



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 8TH MAY 2017

Venue: LANCASTER TOWN HALL

Time: 10.30 A.M.

A G E N D A

Officers have prepared a report for each of the planning or related applications listed on this Agenda. Copies of all application literature and any representations received are available for viewing at the City Council's Public Access website <http://www.lancaster.gov.uk/publicaccess> by searching for the relevant applicant number.

1 Apologies for Absence

2 Minutes

Minutes of meeting held on 3rd April, 2017 (previously circulated).

3 Items of Urgent Business authorised by the Chairman

4 Declarations of Interest

To receive declarations by Members of interests in respect of items on this Agenda.

Members are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 9 and in the interests of clarity and transparency, Members should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Members are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

Planning Applications for Decision

Community Safety Implications

In preparing the reports for this agenda, regard has been paid to the implications of the proposed developments on community safety issues. Where it is considered that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to local finance considerations when determining planning applications. Local finance considerations are defined as a grant or other financial assistance that has been provided; will be provided; or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has, will or could receive in payment of the Community Infrastructure Levy. Whether a local finance consideration is material to the planning decision will depend upon whether it could help to make development acceptable in planning terms, and where necessary these issues are fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Human Rights Act

Planning application recommendations have been reached after consideration of The Human Rights Act. Unless otherwise explicitly stated in the report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

5	A5 17/00165/OUT	Land Between Low Road And Forge Lane , Halton, Lancashire	Halton-with-Aughton Ward	(Pages 1 - 16)
		Outline application for the erection of up to 90 dwellings with associated new access for Mr Martin Nugent		
6	A6 17/00226/FUL	Land North Of 27, Coach Road, Warton	Warton Ward	(Pages 17 - 24)
		Erection of one 4-bed dwelling with associated landscaping, re-grading of land and creation of a new access point for Mr & Mrs M. Dawson & P. Brown		
7	A7 17/00351/VCN	81 Hest Bank Lane, Hest Bank, Lancaster	Bolton and Slyne	(Pages 25 - 29)
		Partially retrospective application for the erection of a two storey side extension, construction of a dormer extension to the rear elevation and creation of a new access point (pursuant to the variation of condition 6 and 7 on planning permission 17/00028/FUL to vary fencing height to the rear garden and increase the maximum height of the highway boundary wall to 1.2 metres) for Mr Paul Jackson		

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|---|-----------------|--|------------------|-----------------|
| 8 | A8 17/00167/FUL | 25 Church Brow, Bolton Le Sands, Carnforth | Bolton and Slyne | (Pages 30 - 32) |
|---|-----------------|--|------------------|-----------------|

9 Quarterly Reports (Pages 33 - 40)

ADMINISTRATIVE ARRANGEMENTS

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Stuart Bateson, Eileen Blamire, Dave Brookes, Abbott Bryning, Claire Cozler, Ian Cliff Andrew Kay, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Malcolm Thomas and Peter Yates

Councillors Jon Barry, Susie Charles, Sheila Denwood, Mel Guilding, Tim Hamilton-Cox, Janice Hanson and Geoff Knight

Please contact Tessa Mott, Democratic Services: telephone (01524) 582074 or email tmott@lancaster.gov.uk.

Please contact Democratic Support, telephone 582170, or alternatively email democraticsupport@lancaster.gov.uk.

Published on Wednesday 25th March, 2017.

Agenda Item	Committee Date	Application Number
A5	8 May 2017	17/00165/OUT
Application Site Land South Of Low Road And East Of Forge Lane Halton Lancashire	Proposal Outline application for the erection of up to 90 dwellings with associated new access	
Name of Applicant Mr Martin Nugent Story Homes	Name of Agent Louise Leyland	
Decision Target Date 26 May 2017	Reason For Delay None	
Case Officer	Mrs Jennifer Rehman	
Departure	No	
Summary of Recommendation	Subject to the Highway Authority being satisfied with the additional highway information submitted, planning permission can be approved.	

Procedural Matters

A site visit was arranged for the Planning and Highways Regulatory Committee members to view this site in advance of the application being reported to the committee. This took place on Monday 27 March 2017.

1.0 The Site and its Surroundings

- 1.1 The application site relates to 5.14 hectares of agricultural land divided into three fields situated within the settlement of Halton. The site is accessed off Low Road opposite the community centre and playing fields. The site is bound by Low Road to the north (with residential and community uses beyond); existing residential development (Forgewood Drive) to the north east; an agricultural field benefiting from an outline planning permission for 60 dwellings to the south east; the redeveloped Halton Mills site to the south (including Lancaster Cohousing); and Town End Farm (now a residential conversion complex with paddock) to the west. The surrounding land uses are predominately residential, though there are existing employment uses abutting the site to the south within the Halton Mills site (Wenning House, Riverside House, and Out of the Woods). The surrounding built form comprises a variety of architectural styles and types of development with a mixed palette of material - reflective of the different periods of development.
- 1.2 The site is allocated in the saved Local Plan as a Geological Heritage Site (GHS) with the majority of the site protected for minerals (mineral safeguarding land). There are a number of protected trees within the site with the most notable being those located on the elevated part of the site in the south-eastern corner. The site is predominately in flood zone 1, with a slither of land to the far south east being in flood zone 2 and 3 (within 25m of the River Lune).

- 1.3 The proposed site is located adjacent to the village Conservation Area (the paddock to Town End Farm forms the boundary of the Conservation Area) which contains a number of Listed buildings. The Listed buildings closest to the site are Town End Farmhouse (and curtilage Listed barns – all grade II Listed) and the Grade II* Manor House. The boundary of the Forest of Bowland Area of Outstanding Natural Beauty (AONB) is only 160m to the east of the site (at its closest point) and approximately 300m from the area identified as the developable area in the planning submission. The River Lune Biological Heritage Site and its associated recreational corridor is approximately 25m at its closest point (in the far south eastern corner) and approximately 155m from the developable area, albeit separated by development on the former Halton Mills site. The south eastern corner abuts the Lancaster Cohousing site where public footpath FP01 runs from Mill Lane through the Cohousing site along the northern banks of the River Lune towards the Crook of Lune.
- 1.4 The bulk of the site is positioned between Low Road and Forge Lane and appears predominately flat although the topographical survey shows that the levels range from 16m AOD along the western boundary to approximately 24m AOD to the eastern boundary with property on Forgewood Drive. Where the site wraps around Wenning House and Riverside House the land rises steeply to 36mAOD at its highest point. The protected belt of trees are positioned on a steep escarpment (between 24-34m AOD) with land falling to the south of the trees to approximately 21m AOD. In terms of boundary treatments, the site is made up of stone walls (to the north and west), a mature hedgerow to the eastern boundary (and a further hedgerow intersecting the site) and fencing with tree planting along the southern boundaries.
- 1.5 Halton is one of the District's most sustainable settlements with a range of services, including a primary school, doctor's surgery, community centre, sports facilities, public house and shops. The bus stops on Low Road are no longer serviced. Bus services can be accessed off High Road circa 435m from the site, with the national cycle route (no.69) situated to the south side of the River Lune accessed via Halton Bridge within approximately 450m of the site.

2.0 The Proposal

- 2.1 The applicant seeks outline planning permission for up to 90 dwellinghouses with all matters reserved save for access. The proposed access shall be taken off Low Road as a single vehicular access/egress into the development site. The access junction would include a carriageway width of 5.5m with 2m side footways to either side of the carriageway and a junction radii of 10m with visibility splays of 2.4m by 43m. The application indicates that traffic calming measures will be formalised at the pinch-point at Town End Farm with new give way markings and signage and that a crossing facility will be provided within Low Road as part of the site access design. A pedestrian link between the site and the public right of way to the south is also proposed.
- 2.2 Trees and hedgerows are proposed to be retained except for 2 trees proposed for removal on grounds of poor condition. The area of land to the southern east which supports the belt of protected trees shall not be developed. Two small brick shelters will be demolished as part of the proposals.
- 2.3 The application indicates that the proposed dwellings would comprise a mix of two-storey detached and semi/mews 2, 3 and 4 bedroom units with off-street parking. The indicative layout suggests the provision of 1-bed units also. Based on the submitted Framework Plan the density works out at 31 dwellings per hectare based on 90 dwellings on a net developable area of 2.9ha.
- 2.4 The applicant proposes to deliver up to 40% of the dwellings as affordable housing with a 50:50 tenure split of intermediate and social/affordable rented units. This would be subject to any new viability evidence that could affect development viability being identified at the reserved matters stage.

3.0 Site History

- 3.1 There is no planning history applicable to the site itself, apart from two recent Screening Opinions (Environmental Impact Assessment Regulations) relating to the proposed development. There have been several recent proposals immediately adjacent to the site. The most relevant have been included in the table below. The site sits adjacent to Halton Mills, which has been subject to a number of planning applications over the past 15 years. The original outline consent (00/00920/OUT) granted consent for a mixed use development comprising residential and industrial uses, a new access and open space and landscaping. Despite many years of uncertainty and stalled

development, most of the former Halton Mills site has now been developed (or under construction) albeit predominately for residential development. The remaining parcel has a consent for a nursing home.

