting and ventilation details to the underground car parking area or air conditioning units.
Environment Agency	No objections to the development proposals subject to a condition seeking the submission of a contaminated land study and mitigation. Supports the use of sustainable Drainage Systems for the site.
Untied Utilities	No objections development should be drained on a separate system with only the foul drainage connected to the sewer. Surface water to be drained to soakaway or surface water sewer.
Town Council	Views awaited

5.0 Neighbour Representations

5.1 To date eight letters have been received from neighbouring residential occupiers. The letters raised a number of issues, five letters support the proposal concerned over the nature of the present car sales business and the impact it currently has on the adjoining highways and pleased that an alternative use is being sought for the site. The letters objecting to the scheme has raised concerns on the following grounds: -

- Concerns of overlooking for the flats directly into a private garden area on the opposite site of Heysham Road.
- Too many flats in the area
- Concerned over the future occupants of the flats and the possible impact on the area.
- Loss of sea views.

6.0 Principal Development Plan Policies

6.1 The application should be considered in respect of the saved polices of the Lancaster District Local Plan and the Lancaster Core Strategy.

6.2 Saved polices H12 and H19 of the Lancaster District Local Plan are considered appropriate and seeks to ensure that development of small site within the main urban core are only permitted which do not result in the loss of green space, would not have significant adverse effects upon the amenities of nearby residents, achieve a high standard of design, are satisfactorily serviced and makes arrangements for access, servicing and cycle/car parking.

6.3 Following development of the revised Regional Spatial Strategy, SPG 16 - The Phasing of New Residential Development of the Lancaster District Local Plan is no longer in place and not to be considered.

- 6.4 Policies SC1 - Sustainable Development, SC2 - Urban Concentration and SC5 - Standards for Housing of the Lancaster Core Strategy are considered appropriate and also need to be considered as part of the application submission.
- 6.5 SC1 - Seeks to ensure that new development proposals are as sustainable as possible. The policy needs to consider both the location and design of the development. In respect of location, the proposal should be convenient for local services, use previously developed land, alleviate adverse environmental conditions, not have significant impact on conservation, archaeology or built heritage and be compatible with the surrounding landscape. In respect of design, the layout should be convenient to walk or cycle around, reuse buildings, use local material and minimise construction waste, clean up environmental problems use energy efficient design and renewables and sustainable drainage.
- 6.6 SC2 - Seeks to build healthy and sustainable communities by focusing development where it will support the vitality of existing settlement, regenerate area and reduce the need to travel. As such the policy seeks to direct 95% of all new dwelling within the existing urban area of Morecambe, Heysham, Lancaster and Carnforth.
- 6.7 SC5 - seeks to ensure that development proposal achieve a high standard of design, maintaining and improving the quality of development in the main urban area in addition to other sensitive areas.

7.0 Comment and Analysis

- 7.1 It is considered that the location of the development for residential use is one which could be supported in principle as it is located within the main urban area in a sustainable location well served by public transport and is close to other services such as shops, schools etc. The general design of the building is considered to be appropriate to the area, the simple gable forms and proposed materials reflect those of the neighbouring properties although the building is of a clearly contemporary design with the introduction of large scale window openings and to the communal areas and some of the living rooms. However, the application details need to be considered against the policies set out above.
- 7.2 The withdrawn scheme sought to develop a similar building but was not considered to fully address previous concerns of overlooking and massing raised in the dismissed scheme. The current proposal has been redesigned to address those concerns. The southern wall of the building is positioned approximately 15m from the rear window to the properties on Rydal Road. The earlier bedroom windows have now been redesigned to be orientated at an angle and thus prevent direct overlooking of the Rydal Road properties.
- 7.3 The issue of massing and overlooking was also pertinent to the properties on Rydal Grove. The short terrace of dwellings and in particular the northern end of the terrace was very close to the new building. To address massing/overlooking concerns this part of the building has been moved further north by approximately 3.0m and the roof form changed from a pitched roof to a flat one to reduce massing. The resulting building is a little over 3.0m higher than the current building on site and is similar in height to surrounding properties.
- 7.4 County highways have raised comment over the level of parking provision within the scheme providing 11 spaces for 9 residents (122%). This is an improvement upon the original proposal which developed one for one spacing and is at a level of provision marginally greater than the adjacent West One scheme at 116 %. It is considered that the level of provision is adequate given its urban location but advises that the spaces are left unallocated to ensure flexibility of parking for visitors and residents. This approach could be the subject of condition. Further conditions are requested to ensure the adjoining highway retaining wall is appropriately constructed, visibility is maintained and the cycle spaces are provided and maintained.

- 7.5 The scheme must also be considered in respect of its need and benefit within the community. The site is currently a non-conforming use within the locality and from comments received as part of the consultation process it is source of complaint/concern on a regular basis. Commercial use of this restricted site is clearly problematical. The scheme has the benefit of removing such a use from the locality.
- 7.6 Lancaster Core Strategy Policy SC2 directs residential accommodation to the main urban areas, requiring that 95 % of new dwellings to be accommodated within the existing urban area including Heysham. Policy SC1 seeks to ensure that development proposals are as sustainable as possible. The number of new dwellings is such that it does not demand the provision of affordable housing via but it considered that the proposal does seek to develop a wide range of residential units from generous sized one bedroom properties to three bedded maisonettes helping to maintain a balance in the community. The applicant has also further indicated that the property is to highly energy efficient being insulated to a level 20% higher than that demanded by the current Building Regulations. The building is also to be an energy generator, the precise methodology is currently under investigation but self generation of 10% or more is to be achieved. Both the energy efficiency and generation can be secured by planning condition.

8.0 Conclusions

- 8.1 Overall, the scheme is considered to have addressed the demands of planning policy. The site is in a highly sustainable urban location, the design has incorporated energy efficiency and generation in a pleasing contemporary design which reflects the characteristics and form of the neighbouring residential buildings and the loss of the commercial use would clearly have amenity benefits to local area. Subject to appropriate planning conditions the development is one which should be supported.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year time limit
2. Development to be built in accordance with the approved plans
3. Separate system of drainage unless otherwise agreed
4. The design and constructional details of the highway retaining wall to the Heysham Road and Grosvenor road frontages to be approved by Lancashire County Council's Bridges section before any works are commenced on site.
5. The boundary wall on the highway frontage of the site to Grosvenor Road shall not exceed a height greater than 1.0m above the crown of the adjacent carriageway.
6. Provision and retention of car parking
7. Parking spaces to remain unallocated and available for residents and visitors
8. Provision and retention of cycle storage area.
9. Standard Contaminated land condition
10. Contaminated land - importation of soil, materials and hardcore.
11. Contaminated land - prevention of new contamination
12. Bunding of Tanks
13. Asbestos survey to be undertaken prior to works being commenced on site
14. Hours of construction limited to 0800 -1800 Mon. to Fri. and 0800 -1400 Saturday only
15. Scheme of dust control
16. Scheme of noise assessment to be agreed including any piling operations
17. Ventilation and extraction details to be agreed
18. External lighting details to be agreed.
19. Notwithstanding the details hereby approved, precise details of the balcony construction and screening to be agreed.
20. Precise details of the energy efficiency/insulation levels to be agreed
21. 10% Renewable Energy Generation
22. Precise details of all external materials to be agreed including samples
23. Boundary treatments to be agreed
24. As may be required by consultees.

Advice

1. Vehicle crossing
2. Copy of Environment Agency comments

Human Rights Act

The applicant's right to use and develop their property has to be balanced against the rights of neighbouring residents, namely, their right to respect for their private lives and homes. As set out above, the impact of the proposed development on neighbouring properties is considered unacceptable and, therefore, it is considered necessary and proportionate to refuse this application.

Background Papers

- 1.

Agenda Item A7	Committee Date 8 June 2009	Application Number 09/00158/FUL
Application Site Elms Hotel, Elms Road, Morecambe, Lancashire	Proposal Demolition of existing building and erection of new single building to house 44 two bedroom and 2 one bedroom assisted living apartments, 2 nurses' studios, an undercroft parking area and an undercroft storage facility for use of the apartments	
Name of Applicant Hay Carr Estates/Mitchells of Lancaster	Name of Agent Alastair Skelton North Quarry Office, North Quarry Business Park, Appley Bridge, Wigan WN6 9DB	
Decision Target Date 17 June 2009	Reason For Delay Not applicable.	
Case Officer	Peter Rivet	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

- 1.1 The Elms Hotel originated as a country house (it is believed to be the work of either William Coultard of Lancaster, or George Webster of Kendal) on the east side of the village of Bare. It was converted into a hotel at the end of the nineteenth century and a series of extensions, many of them displaying little architectural imagination, has altered its character so that very little of the original building is recognisable as such. It is however an important landmark within this part of Morecambe.
- 1.2 The surrounding area is residential, but the site is within easy walking distance of the parade of shops in Princes Crescent which serves the needs of the local community.

2.0 The Proposal

- 2.1 The Elms has suffered from declining patronage in recent years and the applicants state that it is no longer viable as a hotel. They wish to redevelop the site with accommodation for the elderly. The small public house in the former lodge at the site entrance off Bare Lane (The Owl) is unaffected by the development and would be retained.
- 2.2 The proposal as submitted is similar to its predecessor (see below) but incorporates design amendments which grew out of negotiations with the applicants. The north east end of the building has been lowered from three to two storeys, and balconies which would have given rise to overlooking problems have been removed. The scheme in its present form is for a two and three storey block of flats occupying a slightly larger footprint than the existing hotel, though it would be moved slightly away from the south eastern site boundary. The 44 flats (all for over 55s) would be predominantly two bedroom ones, with a few one bedroom units, and would meet the City Council's usual standards for this kind of accommodation.

- 2.3 Seven of the apartments (three two bedroom and four one bedroom) are offered as affordable housing under a unilateral undertaking. These would be transferred to a Housing Association, and would be available on shared ownership leases.
- 2.4 The western end of the building, adjoining the car park, is shown as containing medical treatment facilities consisting of a reception area, four treatment areas and two "nurses' studios". Above it would be a terrace opening on to a small garden, which would retain some trees from that of the hotel garden at present on the site.
- 2.5 The general scale and massing of the development would be similar to that of the existing hotel, though its "footprint" would be larger, and the building would be of traditional appearance. The materials specified are stone and render for the walls, and slate for the roof.
- 2.6 A small garden area would be retained at the north east end of the site. Car parking (and an area for cycle parking) would be accommodated in the basement, with a new access off Elms Road. As first submitted, the proposal showed 36 spaces in total of which six would be laid out to wheelchair accessible standard. In response to the highways comments, the number of spaces in the basement has now been increased to 55. At the same time a ramped access has been included to the garden area, allowing wheelchair access to it. In addition to this six other spaces, one of them laid out for wheelchair use, would be available at ground level on the Elms Road frontage.
- 2.7 The supporting information provided with the application includes a desktop evaluation of the potential for contamination, and a bat survey. Neither of these raises any unexpected issues. The potential for contaminated material on the site is low, and no evidence of bat roosts was found.
- 2.8 In addition to a report covering design and access issues, the proposal is accompanied by a sustainability report. This states that the development will use energy efficient space heating and water heating equipment (though there is no mention of the potential for microgeneration), and that the building will provide high levels of insulation. It emphasises the accessibility of the site. It also states that materials from the existing building, when it is demolished, will where possible be salvaged for recycling.

3.0 Site History

- 3.1 The present proposal is effectively a resubmission of application 08/00354/FUL. This was refused consent in June 2008, when restrictions on the provision of new housing outside regeneration areas were still in force. These restrictions provided the first reason for refusal. The second one referred to the bulk and position of the new building in relation to the houses in Mount Gardens and Elms Drive.