Application Number	Proposal	Decision
16/01527/EIR	Screening request for residential development circa 85 no. dwellings	Not EIA development
17/00229/EIR	Screening request for residential development for up to 90 dwellings	Not EIA development
14/01344/OUT	Outline application for the development of 60 dwellings with associated access (NB: land to the south of Forgewood Drive and east of the proposed site)	Permitted
15/00510/OUT	Outline application for the erection of a nursing home and creation of a new vehicular access (NB: Land to the south of the proposed site beyond Forge Lane)	Permitted

4.0 Consultation Responses

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

Consultee	Response
County Highways (LCC)	<p>Objection due to deficiencies within the Transport Assessment and concerns over pedestrian connectivity. Notwithstanding this LCC Highways have accepted the following:</p> <ul style="list-style-type: none"> the scheme represents a sustainable form of development in a sustainable location; the creation of a simple “major/minor” priority style junction to the site; and the proposed access details (geometry of access, footways and visibility splays). <p>If the Local Planning Authority is minded to approve the following conditions/off-site highway works are required by condition:</p> <ul style="list-style-type: none"> a pedestrian footway along the frontage of the site and extending in a westerly direction to the narrowing of Town End Farm and easterly towards 152 Low Road to be provided; relocation and upgrading of street lighting; construction of a pedestrian refuge facility on Low Road in the vicinity of the accesses to the site and The Centre; highway improvements to influence vehicle speeds along Low Road at its junction; implementation of signing and lining through the narrow section of carriageway at Town End Farm; upgrades to existing bus stops to quality bus stop standard; access details to be agreed; protection of visibility splays; internal roads to be built to adoptable standards; and construction method statement.
Parish Council	<p>No objections in principle and relatively supportive of the infill development and the provision of open space particularly the ridgeline to the southeast of the development. The Parish does, however, have some concerns/requests:</p> <ul style="list-style-type: none"> housing applications within the village threaten the infrastructure which in the past has been noted as 'at capacity', in particularly the drainage system, school places and the highway network; to address road safety two crossing points on Low Road should be provided;

	<ul style="list-style-type: none"> • need for the bus services to resume on Low Road and the need for suitable bus turning route within the development; • an off-site contribution towards the existing recreational area rather than stand alone provision on site is preferred and discussions to this effect have been advanced between the developer and Parish Council; • routing high speed broadband through the development site is desirable; and • the Parish would wish to see the formalising of a footpath from the development to the riverside walks.
Lead Local Flood Authority (LCC)	No objections subject to the following conditions: <ul style="list-style-type: none"> • Surface water drainage scheme to be agreed and implemented in full before occupation. • Surface Water Management and Maintenance Plan
United Utilities	No comments received during the statutory consultation period.
Environment Agency	No objections on the basis the development will be limited to flood zone 1.
Environmental Health Service	No comments received during the statutory consultation period.
Contaminated Land Officer	No objections initially subject to an unforeseen land contamination condition. Further information has been provided which the Council's Contaminated Land Officer has considered and asked further questions. This matter is still ongoing. A verbal update will be provided.
Strategic Housing Officer	No objections to the principle of development and the provision of 40% affordable units based on a 50:50 intermediate:rented tenure split, subject to viability at reserved matters. However the Strategic Housing Officer insists the development must deliver some 1 bedroom units and that 2 bed units must be in the form of houses and not apartments. Failure to do so would be an objection to the proposal.
Conservation Officer	No objections in principle, but indicates that to keep the impact/harm to the setting of the Conservation Area to a minimum (when viewed from the east), development should be of a scale, set back from the stone site boundary and constructed in natural materials, applicable to the character of the Conservation Area.
Lancashire Archaeology Advisory Service	No objections subject to a scheme of archaeological investigation being conditioned.
Greater Manchester Ecology Unit (GMEU)	No objection subject to a condition secure the retention of trees (as set out in the application); limiting works to trees/shrubs or earth works during the bird nesting season; survey for invasive plant species and any scheme for avoidance and eradication (if required); condition for method statement to protect the River Lune from accidents during construction; and an ecological mitigation and enhancement plan.
LCC Schools Planning Team	No objection subject to securing a contribution of £458,134.02 towards primary school places (equivalent to 34 primary school places).
Tree Protection Officer	No objection subject to conditions relating to the submission of a full arboricultural report at the reserved matters stage.
Lancashire Constabulary	No objection. The Constabulary makes a number of "Secure by Design" recommendations to be considered prior to reserved matters stage but also recommends a management plan condition to address site security during construction due to the increase in reported burglaries at construction sites throughout Lancashire.
Canal & Rivers Trust (C&RT)	The proposed application falls outside the C&RT remit to provide comments.
Public Realm Officer	Lack of detail regarding amenity size and location. Suggests a s106 contribution, noting that 90 dwellings will lead to wear and tear on facilities.
GeoLancashire	GeoLancashire has confirmed that it seems unlikely that there would be direct impacts on the geological/geomorphological interest of the GHS. However, they have indicated that this is based on the south eastern part of the site (the area which rises towards the river), which is considered to be part of a geomorphological feature, being unaffected by the actual building proposals.

5.0 Neighbour Representations

5.1 At the time of compiling this report, 43 letters of objection have been received. A summary of the main reasons for opposition are as follows:

Principle concerns including lack of housing need and demand(houses for sale in the village); cost of housing and provision for affordable housing questioned; the land is supposed to be kept for community use as playing fields; unnecessary and unprecedented growth - amounts to a nearly 10% increase to the amount of residential development in the village; building on green land (*referred to as green belt by some residents*) should be the last resort; loss of valuable farmland; significant increase in development threatens the sense of community; Halton already allocated land for housing; this is inappropriate piecemeal development in the village.

Highway safety/accessibility concerns including increase in traffic and traffic congestion through the village (already alleged to be exacerbated by the Bypass); roads are already in a poor state of repair; traffic capacity concerns at the Low Road pinch point between Town End Farm and Manor House and risk of increased accidents; traffic routing for construction traffic should avoid the village; lack of safe pedestrian/cycle connectivity between the site and its surroundings (Halton Mills and River Lune); lack of consideration of alternative travel (other than car); bus services should be provided/improved to mitigate increase car use; introduction of traffic calming and 20mph zone along Low Road needed together with pedestrian crossing provision on Low Road; the development will cause further delay for the adoption of Forge Lane.

Infrastructure concerns including increased flood risk as the site acts as a soakaway; pressure on existing drainage system (water treatment plant); limited local infrastructure to support further development (few shops and poor bus services); overcrowded schools (primary and high schools); the developer should contribution to cumulative impacts on local infrastructure given other permitted development in the area.

Landscape, design and biodiversity concerns including: impacts such as overbearingness, loss of light and overlooking; future design should ensure the development does not appear “squeezed in” and are of appropriate scale taking into account neighbouring development heights; development should not back onto Forge Lane to encourage passive supervision; there is little discussion over the use of the public open space to the south-east of the site – this should not become abandoned wasteland and should include provision for bins; proposed density too high; Story Homes’ housing is not sympathetic and neither reflects the existing dormer style development or the modernistic housing development at Halton Mills; detrimental impact on the village character – this field forms a “green focal point” in the village adjacent to the Conservation Area; impact on wider landscape character,

Other issues – the paddock adjacent to Town End Farm should be protected from housing development in perpetuity

4 letters neither objecting or supporting but raising following comments:

- *requesting a pedestrian crossing Low Road;*
- *whilst Forge Lane remains un-adopted the landowner objects to any interface, access rights or use of Forge Lane during or as a result of the development;*
- *the adoption of Forge Lane has been delayed as a consequence of other developments and therefore the landowner of Forge Lane objects to any proposals for access between the site and Forge Lane at present – requesting a solid boundary along its length.*
- *the development should consider the relationship (proximity and window positions) between proposed dwellings and the existing office building abutting the site.*
- *planners should look at all developments in the village and ensure developers contribute to local infrastructure, such as roads, schools, healthcare, shops, to mitigate the impacts of the development;*
- *the public open space should be used to enhance the local ecological value in the area – use as allotments or public orchard would be nice. The public open space should be protected by planning condition with controls to dissuade disruptive and intrusive activities.*

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

Paragraphs 7, 12 and 14 – Achieving Sustainable Development

Paragraph 17 – Core Principles

Paragraphs 32, 34, 35, 36, and 39 – Promoting Sustainable Transport

Paragraphs 47, 49, 50 and 55 - Delivering High Quality Homes

Paragraphs 56, 57, 58, 60, 61, 62, 64, 65, 66) – Requiring Good Design

Paragraphs 69, 70, 72 and 73 – Promoting Healthy Communities

Paragraphs 100 to 104 – Flood Risk

Paragraph 109, 112, 118, 119, 120 and 121 – Conserving the Natural Environment

Paragraph 120 to 125 – Land contamination, noise and light pollution and air quality considerations

Paragraphs 187 – Decision Taking

Paragraphs 188 to 190 – Pre-application Engagement

Paragraphs 196 to 197 – Determining Applications

Paragraphs 203, 206 – Planning Conditions

Paragraph 173 – Ensuring viability and deliverability

Paragraphs 204 and 205 - Planning Obligations.