Application Number	Proposal	Decision
08/00354/FUL	Demolition of existing building and erection of new single building to house 48 two bedroom and 2 one bedroom assisted living apartments, a one bedroom wardens flat and 2 nurses' studios with undercroft parking area and storage facilities	Refusal

4.0 Consultation Responses

- 4.1 The following responses have been received from consultees:

Consultees	Response
Morecambe Neighbourhood Council	Feel that the loss of this hotel will be detrimental to Morecambe's regeneration and that the proposed development is superfluous to Morecambe's accommodation needs. They also suggest that the development is out of proportion to its surroundings and the site.

Lancashire County Council highways	This application is very similar in highway terms to 08/00354/FUL which was refused on planning grounds last year. In general highway observations are unchanged. There are 35 parking spaces shown in the basement of which only 9 are exclusively for the residents of the 48 flats. This is inadequate given the demand for on street parking in Bare. Recommend a more flexible arrangement of unallocated parking with extra spaces if room can be found for them - this issue has been addressed in the amended plans. The number of residential units falls above the threshold for a developer contribution to transport provision; using an accessibility score of 33 points they would expect a sum of $48 \times \text{£}770 = \text{£}36,060$ to be used towards improving cycle, bus and pedestrian facilities in the area, secured by means of a section 106 agreement. Conditions should be attached to any consent covering the construction of a new access, the provision of garaging/car parking, cycle storage, and the protection of visibility splays either side of the access.
Lancashire County Council planning	No comments from a Strategic Planning point of view. Ecology unit - A bat survey has been undertaken and no bats have been found. Bats may occupy crevices in the building but provided the recommendations in the report are followed, and appropriate measures required by a condition, no objections.
Environmental Health	No comments to add to those on the previous application here, when they asked for a construction hours condition. They also recommended a scheme to control dust emissions from demolition work associated with the development. They asked for details to be provided of the ventilation arrangements (an underground car park is involved) and that any proposal for pile driving should be the subject of a scheme for noise control.
City Council (Direct Services)	No observations received at the time this report was prepared.
United Utilities	Comments as for the previous application for this development: no objections provided that the building is drained using a separated system. The developer will need to ensure that surface water runoff is not increased. Permeable paving, landscaping and other forms of sustainable drainage should be used. A water supply can be provided, but each unit will have to be provided with a meter at the developer's expense.
Police	No objections. They note that the development is intended for residents over 55 and recommend that "Secured by Design" principles should be adopted. This would affect the choice of access control system for the car park, the provision of adequate lighting, and the landscaping in a form which would allow natural surveillance. It is recommended that pedestrian access should be secured with the use of a key pad or a secure key fob.

5.0 Neighbour Representations

- 5.1 Nine letters and emails have been received from people living nearby, who object on the following grounds:
- The new building will be too large, and too close to the site boundary
 - The opportunity to design a "statement building" making better use of the site has been missed
 - The hotel is an important facility for the local community, and provides a meeting place for many community groups
 - Local roads are inadequate for the traffic which would be generated
 - The access on to Elms Road would be hazardous
 - Not enough off street parking is available
 - There are already enough flats and retirement homes in the area.
- 5.2 Geraldine Smith MP has written to ask that account should be taken of her constituents' concerns about the proposed development.
- 5.3 One email in support of the application has been received from a neighbour who considers that the proposed development is more appropriate than the hotel to a residential area. If permission is refused, the hotel will close and become derelict. The email also refers to problems with noise and unruly behaviour associated with the hotels' clientele.

6.0 Principal Development Plan Policies

- 6.1 Policy SC1 of the Core Strategy emphasises, in the interests of sustainability, the importance of locating development where it is convenient to walk, cycle and travel by public transport, where the site is previously developed, and where the site can be developed without loss of or harm to significant features of biodiversity, landscape, archaeological or built heritage importance. Policy SC2 states that 90% of new dwellings will be accommodated within the existing urban areas of Lancaster, Morecambe, Heysham and Carnforth. Policy SC5 requires a high standard of design.
- 6.2 Of the "saved" policies in the Lancaster District Local Plan, the following are relevant
- H17, which states that proposals for sheltered housing will only be permitted where the site is convenient for a major bus route, local services and facilities.
 - H19, which sets out policies for residential development within the built up areas of Lancaster, Morecambe, Heysham and Carnforth
 - R21, which requires development to make appropriate provision for people with disabilities.

7.0 Comment and Analysis

- 7.1 The Elms Hotel in its present form is of no architectural distinction. Nonetheless it is clearly regarded with affection by many people living in the surrounding area. It is popular as a venue for wedding receptions and other social events, and is used as a meeting place by a number of local organisations. Comments received from neighbours and from Morecambe Neighbourhood Council, reflect this view.
- 7.2 The loss of jobs represented by the closure of one of Morecambe's larger hotels is to be regretted. Despite this, neither the Core Strategy nor the policies set out in the Lancaster District Local Plan provide any arguments for retaining it. If the hotel is unable to pay its way, refusal of planning permission will not of itself change the position.
- 7.3 There is already a significant amount of accommodation for the elderly in the vicinity. Immediately to the west are the flats occupying the former Craig Home for Children, which is now known as The Parks. There is also a block of flats at Clarence Court, at the corner of Bare Lane and Mayfield Avenue, which was built by the specialist developers McCarthy & Stone. Further south, at Carr Lane in Middleton, there is a purpose built retirement village, though it must be conceded that this is a considerable distance from Bare and caters for a somewhat different market.
- 7.4 However, the proportion of elderly people in the population is increasing and this can be expected to result in a corresponding increase in the demand for sheltered accommodation. The location is in many ways very well suited for a sheltered housing development. It is within easy walking distance of a group of shops, including a post office. There is a frequent bus service, and a train service nearby at Bare Lane station. Although the site does not overlook the sea the Promenade is only a short distance away, as is Happy Mount Park. The requirements of policy H17 of the Local Plan are easily met.
- 7.5 The County Council's view that additional parking spaces are needed will be noted. There is a limited number of on street spaces in Bare. Even though a small car park associated with The Owl is to remain, it is important to ensure that the development does not result in illegal and possibly dangerous illegal parking. This issue has been addressed in the amended plans. The proposal in its final form offers 61 spaces (55 in the basement, 6 outside) and in the circumstances it does not seem necessary or appropriate to impose any specific condition about controlling it. The developers have confirmed that they are willing to enter into an agreement covering a contribution to public transport improvements, as requested by Lancashire County Council, as well as contributing to the stock of affordable housing.
- 7.6 It will be noted that the sustainability report referred to earlier does not contain any proposals for microgeneration of either electricity or hot water supplies. There is clearly potential for this, for example by placing solar panels on the south facing slope of the roof. This issue can be addressed with the use of a suitably worded condition.

8.0 Conclusions

- 8.1 The previous refusal was based primarily on the housing restrictions which applied to the area, as the development could not be linked to achieving regeneration objectives. This objection no longer applies.
- 8.2 Overall the proposal in its present form is considered satisfactory and it is recommended that permission should be granted, subject to the conditions set out below.

Recommendation

Subject to Legal Service confirmation that the Unilateral Undertaking is satisfactory that Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year condition.
2. Amended plans 21 May 2009, showing alterations to car park and ramped access to garden.
3. Development to be carried out in accordance with the approved plans.
4. No development to take place until developers agree programme of public transport improvements.
5. No development to take place until developers have agreed provision of affordable housing.
6. Samples of materials to be agreed.
7. Scheme for microgeneration to be agreed.
8. Landscaping scheme to be agreed and implemented.
9. Trees to be protected from damage during construction.
10. Accommodation to be occupied by people over 55 only.
11. Construction and demolition to take place only between 08:00 - 18:00 Mondays to Fridays - no work on Sundays or officially recognised public holidays.
12. Details of ventilation from car park to be agreed.
13. Separated drainage system to be provided.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

None

<p>Agenda Item A8</p>	<p>Committee Date 8 June 2009</p>	<p>Application Number 09/00247/FUL</p>
<p>Application Site The Lilacs Nether Kellet Road Over Kellet Carnforth</p>	<p>Proposal Erection of extensions and alterations</p>	
<p>Name of Applicant Mr Paul Jackson</p>	<p>Name of Agent Mr David Hacking</p>	
<p>Decision Target Date 18 May 2009</p>	<p>Reason For Delay None</p>	
<p>Case Officer</p>	<p>Mr Daniel Ratcliffe</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Grant permission with conditions</p>	

1.0 The Site and its Surroundings

1.1 The application would normally be dealt with under delegated powers but has been placed on committee at the request of Councillor Mace due to the concerns raised by local residents.

The application site is situated on the western fringe of the rural settlement on the south side of Kellet Road, which links the village of Over Kellet to neighbouring Carnforth. The site is within the Over Kellet Conservation Area. The buildings in the surrounding street vary in size and design but are largely residential, some of which take the form of converted farm buildings. There are a number of Listed Buildings within the village and the neighbouring building to the east of the site is one of these.

The existing dwelling is set back from the road in comparison with the two neighbouring properties either side. The property is detached with gardens to the front and rear, driveway access to the side and a detached double garage to the rear side. The building is a relatively modern design with a painted cream render exterior, grey concrete roof tiles and white upvc windows. In its existing form the building adds little to its Conservation Area setting.

2.0 The Proposal

2.1 The proposed scheme involves the redesign of the property as well as an extension to the rear, in both two storey and single storey form. In all, the proposal will convert the property from a 4 bed to a 6 bed one of which will have en suite facilities.

The rear extension aside, the footprint of the original building will be slightly increased - largely as a result of the width of the property being increasing by over a metre.

The front elevation will have a vastly different appearance. Although the height of the building will increase by only just over a metre (ridge and eaves) there is no avoiding the fact that the property will [from Kellet Road] present the appearance of a three storey building. This is mainly due to the use of the 'gables' which project through the eaves and will allow the use of the loft as additional bedroom space.

Two new windows at first floor level are proposed within the east side elevation. These windows will serve a main bathroom and an en suite bathroom and although not detailed as obscure glazing this can be conditioned.

The two storey extension to the rear will be the width of less than half the rear elevation and will project 4.5 metres from the rear elevation. The ridge height will be lower than the main dwelling to present a subservient or reduced appearance. There are no side windows proposed in the first floor of the extension which may have overlooked neighbouring properties. The ground floor of the extension, which will be used as the family kitchen, does however propose windows in both side elevations. To the rear of this a garden room is proposed with glazing on each elevation. The roofs of each the extensions will be pitched to match the main dwelling and materials will be consistent with others proposed.

The plans detail the proposed materials as roughcast render, slate roof, timber windows and sandstone heads, reveals and sills.

3.0 Site History

3.1 None

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
Parish Council	Object - Out of keeping with adjacent properties. Not in sympathy with existing rooflines, intrusive and will detract from the visual amenity of the area.

5.0 Neighbour Representations

5.1 Objections have been received by the residents of the two neighbouring properties both of which primarily relate to the scale of the extension.

A neighbour at Brookside Cottage has objected on the basis that approval of the application will result in a loss of light to the rear garden of the property due to the scale of the extension proposed. In addition to this it is considered some of the proposed windows would overlook this area.

Further objections from the same neighbours and a further Over Kellet resident also refer to the potential use of the property, by the applicant in the future, as some form of commercial development. Such a proposal would require a separate application for change of use and as such any reference to this has not been considered with this proposal.

6.0 Principal Development Plan Policies

6.1 The following policies shall be taken into consideration. Policy E39 of the Local Plan relates to alterations and extension to buildings within Conservation Areas. It states proposals will be permitted provided they do not result in the loss or alteration of features which contribute to the special character of the building and area; and the design, scale, form and quality of the proposal is sympathetic to the character of the building and area.

Policy H7 refers to housing and development in rural settlements, such as Over Kellet. It states that development should not have a significant adverse effect on the character of the settlement, surrounding landscape, or the amenities of nearby residents.

Supplementary Planning guidance Note 12: The Residential Design Code offers general guidance and design principles.

7.0 Comment and Analysis

7.1 As mentioned earlier there is no uniformity in design or scale in this part of the village. The existing dwelling is very 'ordinary' in design and arguably the revised design is more interesting and adds to the quality of the conservation area. Pre application discussions took place with officers and the architect was adamant that he was attempting to introduce a radical design rather than simply replicate the features of the existing property. These discussions also produced some minor amendment to the design features and the removal/amendments to overlooking windows.

With regard to the detailed design and those concerns raised by neighbours It is considered that the proposed east side windows serving the kitchen are acceptable due to the both the distance to site boundaries and neighbouring buildings and the existing boundary treatment. The distance to the west boundary is over 10 metres. To the east boundary the ground level rises to the neighbouring site and the boundary is lined with a hedge and various plant species. It has also been considered that the applicants could, if they so wished, erect a 2 metre high boundary fence along this boundary under permitted development.

Although the width of the property has increased, parking will still be made available to the side of the property and furthermore access to the garage at the rear will be retained.

The architect has provided a number of sketches which show a perspective sequence of the proposed building in context within the street and wider setting. It is accepted that when viewed directly the property is larger than its neighbours.

That said It is considered these sketches provide a useful perspective in to how the finished proposal would sit and marry in to the street scene and they will be available at the committee meeting.

The applicant has heeded the concerns of the neighbouring residents with regards to the use of the property as anything other than a dwelling house. The applicant has asked that, should the application be recommended for approval, a condition be used to restrict the use of the property to a dwelling house only (Use Class C3).

8.0 Conclusions

8.1 Consideration has been given to the average design of the existing dwelling on the site and this opportunity to improve the appearance of the property in a Conservation Area setting. The scale of the extension is considered acceptable given the distances and orientation to neighbouring properties. With regard to these and the above considerations it is recommended that the application be approved.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard 3 year time limit
2. Development in accordance with approved plans
3. The front elevation shall be finished in traditional stone, details to be agreed
4. Details of stone heads, reveals, sills, drip mouldings and verge copings to be agreed
5. Details of the roof eaves, ridges and verges to be agreed
6. Colour of render to be agreed
7. Use of a slate roof details to be agreed
8. Finishes of external woodwork to be agreed
9. Windows on the first floor of the east elevation to be fitted with obscure glazing only
10. Limitation to Use Class C3 (Dwelling House)

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

1. None

<p>Agenda Item A9</p>	<p>Committee Date 8 June 2009</p>	<p>Application Number 09/00322/FUL</p>
<p>Application Site Vacant workshops, Sand Lane, Warton</p>	<p>Proposal Demolition of existing derelict workshops and erection of new office and stores with parking.</p>	
<p>Name of Applicant Lune Valley 2001 Pension Scheme</p>	<p>Name of Agent Harry Walters & Livesey, Architects, West View, Ribbleton, Preston PR1 5DU</p>	
<p>Decision Target Date 4 June 2009</p>	<p>Reason For Delay Awaiting additional information from the applicants' architects</p>	
<p>Case Officer</p>	<p>Peter Rivet</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval</p>	

1.0 The Site and its Surroundings

- 1.1 This application is one that was originally expected to be determined under delegated powers. It has been referred to Committee at the request of Councillor Dent, because of the concern of local residents about the possible traffic implications of the development.
- 1.2 The site is within the Arnside/Silverdale Area of Outstanding Natural Beauty, on the north side of Sand Lane, at the western end of Warton. It is occupied by a pair of single storey buildings. They are at present vacant, but were last used for storing cars.
- 1.3 To the east the site adjoins the gardens attached to a house and a bungalow, and beyond them is a motor vehicle repair garage. On the opposite side of the road there is a row of semi-detached houses. To the north is an area of open pastureland at the foot of Warton Crag.

2.0 The Proposal

- 2.1 The applicants wish to demolish the existing buildings and replace them with a new one. It would be of two storey height, though a large part of it would be a workshop and garage suitable for large size commercial vehicles. The walls would be finished in natural stone and render, and it would have a slate roof. The total floorspace would be 450 sq metres, rather than the 200sq metres of those on the site at present. The site layout plan shows seven off street parking spaces, including one reserved for disabled users.
- 2.2 The plans originally submitted have been modified to include a lift, so that disabled people have access to the first floor office accommodation, and to reposition the bin store so that a tree on the northern boundary can be retained.
- 2.3 The intended occupier is Brokk Ltd, a firm currently based in Kendal, which manufactures remote controlled robots used in the demolition and nuclear industries. It is expected that 10 people would be employed on the site.

3.0 Site History

- 3.1 The premises have been used in the past for the storage of vehicles and have established use rights for storage purposes.

Application Number	Proposal	Decision
1/78/526	Outline application for erection of a detached bungalow	Refused
1/78/1119	Change of use of derelict corrugated iron Dutch barn to temporary storage for new cars	Refused
95/01212/ELDC	Certificate of lawful use for use of buildings and land for storage of new and used motor vehicles and components	Approved

4.0 Consultation Responses

- 4.1 The following responses have been received from statutory consultees:

Consultees	Response
Warton Parish Council	Object, on the grounds that the premises have never been used as a workshop, only for storage purposes and the site is not considered suitable for this use. They are concerned about the heavy plant which would be needed to transport machinery to and from the site. The surrounding road structure is not suitable for heavy traffic and the development would adversely affect nearby residents. They draw attention to the concerns expressed by Lancashire County Council about traffic.
County Council highways	Concerned that visibility at the access on to Sand Lane is severely substandard, and traffic speeds along this road are a problem. They note that there is an established use here but point out that the floorspace available as a result of the development will be significantly increased. If permission is granted they require either: <ul style="list-style-type: none"> - Visibility splays of 2.4 x 90m either side of the entrance, which will be difficult to achieve as they require land outside the applicants' control; or - Funding for off-site works to reduce traffic speeds, such as interactive warning sites. The approximate cost of these works would be £14,000. With these, visibility splays of 2.4 x 45m would be acceptable. If permission is granted, provision needs to be made of secure cycle storage and parking for one motorcycle.
Environmental Health	Ask for a construction hours condition, and also a restriction on the operating hours of the business to 08:00 - 18:00 Mondays to Saturdays with no operations on Sundays or public holidays. They point out that the site is within a Radon Gas affected area and that appropriate measures will be needed to control it. A condition is also recommended to cover any unforeseen land contamination.
Tree Protection Officer	There are hawthorn and blackthorn hedges around the site, and a hawthorn and sycamore on the northern site boundary. Asks for an arboricultural survey (this has been referred to the applicant's architect).
Access Officer	Internal layout of building as submitted was unsatisfactory, as the office would not be accessible to wheelchair users (this issue has been addressed in the amended plans).
Arnside/Silverdale AONB Executive	Object to the proposal, on the grounds that while the building is an improvement on what is there at present it will have a negative impact on the landscape of the AONB. They are also concerned about traffic to and from the site. They consider that the form of development proposed would be more appropriate elsewhere.

5.0 Neighbour Representations

5.1 In total 59 letters and emails have been received from people living in the area, mostly in Warton, objecting to the development on the following grounds:

- Dangers associated with speeding traffic on the road
- The site is opposite a row of houses and within an Area of Outstanding Natural Beauty, and is not suitable for this form of development
- The buildings on the site were last used for storing cars, not as workshops
- The use proposed is more suited to an industrial estate
- The business operated by Brokk UK Ltd could result in toxic waste being brought on to the site
- Inadequate off street parking for people employed on the site
- Awkward road access via Carnforth and Millhead, unsuitable for large vehicles
- Possible flood problems
- Light pollution
- Possible disturbance from security alarms.

Geraldine Smith MP has written to draw attention to the concerns expressed by her constituents about the proposal.

5.2 Several neighbours complain that the proposal has not been advertised adequately because the site notice is displayed in a place that is difficult to see and was put up some time before individual neighbours were notified of the application.

5.3 Warton Village Society object to the proposal, on the following grounds:

- Detrimental to the AONB
- 5.4
- Detrimental to the character of the area, as what is on the site is an agricultural building
 - Inappropriate location, because of the road access
 - Increased traffic movements
 - Increased noise from activity on the site
 - Adverse effect on residents
 - Overbearing development in a residential area.

Councillor Dent has drawn attention to the concerns of residents of Sand Lane, and advises that a petition against the proposal is being circulated locally.

5.5 Councillor Fishwick, in her capacity as the County Councillor for the area, is concerned both about the traffic implications of the development and its impact on the landscape. She also raises the issue of security lighting and its impact on the immediate area.

5.6

6.0 Principal Development Plan Policies

6.1 Policy SC3 of the Core Strategy states that the Council will identify local employment needs and opportunities for meeting them, and encourage appropriate employment development within villages. Warton is not one of those villages identified as having a full range of services (it has no doctor's surgery), but it is a substantial community.

6.2 Policy E3 of the Lancaster District Local Plan requires that development in or adjacent to AONBs should not adversely affect their character or harm the landscape quality, and that any development permitted must be of an appropriate scale and use materials appropriate to the area. Policy R21 states that the Council will, where appropriate, require access provision for people with disabilities.

7.0 Comment and Analysis

- 7.1 Several neighbours point out that the Certificate of Lawful Established Use granted in 1995 referred to use for storage, rather to a workshop and argue that no form of industrial use should be allowed here. However where the total floor space is less than 235 sq meters the Town & Country Planning (General Permitted Development) Order 1995 states that planning permission is not required to change from storage to "business" use, which includes light industrial use, offices not dealing with the general public, and research and development activities. In this case the floor space of the existing buildings on the site is just under 200 sq meters, well within this allowance. It would therefore be possible to use the existing premises for light industrial or office use without any need to apply for planning permission. While the new building is much larger than the present ones, it would be unreasonable to rule out such a use in this location.
- 7.2 The two storey building proposed would clearly be more prominent within the landscape than the existing ones, but in visual terms it would be an improvement. The architects responsible have taken some trouble to design a traditional style building rather than a standard industrial unit. Despite the concerns of the AONB Executive, it is difficult to argue that the building proposed is in itself inappropriate.
- 7.3 The industry involved is a technically advanced one of a kind which is clearly capable of offering benefits to the local economy. As some of the robots supplied by Brokk are used in the nuclear industry, the concern of residents about pollution is understandable. According to the applicant's agents, robots supplied to the nuclear industry are never returned after use; they have to be abandoned on site with other contaminated equipment. The nuclear industry is subject to strict regulation. No purpose would be served by trying to use the planning system to duplicate the work of other agencies and the Council's planning enforcement staff do not have the relevant qualifications or experience.
- 7.4 The questions of some neighbours about the adequacy of the off street car parking will be noted but the provision shown is consistent with the County Council's standards. Although there is no bus route along Sand Lane itself there is a regular bus service nearby at Town End, where it joins Mill Lane and Main Street. The internal layout of the building allows ample room for secure cycle parking.
- 7.5 The main issue of concern is therefore the access. The site is just beyond the brow of a hill so visibility to the east is restricted. Sand Lane is completely straight for most of its length; as traffic is usually light drivers often exceed the official 30mph limit. In addition the highway network serving the area is not well suited for access by large vehicles. The most direct access to the A6 road is through the centre of Carnforth and Millhead, where there are two low railway bridges and a narrow bridge across the River Keer.
- 7.6 In response to concerns about the traffic generation potential of the site, the applicant's architect has provided additional information on the amount of traffic the site is expected to generate (see the appendix at the end of this report). It will be seen that most of the robots are relatively small; they can be accommodated a normal passenger lift, and can be transported on the back of a car trailer. Only the larger models will require a larger vehicle, described as a fixed wheelbase truck. It is not anticipated that any of the equipment will require the use of an articulated vehicle; however their use by third party deliveries cannot be ruled out absolutely. They therefore argue that a condition restricting the size of vehicle used would be unduly onerous.
- 7.7 There is clearly a possibility that a successful business of this kind will grow and there is little scope for further expansion on the existing site. Nonetheless the present proposal is consistent with the present authorised use.