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Saved Lancaster District Local Plan Policies:

E4 Countryside Area

E17 Sites of County Conservation Importance

6.4 Lancaster District Core Strategy

SC1 Sustainable Development

SC3 Rural Communities

SC4 Meeting the District's Housing Requirements

SC5 Achieving Quality in Design

6.5 Development Management DPD

DM20 – 23 Transport, Accessibility and Connectivity
 DM25 – 26 Green Corridors and Open Space
 DM27 Protection and Enhancement of Biodiversity
 DM28 Development and Landscape Impact
 DM29 Protection of Trees, Hedgerows and Woodland
 DM31 – 32 Development affecting Conservation Areas and setting of Designated Heritage Assets
 DM35 Key Design Principles
 DM38 Development and Flood Risk
 DM39 Surface Water & Sustainable Drainage
 DM41 New Residential Dwellings
 DM42 Managing Rural Housing Growth
 DM48 Community Infrastructure

6.6 Other Material Considerations

Lancashire Minerals and Waste Development Framework – Core Strategy policy SC1 and policy M2 of the Minerals and Waste Local Plan.
 Lancashire Minerals and Waste Local Plan Guidance Note on Policy M2 – Safeguarding Minerals (MSA), December 2014
 Meeting Housing Needs Supplementary Planning Document (February 2013)
 Housing Land Supply Statement (March 2017)
 National Planning Policy Guidance (NPPG)
 Strategic Housing Land Availability Assessment (SHLAA, 2015)
 Halton with Aughton Neighbourhood Plan Area Designation Consultation Report (May 2015)
 Halton with Aughton parish Plan (2013)

7.0 Comment and Analysis

7.1 The main planning issues relate to the following:

1. Principle of development;
2. Housing needs;
3. Connectivity, access, and traffic impacts;
4. Landscape, residential amenity and heritage considerations;
5. Flood risk and drainage;
6. Ecology;
7. Other considerations (contaminated land, noise and POS)

7.2 Principle of Development

Core Strategy policy SC1 requires new development to be as sustainable as possible, in particular to be sustainably located where it is convenient to walk, cycle and travel by public transport between the site (homes) and employment, shops, schools and leisure and community facilities. This is reflected in the DM DPD (policies DM20, DM35 and DM41). Core Strategy policy SC3 allowed there to be a proportion of development growth (10%) in key rural settlements to support the overarching aim to achieve sustainable development. The Development Management DPD sought to allow greater opportunity (above the Core Strategy policy) for growth in the rural areas and identified a number of additional rural settlements which could be regarded sustainable. Halton is one of those villages. Halton is one of the District's most sustainable settlements offering a range of services, facilities and local amenities to support the local community. The site is located close to the strategic cycle network, has access to local bus services and is now within easy reach of the strategic road network (the M6 and the Bay Gateway).

7.3 Site Designations

Notwithstanding the above, the site is protected as a Geological Heritage Site (GHS) (also known as a Local GeoDiversity Site (LGS)) under saved local plan policy E17. This policy states that *“development likely to destroy or damage a GHS will not be permitted unless the need for the development demonstrably outweighs the need to protect the site”*. The policy goes on to state that *“where development is permitted, developers will be required to minimise adverse impacts and to compensate for these by appropriate habitat creation and enhancement measures within the site and immediate local area”*.

- 7.4 Consultation with GeoLancashire has been carried out in order to assess the application in accordance with saved policy E17. The principle interest of the GHS (Halton Gorge and Quernmore Valley) relates to features connected with glaciation and deglaciation of the Lune Valley (geomorphology) including the formation of the modern course of the River Lune. The application site is entirely within the designated GHS but forms only a small part of a much larger designated area. GeoLancashire has confirmed that it is unlikely that there would be any direct impacts on the geological/geomorphology interest of the GHS from the construction work arising from the development. It was clear from GeoLancashire's representations that the rising land to the south east of the site forms part of a drumlin and has more geomorphological interest than the land between Low Road and Forge Lane. GeoLancashire has confirmed that the development of the land adjacent to Forge Lane would have least impact and the closer any developed area encroaches on the immediate valley of the Lune the less desirable it would become. However, they would not object to the development of the south-eastern corner of the site provided they were given opportunities to record any features of interest. In this case, the applicant has confirmed that the land to the south east would not be built upon and this land would be retained as open space. In short, the development would not destroy or damage the GHS and would not conflict with policy E17. Habitat creation and enhancement measures would be expected in order to comply with this policy and also paragraph 109 of the NPPF which requires the planning system to contribute to and enhance the natural and local environment. This matter will be addressed below.
- 7.5 In addition to the GHS designation, the site is also located in a Mineral Safeguarding Area. The relevant policies seek to protect mineral resources from sterilisation by future development where extraction is feasible now or in the future. These policies encourage mineral extraction prior to other forms of development if it is practical and environmentally feasible. The application has been submitted by a Planning Statement which considers the proposal in context with its minerals safeguarding designation. This is not a particularly thorough minerals assessment. However, having regard to the Minerals and Waste policy and guidance not, given the sites position surrounded by existing residential development; the close proximity to the Conservation Area and proximity to the River Lune (Biological Heritage Site); the existing site levels (difference between the site levels and neighbouring ground levels – especially to the west) together with the nature of the local highway network, it is contended that the site is already sterilised and that prior extraction of minerals would not be practical or environmentally feasible – let alone commercially viable given the size of the site. On this basis, it is contended that the development would not conflict with the relevant policies controlling and protecting the land for mineral safeguarding.
- 7.6 Loss of Agricultural Land
There have been concerns raised about the loss of agricultural land. The site is classified as Grade 4 agricultural land which is defined as 'poor quality'. Planning policy (NPPF and DM27 of the DM DPD) seeks to protect the best and most valuable versatile agricultural land. On this basis, it is contended that there are no planning grounds to resist the principle of the development due to the loss of this 'poor quality' agricultural land.
- 7.7 Overall having regard to the site's sustainable location and the land use designations affecting the site, it is accepted that the principle of residential development on this site would be acceptable, provided the proposal complies with the general requirements set out in DM42 (referred to as the policy tests below), which requires proposals to:
- 1) be well related to the existing built form;
 - 2) be proportionate to the existing scale and character of the settlement;
 - 3) be located where the environment and infrastructure can accommodate impacts of expansion; and
 - 4) demonstrate good siting and design and where possible enhance the character and quality of the landscape.
- 7.8 The site is a greenfield site (not greenbelt as alluded by some objectors) designated as Countryside Area, which sweeps across the entire village. The site (ref: 680) has previously been identified in the Strategic Housing Land Availability Assessment (SHLAA, 2015) as a deliverable housing site but within the 6-10 year phase of the plan period. Having assessed that the development of the site would not affect the GHS designation and the applicant is committing to only develop (the dwellings and roads) the area identified as the 'developable area' in the submission (land between Low Road and Forge Lane), the proposal is considered to represent a logical infill to development in this part of the village. The development of the site would not encroach into the countryside area beyond the

natural boundaries of the built-up area of the village and therefore is well-related to the existing built form of the settlement.

7.9 The village is a sizeable settlement (population of 2,277 and 980 households - 2011 census data) sustainably located close to the strategic road network and cycle network with good access to Lancaster and a range of community services and facilities within the village itself. Despite concerns to the contrary, the village is considered suitable to accommodate growth and whilst the proposal is for a relatively large number of new dwellings, it is not considered a disproportionate expansion of the settlement. On this basis, the proposal satisfies the first two policy tests of DM42 set out above. Assessment of the third and fourth policy tests will be assessed in the following sections of this report.

7.10 **Housing Need considerations**

As Members will be acutely aware, the Council's Five Year Housing Land Supply Position (September 2015) illustrates that only 3.9 years of housing supply can be demonstrated. As such, a 5 year supply of housing land cannot currently be evidenced which means for housing applications the presumption in favour of sustainable development is engaged (paragraph 49, NPPF). For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Needless to say, the proposal would make a positive contribution to the supply of market and affordable housing in the District. This represents a significant benefit and is a significant material consideration in the determination of the application. The following sections of this report will set out the key material considerations associated with the proposal to establish whether the proposal represents sustainable development (in the context of paragraph 7 of the NPPF) and whether the benefits of the scheme outweigh any impacts.

7.11 **Connectivity, access, and traffic impact considerations**

National and local planning policy encourages new development to be located where walking, cycling and the use of public transport can be maximised, and the need to travel and the reliance of the private car can be minimised. In this case, the proposed site is located within a sustainable settlement where several key services/facilities are available within a reasonable walking distance. Most the key services are situated on High Road, including the local primary school, health centre and shop. Access to High Road can be made by foot via a lit, level-surfaced footpath linking Low Road and High Road (through the community centre site). This footpath is not flat but its gradient is accessible for most uses. The site is also within the recommended distances to the strategic cycle network offering great opportunities for residents to travel by cycle, particularly if working/visiting Lancaster (circa 3.5km from the site). A distance of 5km is generally accepted as a distance where cycling has the potential to replace short car journeys. Finally, whilst bus services have reduced in the rural areas in recent years, Halton is still served by relatively frequent services between Warton and Lancaster (bus service no. 49). Bus services no longer operate and stop at the existing bus stops on Low Road. The closest bus stop is located approximately 435m from the site on High Road, accessed via the existing footway network. Overall, the site is suitably located to maximise the use of sustainable transport.

7.12 Whilst there are opportunities to walk, cycle and use public transport, the development site is separated from the existing pedestrian network, which provides safe access to the local services/facilities, by Low Road. Low Road is lit with footway provision to the northern side of the carriageway and is subject to a 30mph speed limit near the application site. During consideration of the application and having regard to some of the public objections, officers have secured the provision of a pedestrian crossing on Low Road. This has also been a request of the Highway Authority. The applicant has agreed to provide a pedestrian refuge as part of the site access arrangements. The details of such may be suitably controlled by planning control, though a revised access drawing has been requested. The provision of a crossing will ensure future residents of the site (and existing residents to the south side of Low Road) can safely cross Low Road and access services and facilities in the village centre.

7.13 The Highway Authority has also requested the provision of a 2m wide footpath along the site frontage, but also extending westwards towards the existing pinch point at Town End Farm and

eastwards towards 152 Low Road. The applicant has argued this is not required but has not (at this stage) evidenced why not. Officers are still pursuing negotiations in relation to this matter in the interests of securing enhancements to the pedestrian environment and to ensure suitable connectivity between the site and surrounding development. Officers do not share the view that it is necessary or reasonable to request the applicant to provide a footway to the west of the Forge Lane junction beyond the existing footway towards the pinch point. There is an existing footway to the north side of Low Road which extends up to the pinch point. An additional footway to the south at the pinch point does not appear necessary. However, a footway along the site frontage linking to the existing footpaths to the south side of Low Road does appear a reasonable requirement.

- 7.14 In terms of the proposed vehicular access the Highway Authority has raised no objections to the proposed access details including its location, geometry and the proposed visibility splays which are easily achievable given the depth of the existing grass verge. The access details can be secured by planning condition. The access location is situated close to the access to the community centre. Subsequently, the inclusion of a pedestrian refuge as part of the site access design is both practical and convenient to future and existing residents in this part of the village. On this basis, it is contended that the site can provide safe and suitable access for all users as required by the NPPF (paragraph 32).
- 7.15 The proposed development will lead to an increase in traffic – this is inevitable. Subsequently the application has been supported by a detailed Transport Assessment. The assessment includes traffic impact analysis taking account of future growth, trip distribution, trip generation and capacity assessments of the site access/Low Road junction and the mini-roundabout junction (Low Road/High Road/Church Brow/Foundry Lane). The assessment indicates the development will generate a two-way total of approximately 45 movements in the am and pm peaks. The assessment has assumed a worst-case scenario that all trips head in a westerly direction towards the mini roundabout junction. The capacity assessments have been undertaken utilising the 2022 'with development flows' and conclude that the priority controlled site access junction will have sufficient capacity to accommodate the proposed development traffic and that the mini-roundabout junction will also continue to operate well within its theoretical capacity. The applicant therefore concludes that the development will not materially impact the operation of the local highway network.
- 7.16 The Highway Authority has questioned the highway capacity analysis on the grounds that they believe the traffic count is not wholly representative as the counts were undertaken shortly after the new M6 link was opened and therefore traffic movements are likely to have still been in a state of flux; little information about two-way traffic flows and residual queuing at the Town End Farm pinch point; questions the reliability of the use of the roundabout geometry details for capacity flow modelling; and questions the absence of traffic modelling associated with the neighbouring outline planning permission for 60 dwellings.
- 7.17 A rebuttal has been provided by the applicant in response to the Highway Authority's queries and concerns. In summary, the applicant contends that the flows along Low Road including the development traffic is somewhere between 450 and 500 two-way traffic flows near the site. Even if allowing a small increase in flows because of the M6 link (if LCC believe this to be the case), it would still represent flows operating well within the link capacity of Low Road. With regards to the pinch point at Town End Farm, the increase in traffic flows would be a maximum of a further 45 two-way movements in the am and pm peaks equating to less than an additional vehicle every minute during the peak periods of the day. The applicant contends the use of the roundabout geometry in the junction modelling is appropriate on the basis that this junction is a roundabout; and finally, that the adjacent development is likely to generate similar levels of traffic (if not less) to this development which will have minimal impacts on the network particularly given both of the junctions that have been assessed operate with substantial reserve capacity (both operating at substantially less than 50% of capacity). The Highway Authority has been consulted on this additional information. Assuming they are satisfied with the response, there would appear to be no highway safety reasons to resist the development. A verbal update will be provided on this matter.
- 7.18 The NPPF states that development should only be refused on transport grounds where the residual cumulative impacts of development are severe. Local planning policy seeks to ensure that new development proposals make the best use of existing public transport and where appropriate provide opportunities for improving and sustaining the viability of those services; there is convenient access for walking and cycling to local facilities and it creates places that are easily accessible for the whole community. Recognising that the development will lead to an intensification of use and traffic

in the area, the applicant proposes to formalise the pinch point as a traffic calming feature with new give way markings and signage; provide a pedestrian refuge within Low Road to aid safe pedestrian crossing and accepts the Highway Authority's requirements to upgrade the existing serviced bus stops to quality stop standard. The provision of appropriate cycle/pedestrian links between the site and Forge Lane are desirable given the location of and proximity to the strategic cycle network. However, at present Forge Lane is unadopted and such links would not be possible. However, it seems reasonable to require a suitable link to be provided in the event Forge Lane does become adopted; the provision of which could be secured by condition. The Case Officer is still in negotiation over this matter and a verbal update will be provided. Finally, in accordance with policy DM21 which seeks to protect and enhance access to the established public rights of way in the District, the applicant also proposes a footpath link between the development site and public footpath FP01 to the south of the site. The provision and details of such a link can be adequately secured by condition.

- 7.19 Subject to the Highway Authority being satisfied with the applicant's rebuttal and further negotiations in relation to footpath provision and connections, it appears that the proposal satisfies the relevant national and local highway-related planning policy and that permission should not be prevented on highway grounds.
- 7.20 **Landscape, Residential Amenity and Heritage considerations**
The NPPF requires planning to secure high quality design, good standards of amenity, and proposals that take account of different roles and characters of different areas. It requires planning to recognise the intrinsic character and beauty of the countryside and to conserve and enhance heritage assets and their settings. This can be encapsulated through well-planned development and good design. Whilst the proposal is in outline form and therefore matters such as layout, scale, appearance, and landscaping are not for consideration at this stage, it is essential to consider whether up to 90 dwellings on the site can be suitably accommodated and can demonstrate that there are opportunities to deliver good design at the reserved matters stage.
- 7.21 The application was initially submitted with a Framework Plan identifying development platforms and areas of open space. This has been simplified into a further plan which identifies the applicant's proposed 'developable area' (i.e. the area where dwellings and associated access roads are proposed). This plan clearly illustrates that the proposed built form will be restricted to the land between Low Road and Forge Lane and will not encroach uphill towards the wooded ridgeline. This is a welcomed approach and one advocated at the pre-application stage.
- 7.22 The application has also been supported by a number of documents to demonstrate that the development of the site would not lead to significant adverse impacts on the local landscape, the existing built form and the character of the village. This includes a Design and Access Statement, Landscape and Visual Impact Assessment, a preliminary Arboricultural Report and Heritage Statement. All these documents in one way or another support the applicant's proposal to limit the built development to the lower parts of the site.
- 7.23 In the case of trees, the applicant seeks to retain all existing trees, except for 2 due to their poor condition. The trees along the ridgeline are prominent landscape features and will be unaffected by the development proposals. The protected mature Sycamore tree in the centre of the site (T18) is also a very important feature which is also proposed to be retained. The only feature lost as a consequence of the development is the intersecting hedgerow (H15). The Council's Tree Protection Officer has considered the proposal and supporting information and is satisfied with the proposal subject to a condition securing the requirement for a full arboricultural report and tree protection plan. The loss of the intersecting hedgerow will need to be suitably mitigated through a detailed landscaping plan at the reserved matters stage.
- 7.24 The application site is not located within a designated landscape but it is very close to the boundary of the Forest of Bowland AONB. Policy DM28 of DM DPD and saved policy E4 requires proposals to be in scale and in keeping with the character and appearance of the area. A detailed LVIA has been submitted which systematically assesses the effects of change on the landscape (landscape and visual effects) as a consequence of the proposals. Through the assessment, proposals should be designed to avoid negative landscape and visual effects. The site comprises semi-improved grassland predominately surrounded by existing residential development with the paddock associated with Town End Farm to the west and adjoining fields (but benefiting from planning permission for housing) to the south east. At a local level a greater impact on landscape character will be occur due to the inevitable loss of grassland to new residential built form. Given the

surrounding development it is accepted that the landscape in this immediate location has the capacity to accept this change without leading to adverse landscape effects. Limiting the construction of dwellings to the 'developable area' and retaining the important protected trees within the site and around the site boundaries will help limit the landscape effects. The visual effects of the proposal will, again, be limited to a localised area with immediate neighbouring residents most affected. The susceptibility and sensitivity of these residential visual receptors is considered to be high. The visual effects for receptors travelling along the road, using the public rights of way are considered not significant. Long distance views of the development will be limited by intervening buildings, land and vegetation reducing the magnitude of visual effects. Mitigating the visual effects of the proposal to reduce the overall effect can be achieved through appropriate landscaping and an appropriate layout which respects the nature and proximity of surrounding development - to be addressed at the reserved matters stage. A landscape strategy has been included with the submission which aims to retain and supplement existing landscape features with new planting. Overall, restricting the development to the 'developable area' and securing the retention of important protected trees and the boundary hedgerows will limit the landscape and visual impacts of the development to ensure suitable compliance with saved policy E4, policy DM28, DM29 and DM35 of the DM DPD, Core Strategy E1 and the relevant sections of the NPPF. Clearly the precise details of the development will be revealed at the reserved matters stage where there will be further examination of the design, amenity and landscaping considerations of the development.