8.0 Conclusions

- 8.1 Taking all these factors into account, it is recommended that permission should be granted subject to the applicant's agreeing to paying for a package of traffic calming measures on Sand Lane. It is understood that a formal response on this will be available in time for the Committee meeting.
- 8.2 The conditions below also include one requiring that the first 5 metres of the car park from the road should be hard surfaced, partly to prevent loose gravel from the car park being spread into Sand Lane and partly to ensure that a satisfactory wheelchair accessible route is available between the designated disabled parking space to the main entrance of the building.

Recommendation

That Planning Permission **BE GRANTED** subject to the applicant's agreeing in principle to contribute to the cost of traffic calming measures in Sand Lane, and the following conditions:

1. Standard three year condition.
2. Amended plans 7 May 2009.
3. Development to be carried out in accordance with the approved plans.
4. Samples of materials to be agreed.
5. Construction work to take place only between 08:00 and 18:00 Monday to Saturday.
6. Tree to be protected from damage while construction work is in progress.
7. Premises to be open for business only between 08:00 and 18:00 Monday to Saturday.
8. Secure cycle parking to be provided.
9. First 5 m of car park from the road to be hard surfaced.
10. Sight line visibility splays either side of site access to be agreed.
11. No development to take place before agreement to provide traffic calming measures on Sand Lane
12. Traffic plan for delivery/collection of equipment to be agreed.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

Email correspondence from the applicants' architect dated 18 May 2009.

Rivet, Peter

From: Kevin McFadyen [Kevin.McFadyen@jhallpr.com]
Sent: 18 May 2009 12:13
To: Rivet, Peter
Cc: lunevalleybuilders@yahoo.co.uk
Subject: RE: Application 09/00322/FUL - Sand Lane, Warton

Dear Peter,

Thank you for the email regarding the sizes of vehicle used for pick up and delivery on site.

The larger vehicle movements to the proposed building will have no measurable effect on the road network. It will simply not register on any scale: Incidentally the last user of the site generated significant heavy vehicle movements.

The actual numbers of the robots sold in a year is small, as they are high value specialist machines used for very specific purposes. The robots are manufactured by the parent company in Sweden. Most of the robots are delivered directly to the customers from the docks at Newcastle or Hull and will not be brought to Warton. A small number will be brought in during the year for final preparation.

The actual vehicle movements are expected to be very low as listed below:-

- 5 persons per day by car, some with trailers.
- Postal delivery 1 per day
- Transit van 2 daily to pick up parcels
- Fixed wheelbase truck 1 per month (see below)
- Company managers/staff training/inspection visits up to 10 people by car 1 or 2 times per year.


There are several alternative ways of transporting the robots between sites; The smallest models, Brokk 50 & 90 are all transported on a car trailer or alternatively a pickup van, while the larger models 180 & 330 will only need a fixed wheelbase truck.


It is possible although not planned or encouraged that when using 3rd party transport companies there theoretically could be a one off delivery to the site by an articulated vehicle. It would be onerous in this exceptional circumstance out of the client's control that he could fall foul of a restriction on vehicle size. Given the negligible larger vehicle movements to the site our client feels it would be inappropriate to impose a restriction on the size of vehicle.

Kevin McFadyen

HARRY WALTERS & LIVESEY
CHARTERED ARCHITECT

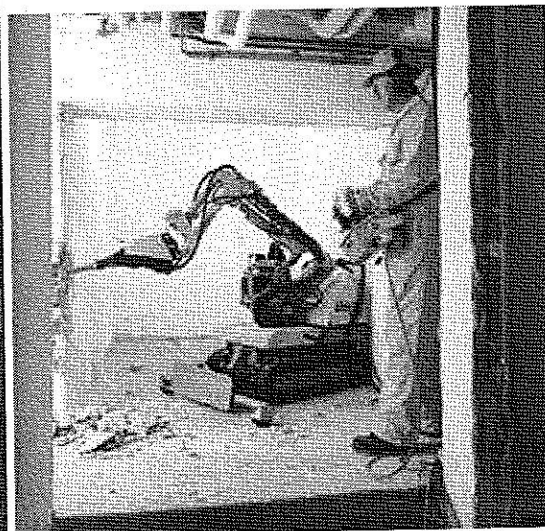
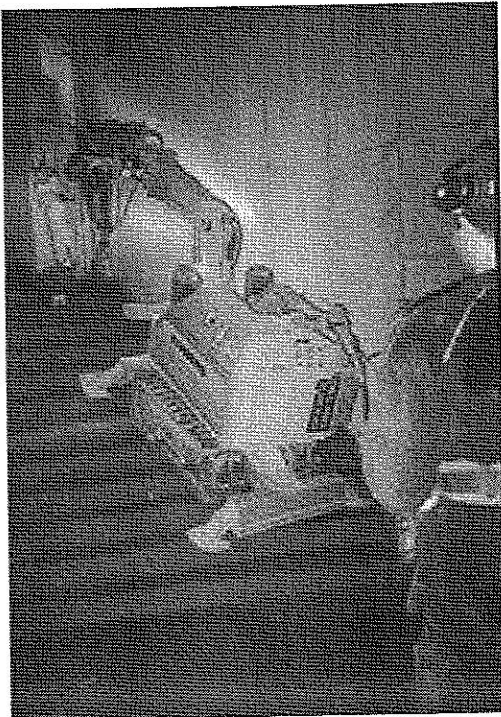
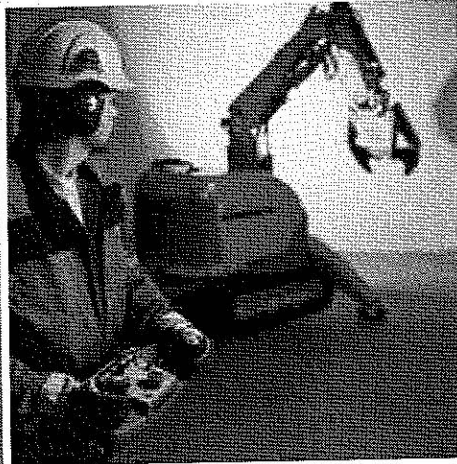
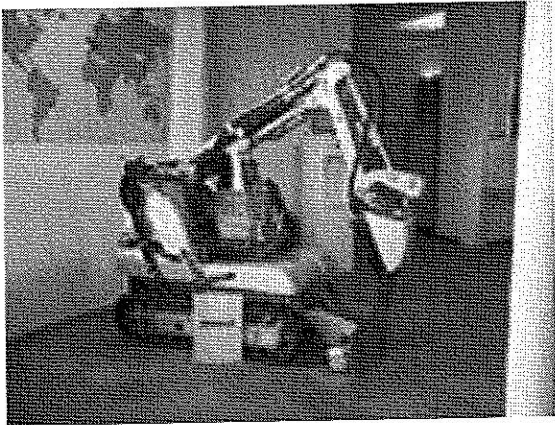
: 01772 706696

: 07899 732280

: kevin.mcfadyen@jhallpr.com

NOTES ON THE BROKK ROBOTS

Its small dimensions allow a Brokk machine to pass through narrow doorways, windows, furnaces, elevator shafts etc. The smallest machine can be transported in a standard passenger lift or even climb up and down ordinary stairways. The machines are electrically driven apart from one which is diesel.



Agenda Item A10	Committee Date 8th June 2009	Application Number 09/00339/VCN
Application Site The Sands Carr Lane Middleton Morecambe	Proposal Application for variation of conditions 2 and 4 on permission 07/01673/CU to allow the continued holiday accommodation use of the site between 1 March and 15 January each year and continue storing caravans throughout the winter closed period	
Name of Applicant Mr David Mercer	Name of Agent Mr Malcolm Savage	
Decision Target Date 26 June 2009	Reason For Delay	
Case Officer	Mr Andrew Holden	
Departure		
Summary of Recommendation		

1.0 The Site and its Surroundings

- 1.1 The site is approx 2 miles along Carr Lane to the east of the village of Middleton. The site is the subject of this application is situated adjacent to the north side of The Sands Public House and Greendales Leisure Park, on the eastern side of Carr Lane, Middleton. The main field is access via the existing access form Carr Lane into Greendales Leisure Park behind The Sands Public House.
- 1.2 The site is also opposite the former 'Pontins' holiday camp – a site now being developed as a large scale housing site (approx 550 dwellings) for over 55's.
- 1.3 The field is almost triangular in shape and is slightly elevated above the road. There remains a well developed mature roadside field hedge to the west, the southern boundary is also a mature mixed thorn hedgerow, the eastern boundary between the application site and neighbouring land is an open with a post and wire fence and a recently planted hedgerow.

2.0 The Proposal

- 2.1 The application is seeking to modify conditions 2 and 4 attached to the earlier consent 07/01673/CU to allow the continued holiday accommodation use of the site between 1 March and 15 January each year and continue storing caravans throughout the winter closed period. The previous conditions restricted the season length to between 1 March and 31 October in any one year with no siting or storage of touring caravans outside this period.

3.0 Site History

3.1 The application site has been the subject of a number of applications over the last 10 years relating to the development of the field as a caravan site. Previous applications in 1997 and 1998 for the siting of static vans on parts of this site were refused by the Committee. The 1998 application proceeded to the appeal stage and the Planning Inspectorate dismissed the appeal on the grounds that the development would be contrary to both Structure Plan and Local Plan policy. In particular, concerns were raised regarding the visual impact of the proposal and the subsequent detriment to the character of the area.

A more recent application, 03/00741/CU sought development of the site for 15 touring caravans this was again refused on highway safety issues and visual amenity grounds.

The most recent application relating to the site was 07/01673/CU, a retrospective application for the siting of 28 touring caravans on the site. It was acknowledged during the determination of this application that circumstances around the site had changed substantially during the previous years in particular the highway objections relating to use as a touring site could not longer be substantiated. The application was approved with a standard March - Oct season and restriction over winter storage on the site.

Application Number	Proposal	Decision
03/00741/CU	Development of the site for 15 touring caravans	Refused
07/01673/CU	Retrospective consent for change of use to site 28 touring caravans	Approved

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Consultee	Response
County Highways	No observation
Environmental Health	No objections - Conditions/procedure should be in place to ensure these caravans do not become occupied on a residential basis.
Environment Agency	Views awaited
Parish Council	Middleton Parish Council – provided a letter of support with the application submission. The letter indicated that the area has always been associated with tourism. The site has operated for over ten years with no problems to road safety or visual impediments. No response to the formal consultation to date – any comments will be reported directly to committee.

5.0 Neighbour Representations

5.1 None to date

6.0 Principal Development Plan Policies

6.1 Lancaster District Local Plan - Saved Policy TO8 allows to the extension of season to existing sites providing that there would be no significant adverse impact upon the surroundings, a programme of on-site improvements is agreed and implemented, the caravans remain in holiday use and a continuous closed period of six weeks is maintained between Jan 1st and March 31st

- 6.2 Saved policy E4 (Countryside Area) - Seeks to ensure that development is only permitted which is in scale and keeping with the character and natural beauty of the landscape, is appropriate to its surroundings, does not result in adverse impact upon nature conservation and makes adequate access/parking arrangements.
- 6.3 Lancaster Core Strategy - ER6 Developing Tourism, seeks to maximise the potential of tourism to regenerate the local economy.
- 6.4 E1 - Environmental Capital, seeks to improve and safeguard the district's environmental capital

7.0 Comment and Analysis

7.1 The application is seeking to modify conditions 2 and 4 of the planning consent 07/01673/CU. The original condition reads as follows: -

7.2 *Condition 2. The caravans hereby approved shall be used for holiday accommodation only and shall not be occupied for any other purpose. In particular they shall not be used as the sole or principal residence by any of the occupants.*

Reason: Use otherwise in accordance with this condition would be inappropriate in this location.

7.3

Condition 4. The use of the land for the siting of touring caravans shall only occur between 1st March and 31 October. No touring caravans shall be sited or stored outside this period without the prior written consent of the local planning authority.

Reason: For the avoidance of doubt and in the interests of visual amenity.

7.4 The proposal is seeking to change the current arrangement in two distinct areas a. to lengthen the season to between 1 March and 15 January the following year and b. allow the caravans to remain in place over the closed winter period. In order to address the policy requirements of Saved policy TO8 to extend the season, the applicant is identified a programme of additional tree planting on the boundaries and within the centre of the site, it is also suggested that the wording of Condition 2 is strengthened to restrict residential occupation with the maximum period of occupancy of any family or group of person to no more than 8 weeks within any one calendar year.

7.5 These proposals do help to mitigate the impact of the development and improve the appearance of the site when viewed within the wider landscape. Nevertheless, the issue of visual impact has always been of concern both in the historic application and more recently determinations. It is considered that continuous all year round siting of caravans either occupied or stored would be visually intrusive and normally be inappropriate in this location despite some proposed improvement to the landscaping in and around the site.

7.6 However, the applicant has also submitted a substantial amount of evidence from past and current occupants of the site and independent corroboration from local business people that the site has been occupied both for a longer season than the current condition allows and the caravans have been stored in position over winter for many years, as far back as 1993 with varying numbers of caravans. The applicant is unable to pursue an application for a Lawful Development Certificate for technical reasons but it is clear that the caravans have been sited for extensive periods and winter storage has taken place for many years.

8.0 Conclusions

8.1 The current application to revise planning conditions must be considered against this background and the change in circumstances around the site (extended static site adjacent and the 'Pontins' retirement village under construction). On balance, it is considered that it would be difficult to resist the application as proposed and it is more beneficial to allow consent for the amendments with the benefit of stronger planning controls over the site and improvements to landscaping. As such the application should be supported.

Recommendation

That conditions 2 and 4 of application number 07/01673/CU be replaced with the following conditions :

1. In respect of the details relating to the additional tree planting, the permission relates solely to the application as amended by the letter and plan dated 20 May 2009.
Reason: For the avoidance of doubt and so that the local planning authority shall be satisfied as to the details.
2. The caravans hereby approved shall be used for holiday accommodation only and shall not be occupied for any other purpose. In particular they shall not be used as the sole or principal residence by any of the occupants. No individual, family or group shall occupy and caravan for a period of eight weeks within any one calendar year.
Reason: Use otherwise in accordance with this condition would be inappropriate in this location.
3. No more than 28 touring caravans shall be located within the site hereby approved at any one time.
Reason: For the avoidance of doubt and in the interests of visual amenity.
4. The use of the land for the siting of touring caravans shall only occur between 1st March and 31 October. No touring caravans shall be sited or stored outside this period without the prior written consent of the local planning authority.
Reason: For the avoidance of doubt and in the interests of visual amenity.
5. Following the implementation of the approved landscaping scheme it shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the local planning authority. This maintenance shall include the watering, weeding, mulching and adjustment/removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.
Reason: In the interests of the amenity of the area.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

- 1.

Agenda Item A11	Committee Date 8 June 2009	Application Number 09/00371/CU
Application Site West Lindeth House, 2 Stankelt Road, Silverdale	Proposal Conversion of former nursing home to three dwellings with associated private sewage treatment plant and improved vehicular access	
Name of Applicant Mrs B Lord	Name of Agent Barden Planning Consultants, 130 Highgate, Kendal LA9 4HE	
Decision Target Date 19 June 2009	Reason For Delay Not applicable	
Case Officer	Peter Rivet	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

- 1.1 This is the first of three applications involving West Lindeth House, which is a large two storey detached house to the south of the centre of Silverdale village. They were originally identified as suitable for determination under delegated powers. They have been referred to Committee at the request of Councillor Fishwick, because concern by local people about the impact of the development.
- 1.2 The grounds of West Lindeth House contain a number of mature trees, including a very large Chilean Pine (monkey puzzle). The surrounding area is residential and is characterised by houses with substantial gardens. The whole of Silverdale is included within the Arnside/Silverdale Area of Outstanding Natural Beauty.
- 1.3 The building has been altered and extended at various times. West Lindeth House itself is not listed, but the gate piers at the Lindeth Road entrance to the house are. In addition to this access there is another one at the rear, but it is reached by a steep and awkwardly angled private drive off Stankelt Road, and already serves two private houses at the rear of the site.

2.0 The Proposal

- 2.1 The property was last used as a nursing home but is no longer required as such. It is therefore proposed to subdivide it to create three separate houses.
- 2.2 Two of these would have three bedrooms; the other would have two. A two storey, new build extension would be required at the south west corner of the building, replacing an existing single storey lean-to structure. This has been designed to match the character and materials of the existing building.
- 2.3 A separate outline application has been submitted for two new detached houses in the grounds (09/00377/OUT), as well as an application for Listed Building Consent (09/00378/LB) to cover the alterations to the site entrance. The proposal includes the provision of a foul sewage treatment plant serving all five properties within the site.

3.0 Site History

3.1 There have been no recent planning applications involving this property. The last one was in 1989 when consent was granted for the conversion of a derelict barn to two dwellings and the construction of a new access.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Consultees	Response
Silverdale Parish Council	Observations awaited.
County Council highways	No objections, as the proposal would be likely to reduce rather than increase the number of trips to the site and the applicant proposes to improve the site entrance. Ideally they would like improved visibility both sides of the site entrance. Conditions should be attached to any consent requiring the provision of the improved site access, turning spaces within the site, off street parking spaces. They draw attention to the public footpath adjoining the site.
Environmental Health	Any desk study of possible land contamination should also cover any implications for the three houses proposed here.
Tree Protection Officer	There is a relatively large number of trees within and around the boundaries of the site, many of them large mature ones. A detailed arboricultural statement is required (this request has been referred to the applicant's agent). Where possible, the design of the development should accommodate the constraints presented by the trees, their canopies and root systems.
Arnside/Silverdale AONB Executive	Recognise that the proposal provides an opportunity to bring the building back into beneficial use, but draws attention to the policies in the AONB Management Plan - see letter dated 21 May 2009.
United Utilities	No objections. A separate metered water supply will be required for each dwelling.

5.0 Neighbour Representations

5.1 Two letters have been received from neighbours who object on the following grounds:

- The house is an important example of the work of the Kendal architect George Webster
- The access on to Lindeth Road is dangerous.
- Trees and shrubs in the garden have recently been cut down.

5.2 Councillor Fishwick objects to the proposal on the following grounds:

- The main house is a rare Lancashire example of the work of George Webster
- The house and its garden setting should be protected from development
- The access on to Lindeth Road is inadequate for the number of dwellings proposed, even with the improvements shown.

5.3 Four other letters from neighbours raise no objection to the proposal in principle, one of them indicating that they are happy with the scale and finish of the proposal, but they would wish to see a management scheme for the gardens including measures to protect the existing trees and shrubs within the site. Another asks that the houses should be priced so that they are within reach of young people.

6.0 Principal Development Plan Policies

6.1 Policy SC3 of the Core Strategy covers development in villages, including Silverdale which is one of those identified as containing a full range of five key services.

6.2 Of the "Saved" Policies in the Lancaster District Local Plan, H7 sets out requirements for residential development in villages. Policy E3 requires that development within or adjoining AONBs should respect their character. Policy E33 protects listed buildings from unsympathetic alterations.

6.3 The Arnside/Silverdale AONB Management Plan and the Silverdale Parish Plan, while non-statutory documents, are also material considerations.

7.0 Comment and Analysis

7.1 The scheme, including the extension, has been designed to maintain the form and character of the existing building. The provision of a high grade sewage treatment plant in place of the existing septic tank, and a safer access on to Lindeth Road, represent small but significant community gains. The proposal is therefore consistent with those policies which seek to maintain the character of the AONB.

7.2 As one of the neighbours points out, the house is believed to be the work of George Webster of Kendal who designed a number of early nineteenth century houses in what was then Westmorland and North Lancashire, including Whittington Hall. He is also thought to be the architect of Hazelwood Hall in Silverdale and St John's Church in Yealand Conyers.

7.3 In view of its size it is difficult to see this property being of practical use as a single dwelling house. It might be suitable for conversion to a small guest house or hotel, but such a use would have significantly greater traffic implications. The submitted proposal will provide a significant and attractive building within the village with a secure future. To maintain its overall appearance and setting it is however important to control the way in which the curtilage of the site is divided, and to ensure that the appearance of different parts of the building is not marred by subsequent unsympathetic extensions.

8.0 Conclusions

8.1 Overall the proposal is a well thought out one, consistent with planning policies for the area and it is recommended that consent should be granted.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year condition.
2. Development to be carried out in accordance with the approved plans.
3. Samples of materials used in extension to be agreed.
4. Details of foul drainage plant to be agreed.
5. Trees to be protected from development while development is in progress.
6. Details of any division of the garden surrounding the building to be agreed.
7. Removal of permitted development rights for extensions.
8. Removal of permitted development rights - doors and windows.
9. Vehicular access to be provided before houses are occupied.
10. Provision of turning spaces.
11. Provision of off street garaging/car parking.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

Letter from the Arnside/Silverdale AONB Manager dated 21 May 2009.



Arnside and Silverdale Area of Outstanding Natural Beauty

The Old Station Building, Arnside, Carnforth, Lancs. LA5 0HG
Telephone 01524 761034
Email: info@arnsidesilverdaleaonb.org.uk
Website: www.arnsidesilverdaleaonb.org.uk

21 May 2009

Lancaster City Council
Planning Services
Palatine Hall
Dalton Square
Lancaster LA1 1PJ

Dear Mr Rivet

RE: West Lindeth House, Silverdale – Planning Application References: 09/00371/CU, 09/00377/OUT and 09/00378/LB

The statutory and primary purpose of designation of an Area of Outstanding Natural Beauty is the conservation and enhancement of the natural beauty of the area. Lancaster City Council Core Strategy Policy E1 also quite clearly states that the Council will protect, conserve and enhance landscapes of national importance. Under Section 85 of the Countryside and Right of Way Act 2000 (AONBs) all Local Authorities must take due regard for the designation of the AONB in their decision making.

In the terms of the Arnside and Silverdale AONB Landscape Assessment, the key characteristics of Silverdale include:

- Low wooded limestone hills
- Open pasture and small sheltered paddocks
- Rough grazing land with species rich grassland and rocky outcrops
- Narrow lanes and a dense network of footpaths, often flanked by limestone walls
- Considerable semi-natural woodland and amenity planting
- Historic wells
- Victorian and Edwardian dwellings and more recent bungalow development

In line with the relevant policies in the Lancaster City Council Core Strategy, any development should be of high quality, good design and should demonstrate the highest levels of sustainability.

The Planning Sub Committee of the AONB Executive Committee has looked at the plans and associated documents for this application and wish to make the following comments.

The Committee feels that currently there is insufficient detail provided in the outline planning application to fully judge the impact of the proposed development.

The Committee understands that at present the building is not currently in use and therefore in danger of deterioration. The proposed development does offer an opportunity to bring an existing building back into use, potentially to meet local housing need and also to improve the outdated sewage systems, which could have an adverse impact on water quality. But in doing so it is imperative that the proposed development is sensitive to the landscape character of the area and does not compromise the historical significance of the existing building.

Lancaster City Council Core Strategy policy SC1 states that in assessing whether development proposals are as sustainable as possible, the Council will apply a set of principals, one of which states that ‘the site can be developed without the loss of harm to features of significant biodiversity, landscape, archaeological or built heritage importance’ and that ‘the proposed use would be appropriate to the character of the landscape’.

Policy E1 states Lancaster City Council will protect and enhance landscapes of national importance and makes particular reference to the AONB Management Plan.

The committee understands that West Lindeth House was designed by George Webster of Kendal and as such is historically significant and makes a significant contribution to the built heritage and character of the village of Silverdale. As part of the renovation every effort should be made to survey and subsequently retain features of historical significance and the renovation should be sensitive to the character of the building and landscape setting in accordance with AONB Management Plan objectives BE2.3: Raise awareness about the importance of enhancing the built environment of the AONB among developers and their clients, in order to encourage adoption of vernacular styles and good design and construction methods, which achieve sustainability objectives, support the distinctive character of settlements and are appropriate to the AONB designation; BE3.1: Encourage the survey of any historically significant buildings, features within them or in the affected curtilage prior to the implementation of conversion or improvement works; and BE3.2 Encourage the provision of appropriate advice on the repair and/or alteration of existing buildings in ways that conserve and enhance local distinctiveness and respect the landscape setting.