- 7.25 Officers have also secured an indicative layout plan for illustrative purposes only to assess whether the amount of development proposed is achievable within the 'developable area'. This indicative plan demonstrates that up to 90 units can be delivered on site. Where there are concerns with the suggested layout (for example sub-standard interface distances, the orientation of some dwellings, proximity to neighbouring development), the suggested plan illustrates that with changes to housing types and alterations to the layout up to 90 dwellings should be possible and should be capable to complying with the Council's residential design standards (DM35). The density has been calculated based on the net developable area (the development platforms on the framework plan) at 31 dwellings per hectare. This density would reduce slightly if less public amenity space and landscaping was proposed on the developable area given the extent of land available to provide open space on the south-eastern part of the site. That said the inclusion of open space and landscaping in the 'developable area' will be essential to achieve good design. Surrounding densities vary with higher density development on Halton Mills and slightly less to Forgewood Gardens area. The proposed density does not appear overly problematic and can be accommodated given the nature of surrounding development. Whilst there are objections from neighbouring residents with concerns relating to overlooking and loss of privacy, such matters can be addressed at the reserved matters stage.
- 7.26 In terms of heritage considerations, the application site sits immediately adjacent to the Conservation Area which contains a number of Listed buildings. The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Similarly, the local planning authority in exercising its planning function should have regard to s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states "In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". Similarly, section 72 requires that in the exercise of planning duties special attention shall be paid to the desirability of preserving and enhancing the character or appearance of Conservation Areas.
- 7.27 Paragraph 132 of the NPPF seeks to express the statutory presumption set out in s66(1) and s72 of the 1990 Act. How the presumption is applied is covered in the following paragraphs of the NPPF, though it is clear that the statutory presumption is to avoid harm. The exercise is still one of planning judgment but it must be informed by the need to give significant weight to the desirability of preserving the heritage asset.
- 7.28 A detailed and thorough heritage statement has been submitted in compliance with national and local planning policy. In summary, this concludes that the development will have no impact on the nearby Schedule Monument as it is far enough away from the site and there will be limited intervisibility between them, and; that the setting of the nearby Listed buildings and Conservation Area will not be adversely affected due to the presence of existing modern development to the south of the site which already impacts the significance of the Conservation Area's setting. The setting of

the Conservation Area when viewed from the east on approach to the village is compromised by existing development. However, the current field (development site) does provide a degree of openness to the setting of the Conservation Area. The Council's Conservation Officer has assessed the proposal and is satisfied the proposal would not lead to a harmful impact on the setting of nearby Listed buildings but indicates that to keep the impact/harm to the setting of the Conservation Area to a minimum (when viewed from the east), development should be of a scale, set back from the stone site boundary and constructed in natural materials, applicable to the character of the Conservation Area. Overall, it is accepted that the principle of developing the site would not lead to harm and that the redevelopment of the site can through appropriate layout, appearance and use of materials conserve and enhance the setting of the Conservation Area. These are matters which are capable of being addressed at the reserved matter stage. The applicant has also considered the archaeological interest of the site within their Heritage Statement. LAAS have assessed the scheme and agree that the archaeological potential is limited but emphasises that this is not negligible. Subsequently a condition requiring further archaeological investigation is recommended. There are no heritage grounds to resist the granting of planning permission.

7.29 **Flood risk and drainage considerations**

The Flood Risk Assessment confirms that all the proposed dwellings would be situated within flood zone 1 which fully accords with policy to locate such development in the areas at least risk of flooding. On this basis no sequential/exception testing is necessary. The FRA indicates that the 1 in 100yr plus climate change level in this area is 11.9m AOD and that flood levels should be set a minimum of 0.6m above this level (12.5m AOD). The lowest ground level within the site is 12.6m in the south western corner. Subsequently finished floor levels will be significant higher than this provided a freeboard well in excess of the 0.6m minimum. Subsequently there are no concerns that the site is at risk from flooding (from the River Lune). In terms of flood risk elsewhere, the development of a greenfield site will alter the natural drainage regime and increased impermeable surfacing. To address this, an indicate drainage proposal has been provided which demonstrates that the ground drains well and that site wide infiltration (soakaways) will be feasible. A detail drainage strategy has been provided to this effect. The precise details of such would be secured by condition as required by the Lead Local Flood Authority. Essentially, the drainage scheme would be designed to retain surface water on site with no discharge off-site. This approach is compliant with the SuDS hierarchy and both national and local planning policy. United Utilities has yet to comment on the application in relation to the proposed drainage strategy, in particular foul drainage which is proposed to drain to the pubic sewer. A verbal update will be provided. The Environment Agency has raised no objections.

7.30 **Biodiversity considerations**

The application site consists of a large area of improved grassland separated into three field compartments by hedgerows and fences containing a number of important protected trees species. The loss of this grassland has the potential to affect local biodiversity and so an ecological assessment has been submitted. Planning policy requires local planning authorities to conserve and enhance biodiversity but principally to avoid harm. Where harm cannot be avoided adequate mitigation of the impacts is required, or as a last resort providing compensation.

7.31 The applicant has sufficiently demonstrated that the proposal would not lead to significant harm to protected species and that the loss of relatively species poor grassland habitat can be suitably mitigated with new native shrub and tree planting. The Council's ecology consultants have reviewed the application and supporting documentation and are satisfied with the applicant's conclusions. However, they maintain that whilst the site is generally of low ecological value, given the scale of the development, without mitigation there would be a negative impact on biodiversity. Given the proximity to the River Lune there are also significant merits in enhancing biodiversity value given the close proximity to this nearby ecological corridor. Conditions include further bat surveys to be undertaken if trees are later proposed to be removed (this is unlikely as it is recommended to condition the development be carried out in accordance with the submitted Arboricultural report which seeks the retention of the trees); no works during bird nesting season; survey for invasive species to be undertaken included methods for eradication if found; method statement to protect the River Lune from accidental spillages, dust and debris; and an ecological mitigation and enhancement plan. With the imposition of these conditions, the proposal will not lead to an adverse impact on biodiversity and would be compliant with relevant national and local planning policy.

7.32 **Other considerations (contaminated land, noise and open space)**

The application has been submitted with ground investigation and contaminated land reports. It has also been supported by a noise assessment having regard to the nature and compatibility of surrounding uses. The Council's contaminated land officer raises no objections in principle and initially sought an unforeseen contaminated land condition. Officers contend it more appropriate to condition the development to be carried out in accordance with the reports submitted, requiring appropriate remediation (where relevant) and verification. There is a minor outstanding issue in relation to additional information submitted concerning ground gas. A verbal update will be given in relation to this matter. Environmental Health has provided no comments on the noise report, but it is clear that the neighbouring employment uses are not unneighbourly uses and already coexist with existing residential development. Wenning House is the closest unit and is an office based operation therefore unlikely to present any compatibility issues with the proposed development, as confirmed in the noise report submitted. Provided the layout accommodates suitable separation between employment and residential development (having regard to window openings etc) this should be sufficient to ensure an acceptable relationship between these differing uses – a matter to be addressed at the reserved matters stage. The noise report makes recommendations in relation to the construction of properties facing Low Road. Such mitigation can be secured by condition.

7.33 The inclusion of legible open space within development proposals has an important role to play in facilitating social interaction and creating healthy, inclusive communities. This is integral to good design and will be advanced at the reserved matters stage. The developer has adequately demonstrated at this stage, that suitable and adequate open space can be provided within the development site. Similarly, it is essential that residents have suitable access to a range of open space (amenity space, play areas, sports facilities). In this case, Halton benefits from an excellent range of facilities. The recreation fields, community centre and play areas are located directly opposite the proposed site. With the inclusion of the pedestrian crossing as part of the proposed access, the development has direct, safe and good access to these facilities and so would be compliant with section 8 of the NPPF and policy DM26 of the DM DPD. Local policy requires development proposals located in areas of deficiency to contribute towards open space provision. Through the applicant's pre-consultation engagement with the Parish it was apparent that the existing quality of the football pitch was the main area of deficiency identified. On this basis, a contribution has been secured to enable improvements to the playing pitch to help the local football club/Parish provide facilities that aim to meet the Football Association requirements. There are no other areas of deficiency identified. The proposed development also offers a large area of open space with a pedestrian link to the riverside public right of way. This informal "woodland" walk and amenity land will provide added benefit to the development and the wider community and is of a size well in excess of the policy requirements. The formal amount of POS to be provided on site can be secured by planning obligation, along with the off-site contribution. The details of other open space and landscaped areas can be secured by condition.

8.0 Planning Obligations

8.1 The application accepts the provision of up to 40% affordable housing to be delivered on site in accordance with the Council's policy, subject to a review at the reserved matters stage. This review is on the basis that if upon further ground investigations viability evidence becomes known and is justified which affects development viability the provision of affordable housing is reduced accordingly. Such flexibility is provided for within our policy, though if the site was not a greenfield site the expectation would be the provision of 30% affordable units on site. The s106 would need to be suitably worded to ensure that the provision of affordable housing could only be reduced with sound and justifiable viability evidence. In addition, given the comments from the Strategic Housing Officer, it is also contended that the s106 should include an affordable housing scheme to be agreed which should (unless evidence is provided to state otherwise) provide provision for 1-bedroom rented units.