There is clearly an effort to use local materials including local stone render and slate roof, which the committee supports.

The grounds are mature and there are a large number of trees and mature shrubs within the site, particularly situated around the boundary, with a number of large mature trees of particular note. These trees make a significant contribution to the character of the local area and should be retained and protected. The proposed renovation works and new development could have significant implications for the trees and the committee recommends that more detailed survey and assessment works are carried out in consultation with the Lancaster City Council Tree Protection Officer in order to ensure that any notable trees are protected and new planting mitigates any losses. This should include a Tree Survey in accordance with the current *BS5837: Trees in relation to construction – Recommendations*.

The planning application asserts that there would be no reasonable likelihood of any protected or priority species being affected adversely. However, the committee understands that there are records of a Pipistrelle bat roost at this location. The applicant must take account of this roost and obtain specialist advice before undertaking any work that might affect the bats or their roosting place.

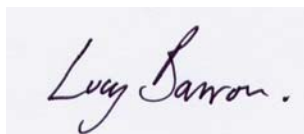
The committee supports the retention and restoration of the traditional limestone boundary wall as part of the proposed development in accordance with AONB Management Objective LR1.3: Encourage the retention and restoration of limestone walls.... None of the existing wall should be replaced by fencing.

The committee feels very strongly that the development should be in accordance with Lancaster City Council Core Strategy Policy SC1 and AONB Management Objective BE2.4: Promote high standards of energy and water efficiency and the use of renewable energy for all new and existing building development in the AONB. Encourage innovative solutions that allow the integration of energy and water efficient building and micro-generation technologies with the distinctive character of settlements.’

The committee refers the applicant to English Heritage guidance publication *Energy Conservation in Traditional Buildings* and other appropriate guidance for traditional buildings available from English Heritage available at <http://www.english-heritage.org.uk/server/show/nav.18525> .

Lancaster City Council Core Strategy Policy SC3 on Rural Communities identifies Silverdale as a local service centre where an allowance of 10% of new homes can be made to accommodate development *to meet local needs in villages*. AONB Management Plan Objective C3.1 supports this and states: ‘Support the provision of affordable housing especially for young local families where need is demonstrated by a housing needs survey’, in order to promote community vibrancy and diversity. We would call upon Lancaster City Council to be convinced that the proposed development sufficiently meets this kind of local need and this should be clearly demonstrated.

Yours sincerely

A rectangular box containing a handwritten signature in black ink that reads "Lucy Barron."

Lucy Barron
AONB Manager

Agenda Item A12	Committee Date 8 June 2009	Application Number 09/00377/OUT
Application Site West Lindeth House, 2 Stankelt Road, Silverdale	Proposal Outline application for the erection of two dwellings with integral garages, sewage plant and access improvements	
Name of Applicant Mrs B Lord	Name of Agent Barden Planning Consultants, 130 Highgate, Kendal LA9 4HE	
Decision Target Date 19 June 2009	Reason For Delay Not applicable	
Case Officer	Peter Rivet	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

- 1.1 This application is associated with no. 09/00377/CU, reported previously.
- 1.2 The surrounding area is residential and is characterised by houses with substantial gardens. The grounds of West Lindeth House contain a number of mature trees, including a very large Chilean Pine (monkey puzzle). The house is not listed, but the gate piers at the Lindeth Road entrance are. The site is within the Arnside/Silverdale Area of Outstanding Natural Beauty.

2.0 The Proposal

- 2.1 The application is in outline form and is for two new detached houses within the grounds. Two sites are identified for them, both close to the southern site boundary. The Design and Access Statement indicates that they would have traditional style slate roofs; the walls would be a mixture of render and local rubble limestone.
- 2.2 As with the change of use application, the plans show alterations to the Lindeth Road access with the piers on the north side of the gateway repositioned to improve visibility. As with the application for the subdivision of the existing house, the development would be served by a new packaged sewage treatment plant of the type required by the Environment Agency.

3.0 Site History

- 3.1 There have been no recent planning applications involving this property. The last one was in 1989 when consent was granted for the conversion of a derelict barn to two dwellings and the construction of a new access.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Consultees	Response
Silverdale Parish Council	Concerned about the possibility of increased traffic on to the private road at the rear, on to Stankelt Road.
County Council highways	No objections, as the proposal would be likely to reduce rather than increase the number of trips to the site and the applicant proposes to improve the site entrance. Ideally they would like improved visibility both sides of the site entrance. Conditions should be attached to any consent requiring the provision of the improved site access, turning spaces within the site, off street parking spaces. They draw attention to the public footpath adjoining the site.
Environmental Health	A desk study of possible land contamination will be needed. Any plant associated with the sewerage treatment plant should be arranged so as not give rise to noise or vibration problems.
Tree Protection Officer	There is a relatively large number of trees within and around the boundaries of the site, many of them large mature ones. A detailed arboricultural statement is required (this request has been referred to the applicant's agent). Where possible, the design of the development should accommodate the constraints presented by the trees, their canopies and root systems.
Arnside/Silverdale AONB Executive	Are concerned that the present application is in outline form only, and would prefer a detailed submission. Draw attention to the policies in the AONB Management Plan - see letter dated 21 May 2009.
United Utilities	No objections. A separate metered water supply will be required for each dwelling.

5.0 Neighbour Representations

5.1 Three letters have been received from neighbours who object on the following grounds:

- The house is an important example of the work of the Kendal architect George Webster
- The access on to Lindeth Road is dangerous
- The intended siting of the new houses is unclear (both sites are in fact specified on the plans provided).
- Trees and shrubs in the garden have recently been cut down.

5.2 Councillor Fishwick objects to the proposal on the following grounds:

- The application for two new houses should not be accepted in outline form as the site is a very sensitive one
- The house and its garden setting should be protected from development
- The access on to Lindeth Road is inadequate for the number of dwellings proposed, even with the improvements shown.

5.3 Three other letters from neighbours raise no objection the proposal in principle, saying that they are happy with the two new houses, but they would wish to see more details and a management scheme for the gardens including measures to protect the existing trees and shrubs within the site. They note that some shrubs and small trees have been crudely clipped. Another asks that the houses should be priced so that they are within reach of young people.

6.0 Principal Development Plan Policies

6.1 Policy SC3 of the Core Strategy covers development in villages, including Silverdale which is one of those identified as containing a full range of five key services.

6.2 Of the "Saved" Policies in the Lancaster District Local Plan, H7 sets out requirements for residential development in villages. Policy E3 requires that development within or adjoining AONBs should respect their character. Policy E33 protects listed buildings from unsympathetic alterations.

- 6.3 The Arnside/Silverdale AONB Management Plan and the Silverdale Parish Plan, while non-statutory documents, are also material considerations.

7.0 Comment and Analysis

- 7.1 Although the application has been submitted in outline form, it is accompanied by a substantial amount of supporting detail. Their siting and the access arrangements to them, as well as the intended foul drainage arrangement, are specified. Subject to receipt of the tree survey, which is expected to be available in time for the Committee meeting, the level of information available is sufficient to allow the impact on the houses to be assessed.
- 7.2 The sites proposed for the two new houses are reasonably unobtrusive ones and their impact on the area as a whole will be very small. They can be accommodated without adversely affecting the light and aspect of neighbouring properties. They will not require the removal of any of the large trees within the site, which are an important part of the setting of West Lindeth House.
- 7.3 Extra houses will generate traffic, but it is unlikely that the intended total of five dwellings will produce any more than resumption of use as a nursing home. Like the change of use application, the proposal makes provision for widening the Lindeth Road access. The County Council's highway engineers suggest that by repositioning both gate piers it would be possible to achieve better sight lines, but this would be more likely to compromise their status as a listed structure.

8.0 Conclusions

- 8.1 The proposal is compatible with the character of the site and will not adversely affect the character and setting of West Lindeth House. It is therefore recommended that the proposal should be supported.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year condition.
2. Outline permission - details to be submitted: materials, design, boundary treatment.
3. Houses to be no more than two storeys in height.
4. Development to be carried out in accordance with the approved plans.
5. Contaminated land survey to be undertaken.
6. Construction work to take place only 08:00 - 18:00 Mondays to Saturdays, with no work on Sundays or public holidays.
7. Details of foul drainage plant to be agreed.
8. Vehicular access to be provided before houses are occupied.
Provision of turning spaces.
9. Provision of off street garaging/car parking.
10. Trees to be protected during building works.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

Letter from the Arnside/Silverdale AONB Manager dated 21 May 2009.

Agenda Item A13	Committee Date 8 June 2009	Application Number 09/00378/LB
Application Site West Lindeth House, 2 Stankelt Road, Silverdale	Proposal Listed Building application for the resiting of the existing gate pillars on the north side of access and adjustment of associated stone wall with reduced height	
Name of Applicant Mrs B Lord	Name of Agent Barden Planning Consultants, 130 Highgate, Kendal LA9 4HE	
Decision Target Date 19 June 2009	Reason For Delay Not applicable	
Case Officer	Peter Rivet	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

1.1 This application is associated with applications 09/00371/CU and 09/00377/OUT, reported previously. The gate piers at the Lindeth Road entrance to the West Lindeth site are listed grade II and consequently an additional application is required to cover their relocation.

2.0 The Proposal

2.1 The intention is to move one of the gate piers approximately 1m further north, with alterations to the associated boundary wall, in order to widen the site access.

2.2 The listing description refers to a "Pair of gate piers, mid 19th century. Limestone. Fluted Greek Doric Columns, truncated and standing on square blocks. Capitals and conical blocks". The house at West Lindeth is attributed to the Kendal architect George Webster and it is likely that the gate piers are contemporary with the house.

3.0 Site History

3.1 See applications 09/00371/CU and 09/00377/OUT.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Consultees	Response
Silverdale Parish Council	See 09/00377/OUT.
Arnside/Silverdale AONB Office	Note that the house is believed to be the work of George Webster - of Kendal - see letter dated 21 May 2009.

County Council highways	No objections, as the proposal would be likely to reduce rather than increase the number of trips to the site and the applicant proposes to improve the site entrance. Ideally they would like improved visibility both sides of the site entrance. Conditions should be attached to any consent requiring the provision of the improved site access, turning spaces within the site, off street parking spaces. They draw attention to the public footpath adjoining the site.
Conservation Officer	No objections subject to a method statement for the operations involved being agreed beforehand, and to the mortar used in the construction of the replacement wall being the same as for the existing structure.

5.0 Neighbour Representations

5.1 See applications 09/00371/CU and 09/00377/OUT.

6.0 Principal Development Plan Policies

6.1 "Saved" policy E33 of the Lancaster District Local Plan protects listed buildings from unsympathetic alterations.

7.0 Comment and Analysis

7.1 The proposal as submitted will retain the character of the existing entrance on to Lindeth Road; the only difference is that it will be wider.

7.2 The existing gates between the two piers are modern ones of no special interest. The plans submitted make no specific proposal for its replacement. Since the intention is that the access should be shared by five different households, it will be better from a highway safety point of view to leave the entrance un gated.

8.0 Conclusions

8.1 It is recommended that the proposal should be supported.

Recommendation

That Listed Building Consent **BE GRANTED** subject to the following conditions:

1. Standard three year condition.
2. Development to be carried out in accordance with the approved plans.
3. Method statement for removal and re-erection of the entrance pier to be agreed.
4. Details of mortar used in wall to be agreed.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

Letter from the Arnside/Silverdale AONB Manager dated 21 May 2009.

<p>Agenda Item A14</p>	<p>Committee Date 8th June 2009</p>	<p>Application Number 09/00348/FUL</p>
<p>Application Site 18 Beech Road Halton Lancaster LA2 6QQ</p>	<p>Proposal Erection of dormer extension to the front</p>	
<p>Name of Applicant Mr P Woodruff</p>	<p>Name of Agent Thomas Gill</p>	
<p>Decision Target Date 17 June 2009</p>	<p>Reason For Delay None</p>	
<p>Case Officer</p>	<p>Mr Karl Glover</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approve with conditions</p>	

Procedural Matters

The application has been brought before Committee Members as the applicant is an elected Member of Lancaster City Council.

1.0 The Site and its Surroundings

- 1.1 The property which forms the subject of this application is a semi detached dormer bungalow located on the northern side of Beech Road in the village of Halton. The property is a simple design comprising of a dual pitched roof finished in dry dashed render under concrete tile. The property has the benefit of an existing front and rear dormer. The site is elevated on slightly higher ground to that of the southern side of Beech Road and has a small front garden contained by, approximately, a 0.5m high natural stone dwarf wall with a sloping driveway to the front and side.
- 1.2 The surrounding area comprises mainly of residential property which all vary in terms of visual appearance although most of the properties flanking Beech Road are bungalows with substantial dormer extensions to both the front and rear.
- 1.3 The application site is unallocated within the Lancaster District Local Plan map.

2.0 The Proposal

- 2.1 The applicant seeks planning consent for an extension to the existing front dormer resulting in a dormer 7m wide. The dormer remains set down from the ridge and set back from the eaves of the main dwelling by 1.6m. Materials are intended to match the existing front dormer which comprises of two white upvc windows and dry dashed rendered stud walls under a flat felt roof.

3.0 Site History

3.1 Applications relevant to this proposal:

Application Number	Proposal	Decision
03/00886/FUL	Erection of extension and dormer to the rear	Approved
07/00001/FUL	Erection of dormer to the rear	Approved

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
Halton Parish Council	Support - The development reflects the trend in the area, and all design suggestions mirror the existing.

5.0 Neighbour Representations

5.1 None received within the statutory consultation period.

6.0 Principal Development Plan Policies

Lancaster District Local Plan - adopted April 2004

6.1 Policy E4 (Countryside Area) - Development within Countryside Areas will only be permitted where it is in keeping with the character and natural beauty of the landscape, is appropriate in terms of siting, external appearance and landscaping, would not result in a adverse effect on nature conservation or makes satisfactory arrangements for access.

6.2 Policy H19 (Saved) - states that new residential development within existing housing areas in Lancaster, Morecambe, Heysham and Carnforth will be permitted which:

- Would not result in the loss of green space or other areas of locally important open space
- Would not have a significant adverse effect on the amenities of nearby residents
- Provides a high standard of amenity
- Makes adequate provision for the disposal of sewage and waste water, and Makes satisfactory arrangements for access, servicing and cycle and car parking.

The application is also relevant to Supplementary Planning Guidance Note 12 (SPG12) – Residential Design Code

7.0 Comment and Analysis

7.1 The development is seen to be acceptable due to the overall minimal scale and design respects the existing building and its surroundings. The materials and finish are the same as others in the locality and as such the development is unlikely to affect the visual amenities of the area. Similarly due to the orientation and scale of the development the proposal would not impact neighbouring residential amenity.

8.0 Conclusions

- 8.1 It is considered that this proposal is seen to be acceptable and complies with Local and national Policies and therefore Members are advised that the proposal can be supported.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard full planning permission timescale
2. Development to accord with approved plans
3. Materials to match the existing adjacent elevation

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

1. None

Agenda Item A15	Committee Date 8 June 2009	Application Number 09/00280/CU
Application Site Cockerham Boers Field North Of Tarn Farm Gulf Lane Cockerham	Proposal Siting of a temporary mobile home to be used as a dwelling for Agricultural workers	
Name of Applicant Mrs S Peacock	Name of Agent Rural Futures (North West) Ltd	
Decision Target Date 26 May 2009	Reason For Delay	
Case Officer	Mr Martin Culbert	
Departure	no	
Summary of Recommendation	Refuse	

1.0 The Site and its Surroundings

- 1.1 This site is within an agricultural holding of 9.45 ha (23 acres) located in a large area of flat, open agricultural land, on the north side of Gulf Lane, to the west of Great Crimbles. The surrounding land is mainly down to pasture and divided by hedges and drainage dykes. There is no neighbouring development and no tree cover. The site presently contains a single, modestly sized, agricultural building erected in 2000. and a static caravan, recently placed on site without consent.

2.0 The Proposal

- 2.1 This proposal is a full application for the temporary siting of the caravan as a mobile home for agricultural workers to serve the above holding.

The above holding has been operated by the applicant since 2000 and specialises in the rearing of Goats principally for meat. The herd presently comprises 80 Boer goats and 30 cashmere goats with 180-190 kids being produced per year. It is anticipated that the number of kids born this year will increase to 200-210. on average 45% of kiddings require assistance. The applicant also rents 4-6 ha (10-15 acres) of grazing land at Forton on an informal basis. The applicant presently occupies a bungalow at Moss Side Racing Stables on a verbal short-hold tenancy subject to six months notice. However, they claim that this does not offer the long term security they require to continue to expand the business or the security needed to prevent the rustling of livestock.

3.0 Site History

- 3.1 No relevant site history.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
County Land Agent	Does not support
County Highway	No Objections
County Ecologist	No objections
Environmental Health Services	No objections
Environment Agency	No objections subject to conditions
Parish Council	No objection

5.0 Neighbour Representations

5.1 One letter of support received from local resident.

6.0 Principal Development Plan Policies

6.1 Policies SC1 (Sustainability), SC3 (Rural Communities) and E1 (Environmental Capital) of the Core Strategy to the Lancaster Local Development Framework and Saved Policies H8 (Housing in the Countryside) and E4 (The Countryside Area) of the Lancaster District Local Plan.

7.0 Comment and Analysis

7.1 The County Land Agent reports that DEFRA advises that goats require 20 hours of labour per head per year. and his would equate in respect of this enterprise to one full time worker being required at all times. However they are also of the opinion that rearing of goats for meat would be akin to a beef breeding and fattening enterprise, with a lower labour requirement than that for a milking herd. The CLA therefore concludes that even taking into account assisted kiddings, the labour requirement for this enterprise could not equate to one full time worker. The income and expenditure figures submitted do not show a net profit and do not carry over to the submitted financial projections. The CLA therefore also has concerns about the future viability of the enterprise. Finally, while there is uncertainty regarding the occupation of the applicant's current property, they claim they have lived there for five years and at the present time continue to do so. It is also self evident that the property remains available and sufficiently close to the holding to satisfy its functional needs, even if a full person need had been demonstrated.

8.0 Conclusions

8.1 This proposal conflicts with Policies SC1, SC3 and E1 of the Core Strategy to the Lancaster Local Development Framework and Saved Policies H8 and E4 of the Lancaster District Local Plan and be detrimental to the Character and appearance of the area.

The County Land Agent concludes therefore that the proposal can not be justified in terms of agricultural need and members are advised that this proposed should not be supported.

Recommendation

That Planning Permission **BE REFUSED** for the following reasons:

1. The use of this isolated site in the countryside for the siting of a residential caravan would conflict with Policy SC3 (Rural Communities) of the Core Strategy to the Lancaster Local Development Framework and with Saved Policy H8 (Housing in the Countryside) of the Lancaster District Local Plan. These policies indicate that new residential units in the countryside will be limited to those which are essential to the needs of agriculture or other uses appropriate in the rural area. It is not considered that such need has been demonstrated in this case.

2. The use of this isolated site in the countryside for the siting of an unnecessary static caravan would be detrimental to the rural character and appearance of the locality and conflict with Policies SC1 (Sustainability) and E1 (Environmental Capital) of the Core Strategy to the Lancaster Local Development Framework and Saved Policy E4 (The Countryside Area) of the Lancaster District Local Plan.

3. The creation of an unnecessary residential unit on this isolated site in the rural area would contribute to the incidence of sporadic development in the countryside away from existing settlements where community facilities are available contrary the requirements of Policy SC1 (Sustainability) of the Core Strategy to the Lancaster Local Development Framework. The gradual accretion of such development engenders fundamental change in the countryside and leads to increased vehicle journeys, which is detrimental to its character and appearance and contrary to the proper planning of the area and the interests of sustainability.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

1. None

Agenda Item A16	Committee Date 8 June 2009	Application Number 09/00306/CU
Application Site Lancaster & Morecambe College, Morecambe Road, Lancaster	Proposal Change of use of car park to mixed use of car parking and car boot sales area	
Name of Applicant Lancaster & Morecambe College Morecambe Road, Lancaster LA1 2TY	Name of Agent	
Decision Target Date 18 June 2009	Reason For Delay Not applicable	
Case Officer	Peter Rivet	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

1.1 This proposal involves areas used for car parking within the grounds of the college, on the boundary between Lancaster and Morecambe.

2.0 The Proposal

2.1 The applicants wish to use the site for car boot sales, which they expect to take place on a maximum of 14 days per year. A letter states that they have been held on the college site in the past and have been very popular with the local community. Until recently the college authorities were unaware that planning permission was needed.

3.0 Site History

3.1 The car park has been used without planning permission for car boot sales in the past. They ceased following an enforcement complaint.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

Consultees	Response
County Council highways	No highway observations on the proposal.
Environmental Health	No objections.
Police	Observations awaited.

5.0 Neighbour Representations

5.1 None had been received at the time this report was prepared.

6.0 Principal Development Plan Policies

6.1 The Lancaster District Local Plan contains no specific guidance on car boot sales. The Core Strategy emphasises in policy ER4 the importance of establishing a retail hierarchy in order to protect the vitality and viability of the District's town centres. This is consistent with the policy of urban concentration as the means of accommodating additional development within the area.

7.0 Comment and Analysis

7.1 The Town & Country Planning (General Permitted Development) Order 1995 allows a variety of temporary uses without planning permission on open land, including a market for up to 14 days in a calendar year, but this does not extend to land within the curtilage of a building. The College car parks clearly come within this category.

7.2 Access to the car parks is available from both the Morecambe Road and Torrisholme Road sides of the site. There is no charge for their use. A midweek site visit indicated that during the week, they on the site are fully used, and some unofficial parking takes place on grass verges. However they are largely empty at weekends which is when it is intended that sales will take place.

7.3 It is very common for educational establishments to host occasional events of this kind as fund raisers. It is difficult to see an operation of the scale envisaged affecting the "vitality and viability" of the town centres of Lancaster and Morecambe.

8.0 Conclusions

8.1 It is recommended that permission should be granted, subject to a condition limiting the number of events to 14 per year which is the maximum the applicants wish to hold.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year condition.
2. Car boot sales to take place on no more than 14 days of each year.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

None.