8.2 The s106 shall also include the payment of an education contribution (maximum of £458,134.02) but to be reassessed at the reserved matters stage in accordance with LCC's adopted methodology. The applicant is agreeable to this.

8.3 An off-site playing pitch improvements contribution which shall be included in the s106. The figure is still to be confirmed but it is likely to be in the region of £15,000. A verbal update can be provided on this matter. The s106 shall also include provision of on-site amenity space to be calculated at the reserved matters stage and the ongoing management and maintenance of any open space,

private roads, landscaping and SuDS within the development site including the land to the south east.

9.0 Conclusions

- 9.1 Subject to the Highway Authority being satisfied with the applicant's highway rebuttal in relation to the traffic capacity analysis and agreement on pedestrian connectivity, the proposed development is located in one of the District's identified rural settlements where housing proposals can be supported. It is anticipated that an appropriate layout and design delivering of up to 90 dwellings within the 'developable area' can be achieved without leading to any significant adverse impacts to the natural and built environment and neighbouring residential amenity. The scheme will provide affordable and market homes that will positively contribute to the shortfall of housing in the District and will mitigate the impacts of increased pressure on the village through the provision of contributions towards education and public open space. The site is sustainably located with proposals to improve pedestrian connectivity to enable safe and convenient access to the village's key services and public transport. These are all benefits of the proposal. There do remain are some public concerns associated with the development and localised landscape and visual effects associated with developing this greenfield site. Such impacts and concerns, however, would not significantly or demonstrably outweigh the benefits of the proposal and so the presumption in favour of sustainable development should be engaged. Subsequently, Members are recommended to support the proposal.

Recommendation

That Outline Planning Permission **BE GRANTED** subject to a s106 securing up to 40% affordable housing (to be reviewed at reserved matters stage only with justifiable viability evidence); the education contribution (to be reviewed at reserved matters stage); an off-site playing pitch improvements contribution; the provision and calculation of informal amenity space (POS) on site, and; mechanisms for 'in-perpetuity' maintenance and management of open space, landscaping, private roads and SuDS; and the following conditions (though delegated back to the Chief Officer to refuse the application if the required legal agreement is not signed and completed on or before the determination date):

1. Standard outline time limit condition
 2. Development to be carried out in accordance with the 'developable area' plan
 3. All other plans illustrative only
- Pre-commencement
4. Surface Water Drainage scheme to be agreed
 5. Archaeological Investigation
 6. Ground levels for roads/landscaped areas/POS/SuDS and finish floor levels to dwellings to be submitted and agreed including details of retaining features
 7. Submission of ecological mitigation and enhancement plan (including method statement to protect River Lune from construction pollution)
- Pre-construction
6. Details of the on-site open space to be provided, managed and retained
 7. Survey for invasive plant species and any scheme for avoidance and eradication
- Pre-occupation
8. Surface water management and maintenance plan
- Control conditions (some with details to be agreed)
9. Access to be provided in accordance with agreed plan (TBC – awaiting amended plan)
 10. Protection of visibility splays
 11. Off-site highway works (to be listed in condition/TBC re footway provision) to be implemented before first occupation (or alternative phased timetable to be agreed with the LPA in advance).
 12. Development to be carried out in accordance with the recommendations of the Arboricultural Report
 13. Development to be carried out in accordance with the recommendations of the Noise Report
 14. A pedestrian footpath shall be provided between Low Road and the PROW (FP01) before first occupation details of such to be first agreed with the LPA.
 15. Within 6 months of Forge Lane and the associated verges to the north side becoming adopted a formal cycle/pedestrian link between the site and Forge Lane shall be provided in accordance with details first to be agreed in writing with the LPA.
 16. Development to be carried out in accordance with contaminated land reports, with verification reports to be provided before occupation.

17. Development to be carried out in accordance with the Flood Risk Assessment

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm the following:

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item	Committee Date	Application Number
A6	8 May 2017	17/00226/FUL
Application Site Land North Of 27 Coach Road Warton Lancashire	Proposal Erection of one 4-bed dwelling with associated landscaping, re-grading of land and creation of a new access point	
Name of Applicant Mr & Mrs M. Dawson & P. Brown	Name of Agent Mr Sam Edge	
Decision Target Date Extension of time agreed until 11 May 2017	Reason For Delay Committee Deadline	
Case Officer	Mrs Eleanor Fawcett	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, the outline application in 2014 for two dwellings, over a larger site, was reported to the Planning Committee following a request from a Councillor. At this meeting it was requested that any future reserved matters application was reported to the Planning Committee to give the opportunity for Members to consider the scale and design before consent was granted. Although this is not a reserved matters application, it is a full application for the development of one of the two dwellings previously proposed, and as such it seemed appropriate that the application was determined by the Committee given the previous request.

1.0 The Site and its Surroundings

- 1.1 This application relates to an agricultural field adjacent to Coach Road at the northern end of the village of Warton. The land slopes upwards away from the highway to the east towards Warton Crag. There are no trees in the centre of the site. However, there is a hedgerow along the boundary with the highway, some trees along the southern boundary and a large wooded area, beyond the site boundary to the west. To the south of the site is a row of residential properties, predominantly detached, located on either side of the highway. The closest is a bungalow and is positioned at a higher level than the road. To the north of the site is the remainder of the field, beyond which is a detached dwelling and associated garden. The neighbouring dwelling is in a more elevated position than the application site. On the opposite side of Coach Road is agricultural land which slopes down from the highway.
- 1.2 The site is located within the Countryside Area as identified on the Local Plan Proposals Map, and the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB). Warton Crag Site of Special Scientific Interest (SSSI) is approximately 50 metres to the west of the site and there is a Biological Heritage Site, Limestone Pavement Order and Ancient Woodland within approximately 12 metres. Warton Crag has a designated Nature Reserve which is approximately 380 metres to the south west.

2.0 The Proposal

- 2.1 Planning permission is sought for the erection of a detached dwelling over three levels and the creation of a new access. The dwelling would be set back from the highway by approximately 16 metres and would be 14.8 metres wide and predominantly 8.2 metres deep. A gable is proposed at the front of the building which would project 1.45 metres from the front wall and be 7.6 metres wide. As a result of the change in levels across the site, a significant amount of engineering works are proposed to accommodate the dwelling. The site is at similar level to the highway at the southwest corner which allows access to be created to a garage at the southern side of the dwelling which would form the lower ground floor level. This part of the dwelling would be three storeys and the remainder would be two storeys and would be built into the hillside. Some of the land levels are proposed to be raised close to the highway to provide a banking to the south of the access point. The ridge of the building would be 9.3 metres high at its highest point, approximately 10 metres above the road level, and would have an eaves height of 6.8 metres. The building is proposed to be predominantly finished in render and have a concrete tiled roof.

3.0 Site History

- 3.1 Outline planning permission was granted in 2014 for the erection of two dwellings on a larger site. Following this, two applications have been submitted for the development of a single dwelling on part of the original site and have both been refused. The first included a highway reason but this was subsequently resolved. The sole reason for refusal of the second application is as set out below:

“By reason of its height, siting and design, the proposed dwelling will be overly prominent and have a detrimental impact on the character and appearance of the locality and the Arnside and Silverdale Area of Outstanding Natural Beauty. It is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles, Section 7 and Section 11, Saved Policies E3 and E4 of the Lancaster District Local Plan and Policies DM28, DM35 and DM42 of the Development Management Development Plan Document.”

- 3.2 The site history is set out below:

Application Number	Proposal	Decision
16/01388/FUL	Erection of one 4-bed dwelling with associated landscaping, re-grading of land and creation of a new access point	Refused
16/00565/FUL	Erection of one 4-bed dwelling with associated landscaping, engineering works and creation of a new access point	Refused
14/00499/OUT	Outline application for the development of 2 residential dwellings	Approved
13/01293/OUT	Outline application for the development of 3 residential dwellings	Withdrawn

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments received within the consultation period.
County Highways	No objections subject to conditions requiring: creation of visibility splays 2 x 22 metres; access to be a minimum width of 5 metres, surfaced with a bound material for a minimum distance of 5 metres; construction of a vehicular drop crossing; existing boundary hedge to be reduced to 1 metre above the carriageway; and layout to include provisions to enable vehicles to enter and leave the highway in a forward gear.
Environmental Health	No comments received within the consultation period.

Tree Protection Officer	No objections subject to conditions requiring: development to be carried out in accordance with the submitted Arboricultural Implications Assessment, Arboriculture Method Statement and landscaping scheme.
Arnside and Silverdale AONB Unit	Some of the concerns have been addressed and it is considered that the current design is more sympathetic to the local setting than in the previous applications. However, the design could be improved further by including stone cladding on the front wall of the dwelling and the use of appropriate finishes and local materials for all the proposed hardstandings, retaining walls, pavings etc. is essential in order to minimise the impact on the character and visual amenity of this part of the AONB.
Natural England	No comments received within the consultation period.
The Wildlife Trust	No comments received within the consultation period
United Utilities	No objections. Advise that there are no United Utilities owned Wastewater assets shown on the public sewer records in the immediate vicinity of the development and recommend that a surface water drainage scheme is implemented in accordance with the surface water drainage hierarchy, set out in the NPPG.