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
09/00049/FUL	Land Adjacent 6 Hall Park, Lancaster, Lancashire Erection of a single detached dwelling for Ms Katherine Bevington (Scotforth West Ward)	Application Permitted
09/00051/FUL	Morecambe Superbowl, Central Drive, Morecambe Retrospective application for improvements to takeaway unit part of building including new frontage and installation of covered area for Mr D Taylor (Harbour Ward)	Application Permitted
09/00080/RCN	Meadowcroft, Back Lane, Tunstall Removal of condition 1 on application no. 2/5/3725 restricting occupancy to agricultural use for Mr Michael Morphet (Upper Lune Valley Ward)	Application Permitted
09/00084/FUL	Greenlands Farm, Burton Road, Priest Hutton Erection of a stable block and sand menage for Mr Roger Mason (Kellet Ward)	Application Permitted
09/00098/CU	Fleet House, 11 New Road, Lancaster Extension and alterations to existing offices with ancillary accommodation and erection of a canopy to existing entrance for CLB Coopers (Dukes Ward)	Application Permitted
09/00117/ADV	Late Shop, Market Street, Carnforth Erection of 3 fascia signs and 2 car park signs for Food Programme Delivery Orchid Group (Carnforth Ward)	Application Permitted
09/00130/LB	Hornby Village Institute, Main Street, Hornby Listed building application for installation of secondary double glazing for Mr Ian Porter (Upper Lune Valley Ward)	Application Permitted
09/00135/LB	Central House, 13 Main Street, Overton Listed building application for replacement driveway for Mr B Etheridge (Overton Ward)	Application Permitted
09/00132/FUL	Aroona, Collingham Park, Lancaster Erection of a two storey extension to the side for Mrs H Waterhouse (Scotforth East Ward)	Application Permitted
09/00157/LB	43 Bath Street, Lancaster, Lancashire Listed building application for replacement front door and surrounding windows for Mr Steve Wearden (Bulk Ward)	Application Permitted
09/00159/ADV	Ripley St Thomas C Of E School, Ashton Road, Lancaster Erection of 4 free standing signs and one wall mounted sign for The School Governors (Dukes Ward)	Application Permitted
09/00161/FUL	1 Chapel Gardens, Abbeystead Lane, Dolphinholme Erection of Rear Extension (Sunroom) for Mr D Merritt (Ellel Ward)	Application Permitted
09/00160/LB	Ripley St Thomas C Of E School, Ashton Road, Lancaster Listed building application for erection of 4 free standing signs and one wall mounted sign for The School Governors (Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

09/00168/CU	Butler Works, Wyresdale Road, Lancaster Change of use of warehouse from tent storage to general storage for Mr L Evans (John O'Gaunt Ward)	Application Permitted
09/00172/FUL	Elkstone, Lancaster Road, Slyne Demoliton of existing garage and erection of a two storey side extension for Mr C Mulliner (Slyne With Hest Ward)	Application Permitted
09/00175/FUL	32 Marine Drive, Hest Bank, Lancaster Proposed single storey extension to rear to replace existing extension and conservatory for Mr P. Buckley (Slyne With Hest Ward)	Application Permitted
09/00190/FUL	2 Knowsley Close, Lancaster, Lancashire Erection of an extension above existing garage with first floor link to house for Mr K Ralph (Castle Ward)	Application Permitted
09/00196/OUT	Land Adjacent 2 Sunny Hill, Westbourne Road, Lancaster Outline application for the erection of a five bed private dwelling and associated landscape works for Mr D Howard (Castle Ward)	Application Refused
09/00189/CU	Stoney Brook Farm, Stoney Lane, Bay Horse Change of use of land for siting of a mobile home on land for a temporary period of 3 years for an agricultural worker with the retention of the access for Mr Charles Newhouse (Ellel Ward)	Application Refused
09/00193/ADV	24 St Georges Quay, Lancaster, LA1 1RB Advertisement Consent for the retention of various signage for Mr Frank Walsh (Castle Ward)	Application Permitted
09/00194/LB	Old Crookhey Farm, Garstang Road, Cockerham Listed building consent for the erection of attached single storey double garage and curtilage extension, together with internal alterations to form new layout, installation of new windows and re-roofing in natural slate for Mr Mark Carter (Ellel Ward)	Application Permitted
09/00195/FUL	Old Crookhey Farm, Garstang Road, Cockerham Erection of attached single storey double garage and alterations to drive to provide access and turning area for vehicles, change of use of part agricultural land to garden for Mr Mark Carter (Ellel Ward)	Application Permitted
09/00215/FUL	50 Golgotha Road, Lancaster, Lancashire Erection of an extension to the rear and creation of 2 parking spaces for William Ashton (John O'Gaunt Ward)	Application Permitted
09/00216/LB	Yealand House, Yealand Road, Yealand Conyers Install double glazing to cupola and re-felt existing flat roof for Yealand House Management Committee (Silverdale Ward)	Application Permitted
09/00220/FUL	8A Main Street, Overton, Morecambe Erection of a Single Storey Extension for Mr R Walsh (Overton Ward)	Application Refused
09/00225/LB	7 Laurel Bank, Lancaster, Lancashire Listed building application for the installation of internal secondary glazing to the front windows for Mr A Nelson (Castle Ward)	Application Permitted
09/00227/LB	George And Dragon, 24 St Georges Quay, Lancaster	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

Listed building application for the retention of various signage for Mr F Walsh (Castle Ward)

09/00228/FUL	4 Grosvenor Apartments, Sandylands Promenade, Heysham Proposed balcony to side elevation for Mr P. Dulson (Heysham North Ward)	Application Permitted
09/00234/FUL	Asda Stores Ltd, Ovangle Road, Lancaster Erection of a standalone canopy with an additional external chiller and freezer compartment to the rear of existing store and rebuilding of existing wooden ramps with concrete replacements on the existing home shopping unit. for Mr Mark Tulloch (Westgate Ward)	Application Permitted
09/00235/ADV	Unit 3 Victoria Court, Penny Street, Lancaster Erection of fascia and projecting signs for British Heart Foundation (Castle Ward)	Application Permitted
09/00237/CU	Southmire Farm, Silly Lane, Tatham Application for the continued temporary siting of log clad mobile home for Mr A D Holland (Lower Lune Valley Ward)	Application Permitted
09/00238/ADV	Co-op Food Store, Centenary House, Regent Road Erection of various illuminated and non illuminated signs for Co-Operative Group (Harbour Ward)	Application Permitted
09/00240/FUL	Wyreside Lakes Fishery, Gleaves Hill Lane, Ellel Erection of water tank storage building for Mr R Birkin (Ellel Ward)	Application Permitted
09/00241/FUL	Higher Perries, Old Moor Road, Wennington Erection of a 2 storey extension to the side for Mr J Elder (Lower Lune Valley Ward)	Application Permitted
09/00242/FUL	Stonewell Post Office, 3 Stonewell, Lancaster Installation of an ATM for The Post Office Ltd (Bulk Ward)	Application Permitted
09/00243/FUL	Lancaster University, Bailrigg Lane, Lancaster Replacement of windows, cladding and doors and replacement of roof to the lecture theatres at Faraday Building for Mrs Anna Cockman (University Ward)	Application Permitted
09/00245/FUL	Lancaster Cold Store, Willow Lane, Lancaster Erection of a loading bay canopy for Mr S Harwood (Castle Ward)	Application Permitted
09/00246/FUL	304 Oxcliffe Road, Heaton With Oxcliffe, Morecambe Erection of front boundary wall for Mr T. Hill (Westgate Ward)	Application Refused
09/00249/LB	Abbotsons Farm, Cantsfield Road, Cantsfield Listed building consent for alterations to south elevation comprising replacement lintels, re-building of bulging stonework over ground floor window including re-pointing and installation of new sliding sash window to first floor bedroom for Mr Gary Atkinson (Upper Lune Valley Ward)	Application Permitted
09/00250/FUL	Volker Brooks Ltd, Whitegate, Morecambe Erection of a temporary plant maintenance workshop for Mr Andy Barker (Westgate Ward)	Application Permitted
09/00252/FUL	411 Heysham Road, Heysham, Morecambe Erection of ground floor side and rear extension to form granny flat	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

	for disabled person for Mrs C Connolly (Heysham South Ward)	
09/00253/FUL	Lucerne, 29 Chapel Lane, Overton Erection of a single storey extension to the side and replacement garage for Mr D Hughes (Overton Ward)	Application Permitted
09/00263/FUL	16 Ullswater Road, Lancaster, Lancashire Erection of balcony with spiral staircase for Ms C Hannah (Bulk Ward)	Application Permitted
09/00257/FUL	Beech House, 39 Scotforth Road, Lancaster Erection of kitchen extension to the rear for Mr Graham Mawson (Scotforth West Ward)	Application Permitted
09/00259/FUL	Gibsons Farm, Bay Horse Road, Quernmore Installation of a slurry lagoon for Messrs Pye (Lower Lune Valley Ward)	Application Permitted
09/00261/FUL	Pine Trees, Lancaster Road, Cockerham Erection of a two storey extension to the rear for Mr And Mrs Boardman (Ellel Ward)	Application Permitted
09/00264/FUL	8 Farmdale Road, Lancaster, LA1 4JD Erection of dormer windows to front and rear for Mrs J. Pashley (John O'Gaunt Ward)	Application Permitted
09/00267/PAM	Above Beck Cottage, Helks Brow, Wray Replace 2 existing poles with a 10m telecommunication pole, 8.2m above ground, and a 9m telecommunication pole, 7.3m above ground for Openreach (Lower Lune Valley Ward)	Prior Approval Not Required
09/00269/FUL	13 Greenholme Avenue, Morecambe, Lancashire Erection of conservatory to the rear for Mr J D Worthington (Westgate Ward)	Application Permitted
09/00266/FUL	25 Canterbury Avenue, Lancaster, LA1 4AU Erection of a conservatory to the rear for Mr Routledge (John O'Gaunt Ward)	Application Permitted
09/00268/FUL	24 Beech Road, Halton, Lancaster Construction of a dormer window to the front for Mr I Mercer (Halton With Aughton Ward)	Application Permitted
09/00270/FUL	2 Providence Barn, Docker Lane, Arkholme Erection of a single storey extension for Mr P Weeks (Kellet Ward)	Application Permitted
09/00272/FUL	2 Hall Park, Lancaster, Lancashire Demolition of existing garage and erection of a new detached garage for Mr Malcolm Kayll (Scotforth West Ward)	Application Permitted
09/00273/FUL	Bowland College, Lancaster University, Bailrigg Lane Refurbishment of Bowland College to include installation and replacement windows, doors and balustrades for Mr Mark Swindlehurst (University Ward)	Application Permitted
09/00275/FUL	13 Brookhouse Road, Caton, Lancaster Erection of a rear extension and amended roof layout for Mr P Kettlewell (Lower Lune Valley Ward)	Application Refused
09/00277/CU	54 Sandylands Promenade, Heysham, Morecambe Change of use of shop premises (A1) to residential dwelling (C3) for Mr Neil Palamountain (Heysham North Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

09/00282/FUL	Udale Barn, Littledale Road, Brookhouse Erection of a single storey extension for Mr And Mrs T Preece (Lower Lune Valley Ward)	Application Refused
09/00285/FUL	Hall Bank, Cantsfield Road, Cantsfield Erection of two storey extension to the north side elevation, two storey extension to the east and west elevations and erection of a replacement garage with attached shed and greenhouse for Mr And Mrs Reed (Upper Lune Valley Ward)	Application Permitted
09/00286/FUL	14 James Street, Morecambe, Lancashire Erection of a two storey side extension and single storey extension to the rear for Mr M Houghton (Poulton Ward)	Application Permitted
09/00291/FUL	11 Market Street, Carnforth, Lancashire Installation of new shop front for Mr P Mitchell (Carnforth Ward)	Application Permitted
09/00300/FUL	Bowland College, Bailrigg Lane, Lancaster Replacement of existing windows and elevational alterations to create internal link for Anna Cockman (University Ward)	Application Permitted
09/00301/FUL	15 Royds Avenue, Heysham, Morecambe Erection of garage to replace existing in rear yard for Mr F. Kierzak (Heysham Central Ward)	Application Permitted
09/00310/ADV	Volker Stevin Ltd, Whitegate, Morecambe Installation of fascia sign and freestanding sign for Mr Glenn Harrison - Volker Stevin (Westgate Ward)	Application Permitted
09/00331/FUL	16 Mardale Avenue, Morecambe, Lancashire Erection of first floor bedroom extension to the rear for Mr I Assitt (Poulton Ward)	Application Permitted
09/00338/FUL	32 Bridge Road, Nether Kellet, Carnforth Erection of a dormer to the front for Mr D Danson (Kellet Ward)	Application Permitted
09/00362/FUL	12 Hawthorn Avenue, Brookhouse, Lancaster Erection of extension to the rear for Mr And Mrs Humphrey (Lower Lune Valley Ward)	Application Permitted
09/00359/CCC	Central Lancaster High School, Crag Road, Lancaster Single storey extension comprising of 6 no. classrooms, plantroom, disabled WC and associated ancillary space extension to par park to replace spaces lost due to extension for Lancashire County Council Children And Young People (Bulk Ward)	No Objections