5.0 Neighbour Representations

- 5.1 1 letter of objection has been received which raises the following concerns:
- Detrimental effect on the local amenity and a significant detrimental visual impact due to the scale and height with no continuation of roofline from the adjacent bungalows
 - The highways authority has requested that the hedge should be maintained at 1 metre which will allow the dwelling to be clearly visible from Coach Road
 - Loss of privacy from windows proposed in the north elevation and a boundary hedge should be incorporated to ensure that overlooking is avoided.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraphs 7, 14 and 17 – Sustainable Development and Core Principles
 Paragraph 32 – Access and Transport
 Paragraphs 49 and 50 – Delivering Housing
 Paragraphs 56, 58 and 60 – Requiring Good Design
 Paragraphs 115 and 116 – Areas of Outstanding Natural Beauty

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan

the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

The local authority is also in the process of preparing a Development Plan Document for the whole of the Arnsdale and Silverdale Area of Outstanding Natural Beauty, jointly with South Lakeland District Council. A consultation took place of the Draft **Arnsdale and Silverdale AONB DPD** between 10 November 2016 and 5 January 2017 and is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

6.3 Development Management Development Plan Document

DM20 – Enhancing Accessibility and Transport Linkages
DM28 – Development and Landscape Impact
DM29 – Protection of Trees, Hedgerows and Woodland
DM35 – Key Design Principles
DM41 – New Residential Development
DM42 – Managing Rural Housing Growth

6.4 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

6.5 Lancaster District Local Plan Saved Policies

E3 – Development affecting Areas of Outstanding Natural Beauty
E4 – Development within the Countryside

7.0 Comment and Analysis

7.1 The main issues are:

- Principle of development
- Scale, design and impact on the AONB
- Impact on residential amenity
- Highways impacts
- Ecological Impacts
- Drainage

7.2 Principle of development

7.2.1 Policy SC1 of the Core Strategy requires new development to be as sustainable as possible, in particular it should be convenient to walk, cycle and travel by public transport and homes, workplaces shops, schools, health centres, recreation, leisure and community facilities. Policy DM42 of the Development Management DPD sets out a list of villages within which new residential development will be supported, of which Warton is one. The site is well related to the existing built up development and will form a continuation of the houses on Coach Road. The site does suffer from a lack of footways and a narrow road to access the services in the centre of the village. However, given the small scale nature of the proposal and the need for houses within the District, including the rural area, the development of a single dwelling in this location is considered to be acceptable in principle. An outline application has also been previously approved for two dwellings on a larger site in this location.

7.3 Scale, design and impact on the AONB

7.3.1 The site is located within the Arnsdale and Silverdale AONB, with the land rising at the rear towards Warton Crag. An indicative plan was submitted with the outline application for two dwellings but was not approved. This showed two 2-storey detached dwellings, set back from and at a higher level than

the highway. Concerns were set out at this stage regarding the design of these as it was not considered that these were in keeping with the rural setting, although it was accepted that there is a mix of dwellings along this road and a predominance of bungalows. It was accepted, through the granting of the previous outline consent, that a dwelling could be accommodated on this site. The report set out that, providing that the scale and design of the dwellings is appropriate to the character of the area, care is taken over how these will sit within the sloping landscape and any associated lighting is well designed and located, it is not considered that they will have a detrimental impact on the character and appearance of the AONB.

- 7.3.2 The current application proposes a dwelling which is partly over three floors, with a garage at lower ground floor level and living accommodation above. Most of the land at the front of the site is a similar level to the highway and slopes gradually upwards before a significant rise towards the centre of the site. Land will need to be excavated to accommodate the dwelling given the changing levels. Some of the excavated land is proposed to be used to create a banking to the south of the access point. The land will be higher in front of the entrance to the dwelling, and a ramped path is proposed from close to the highway, almost to the front door. Retaining walls will be required at either side of the driveway. At the rear, the land will be excavated to provide a terraced area at ground floor level and a bridge is proposed across this at first floor to provide access to the sloping garden proposed at the rear. The dwelling has been designed with a hipped roof and a relatively wide projecting gable at the front which contains an oriel window. At present, the majority of the external walls are proposed to be finished in render, with the exception of the surround to the garage, and the roof would be finished in a concrete tiles. At its highest, the dwelling would be 6.3 metres to the eaves and 9.3 metres to the ridge. A streetscene has been provided which shows the ridge level of the dwelling approximately 2.6 metres higher than the ridge height of the bungalow to the south, 27 Coach Road.
- 7.3.3 Two previous applications for a single dwelling on this site were refused as a result of the scale and design and impact on the character and appearance of the landscape. The main alterations that have been made from the initial application for one dwelling are a slight reduction in eaves and ridge height, the introduction of a hipped roof, two additional windows on the front elevation, the alteration to the roof over the oriel window and additional windows on the north elevation. The lower ground floor has also been reduced to just the garage in order to take more account of the land levels. Prior to the previous applications, a pre-application enquiry was submitted for a similar scheme to these, although with an integral double garage that projected beyond the front wall. It was advised that, whilst it is recognised that Coach Road has a lot of variation in its house types, it would be beneficial to look at the character of the houses in the AONB as a whole and reconsider the design in light of the findings. It went on to say that the nearest dwellings to the site on the west side of Coach Road are single storey, or single storey with rooms in the roofspace.
- 7.3.4 The proposal is for a part 2 and part 3 storey house. The ridge heights of the other properties on the west side of Coach Road increase (in relation to the adjacent one to the south) slightly as they rise up the hill. As set out above, the dwelling would have a ridge height approximately 2.6 metres higher than the bungalow to the south, although it is recognised that the nearest dwelling to the north, Potts Cottage, is at a higher level than the application site. However, there was an existing dwelling in this location and the alterations to this, and eventual rebuilding were considered in the context of this. It was suggested that the ridge height be lowered to better relate to the row of bungalows adjacent to the dwelling and that this could be done by reducing the depth of the building by around half a metre. The introduction of a hipped roof has helped to reduce the bulk and massing of the building, which is large in scale at 14.8 metres wide, although it is acknowledged that this is not a typical traditional feature of this area.
- 7.3.5 There are still some concerns regarding the design and alterations have been suggested particularly to the front elevation, so that the building better respects the character and appearance of the AONB. Looking at examples of other buildings with hipped roofs and gable projections, it is considered that it would be more appropriate to move the gable off the side wall to give better definition to the end elevation, as this will likely be visible when travelling down the hill. There are particular concerns regarding the oriel window on the front elevation as it is not a typical feature within Warton and would look particularly unusual positioned on the gable. It is also considered that the windows on the front elevation lack consistency, with some having a very horizontal arrangement. It was suggested that more of a feature could be added to the gable if a full height glazed element was introduced, rather than having the narrow masonry gap. In terms of the materials, slate is considered to be a more appropriate material for the roof, and the use of a concrete tile would not usually be recommended within the AONB, particularly on an elevated site.

Most of the adjacent bungalows on the same side of the road appear to have slate roofs, whilst those on the opposite side, at a lower level, appear to be tiles. It has been strongly advised that slate is used, however the tile proposed does have a relatively thin edge which will give it more of a slate type appearance than some other tiles. Given the scale and mass of the building it has been suggested that the gable is finished in natural limestone to break up the amount of render which could appear quite stark. A narrowing of the width of the gable slightly was also suggested as it was considered that the proportions would relate better to traditional properties in the area.

- 7.3.6 Although no amended plans have been provided, the applicants have set out that they would be willing to take on board the AONB Unit's comments in relation to the use of stone on the front elevation, but would prefer to use reconstituted stone. It is considered that natural stone, typical to the area should be used and that a reconstituted stone would be inappropriate in this location. Despite meeting with the applicants and their agent the applicants appear unwilling to make any other changes to the plans to address the concerns set out above. It is not considered that the proposal would result in the high standard of development that fully reflects and respects the character and appearance of the AONB and would usually be expected. However, despite the concerns regarding various elements of the design, it is not considered that this would be sufficiently detrimental to the character and appearance of the area to justify the refusal of the proposal. Given the elevated nature of the site, the sensitive location and the large scale of the proposed dwelling, it is considered appropriate to remove permitted development rights for extensions and outbuildings in order to ensure that any impact of these can be fully assessed by the Local Authority.

7.4 Impact on residential amenity

- 7.4.1 There are no dwellings to the rear and none on the opposite side of the highway for most of the width of the site. Number 26, is opposite a small portion of the southern end of the site, but is set back from the highway. The proposed dwelling is set back from the highway by approximately 17 metres and, as such it is not considered that the proposal will have a detrimental impact on the amenity of this property. Number 27, to the south of the site, is a bungalow and has some windows in the side wall facing north. The proposed dwelling is approximately 13 metres from the side wall of this neighbouring dwelling and, as such, it is not considered that the proposal will result in a loss of light. There is one window in the side wall of the dwelling, but this is proposed to serve an en-suite and as such, can be fitted with obscure glazing so that there is no overlooking. There is potential for overlooking from the raised access around the side of the dwelling and the bridge at the rear. However, given that these are set away from the boundary and likely to be used for access rather than for longer periods, it is unlikely that there would be a significant loss of privacy. There is also potential for overlooking from the garden area, but this could be controlled by appropriate boundary treatments.
- 7.4.2 There will be no adverse impacts on the dwelling to the north given the separation distance. However, there is outline consent for the erection of two dwellings on a larger site and there is therefore potential for a proposal for a dwelling to the north. As such, there would be potential for overlooking from the windows proposed at the first floor in the north elevation and it would be appropriate if these were installed with obscure glazing. The ground floor windows are around 1.6 metres above floor level and, as such, there is unlikely to be significant overlooking from these, particularly if an appropriate boundary treatment is proposed.

7.5 Highways Impacts

- 7.5.1 The Highway Authority has advised that there are no valid highway reasons to object to the proposal, though given the site's location in a rural environment, have highlighted a range of material concerns associated with the site's point of access. Coach Road in the immediate vicinity of the application site is considered sub-standard in terms of its overall width, limited forward visibility and lack of contiguous lengths of pedestrian footway or verge areas where pedestrians could seek refuge from oncoming vehicles should the need arise. There is little in the way of suitable vehicular passing places between the application site and Main Street, to the south, other than use of a variety of driveways associated with existing properties.
- 7.5.2 The Highways Officer has confirmed that visibility splays measuring 2 metres by 22 metres are acceptable, as shown on the submitted layout plan. The application proposes the removal of the hedge at the front of the site with this being set back into the site to help create visibility and possible passing place on the road. It is therefore considered that the application will provide a safe and

suitable means of access and that keeping the height of the hedgerow at 1 metre would not be necessary given that adequate visibility splays are proposed.

7.6 Ecological Impacts

7.6.1 Warton Crag Site of Special Scientific Interest (SSSI) is located approximately 50 metres to the west of the site and there is a Biological Heritage Site, Limestone Pavement Order and Ancient Woodland within approximately 12 metres. Warton Crag has a designated Nature Reserve which is approximately 380 metres to the south west. Natural England previously advised that the development would not have a detrimental impact on the SSSI subject to a condition requiring a construction method statement be submitted to outline how dust and pollution will be managed during the construction phase. They also previously advised that directional lighting is used for any external lighting to ensure no light spill enters the SSSI at the operational phase. In response to the outline application they set out that the proposed buffer should only be planted with native species such as oak, rowan, birch and hazel.

7.6.2 In relation to the previous outline application, much investigation of the ecological value of the site was undertaken with consultation with County Ecology. It was considered that the development would not have a significant ecological impact, subject to a buffer between the development and the protected sites to the west and the transplanting of the hedgerow to be lost to the western boundary. It was also considered that the re-establishment/creation of hedgerows along the southern and northern boundaries of the site (in addition to planting along the site frontage and any possible planting between the site plots) would provide sufficient length of hedgerow to compensate for losses and would also ensure habitat connectivity is retained for species such as bats. County Ecology previously advised that there may be potential for badgers to move into the site and surrounding area in the time period between surveys and commencement of works, and recommended that should the badger surveys still be valid when a reserved matters application is submitted, a further precautionary survey be carried out immediately prior to commencement of works subject to planning condition.

7.6.3 On the basis of the above, it is considered that the development can be carried out without having a significant impact on ecology. This is on the basis that suitable hedge and tree planting and an appropriate habitat management plan is submitted, in addition to the agreement of a lighting scheme and mitigation during construction. This can be controlled by condition.

7.7 Drainage

7.7.1 The submission sets out that surface water will be taken to a number of SuDS soakaways within the curtilage of the house, consisting of modular water storage and attenuation cells. The attenuation tanks will be utilised to even out discharge rates at peak rainfall. Site investigations have shown there is sufficient ground above the bedrock to ensure these can be installed and that this allows suitable percolation rates to discharge the surface water adequately. A new package treatment plant is proposed in order to dispose of foul water. There does not appear to be precise details of the surface water and foul drainage, but these can be controlled by condition.

8.0 Planning Obligations

8.1 There are none to consider as part of this application

9.0 Conclusions

9.1 Whilst the principle of a dwelling on this site has been established, there are still some concerns regarding elements of the design. However, it is not considered that this would have a significantly detrimental impact on the character and appearance of the area, subject to appropriate materials, to justify the refusal of the application of design grounds. The proposal will not have a detrimental impact on highway safety, biodiversity or residential amenity and is therefore considered to be acceptable, on balance.

Recommendation

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

1. Standard 3 year timescale
2. Development in accordance with plans
3. Details of foul and surface water drainage
4. Ecology mitigation including: protection measures for reptiles and amphibians during construction; provision of bird boxes; precautionary badger survey; creation of bat roosting opportunities; construction method statement to outline how dust and pollution will be managed during construction.
5. Scheme for wildlife buffer/ habitat creation area including management/ maintenance
6. Finished site and floor levels
7. Details/ materials including: natural stone, render, roof tile, ridge tile, windows, doors, eaves, verges, rainwater goods, surfacing materials, boundary treatments (including to the northern boundary)
8. Installation of obscure glazing in first floor windows in the north and south elevation
9. Development in accordance with Arboricultural Implications Assessment, Method Statement and Landscaping scheme
10. Creation of visibility splays and parking/ turning area
11. Removal of permitted development rights for extensions and outbuildings

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm the following:

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item	Committee Date	Application Number
A7	8 May 2017	17/00351/VCN
Application Site 81 Hest Bank Lane Hest Bank Lancaster Lancashire	Proposal Partially retrospective application for the erection of a two storey side extension, construction of a dormer extension to the rear elevation and creation of a new access point (pursuant to the variation of condition 6 and 7 on planning permission 17/00028/FUL to vary fencing height to the rear garden and increase the maximum height of the highway boundary wall to 1.2 metres)	
Name of Applicant Mr Paul Jackson	Name of Agent N/A	
Decision Target Date 23 May 2017	Reason For Delay N/A	
Case Officer	Mr Robert Clarke	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

The proposed development would normally fall within the scheme of delegation. However, it is recommended that condition number 7 on planning application 17/00028/FUL – which relates to the raising of the highway boundary wall to 1 metre be varied. This condition was originally requested by the Planning and Highways Regulatory Committee in relation to the previous planning application 16/00672/FUL at the 25 July 2016 Committee meeting.

1.0 The Site and its Surroundings

- 1.1 The application site is located on the north-eastern side of Hest Bank Lane, 60m north of the crossroads at Hasty Brow. The property is set back from the road by 10m and benefits from a large rear garden space. The surrounding area is residential in character and is characterised by detached properties within generous curtilages. There is a mixture of bungalows and two storey dwellings.
- 1.2 The subject property has recently benefitted from consent for the erection of a two-storey side extension and dormer extension to the rear. At the time of compiling this report these elements were under construction. Originally the property was a detached true bungalow featuring smooth red brick walls to the front with pebbledash to the sides and rear. The pitched roof was finished with red tiles and white uPVC doors and windows were installed.
- 1.3 The site is part of a wider Countryside Area designation in the Development Plan.

2.0 The Proposal

- 2.1 Planning permission has recently been granted for the construction of a two storey side extension, dormer extension to the rear elevation and creation of a new vehicular access point. This application seeks consent to vary two conditions imposed upon this permission.

- 2.2 Firstly, the application seeks to vary condition 6 which requires the existing timber boundary fence enclosing the rear garden to be raised to 1.8m in height. It is intended to increase 3.5 panels to the boundary with No. 79 Hest Bank Lane to 1.8m in height (commencing with the half panel that is adjacent to the brock side boundary wall). The next two panels shall be retained as existing at 1.8m. The remaining boundary fence panels which vary in height, though feature a minimum height of 1.35m, shall be retained at a minimum height of those currently onsite.
- 2.3 Secondly, it is intended to vary condition 7 which relates to raising the existing highway boundary wall to 1m in height, apart from that section identified to be removed to facilitate the new vehicular access point. Due to the change in land levels along Hest Bank Lane it is not possible to construct a boundary wall with a continuous height of 1m as required by the condition. As such it is intended to raise the boundary wall to a maximum height of 1.11m to the northern end of the application site, two pillars (either side of the existing driveway) will then feature a maximum height of 1.2m. This will then allow for a boundary wall with a minimum height of 1m to the southern end of the site and will ensure that a boundary wall with a continuous flush profile rather than a stepped profile can be achieved.

3.0 Site History

- 3.1 The local planning authority has received a number of applications relating to this site.

Application Number	Proposal	Decision
16/00237/FUL	Demolition of attached garage, erection of 2 storey side and rear extensions, porch to front elevation and construction of 2 dormer windows to front elevation and 2 dormer windows to rear elevation	Refused
16/00672/FUL	Erection of a 2 storey side extension, construction of a rear dormer extension and creation of a new vehicular access	Permitted
16/01609/NMA	Non-material amendment to planning permission 16/00672/FUL to alter the positioning of the dormer windows and rear elevation windows, alteration to velux window positioning, change render from off white to polar white K-Rend and use of Quinn Rathmore roof tiles.	Permitted
16/01568/FUL	Retrospective application for the erection of a two storey side extension	Permitted
17/00028/FUL	Partially retrospective application for the erection of a two storey side extension, construction of a dormer extension to the rear elevation and creation of a new access point	Permitted

4.0 Consultation Responses

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

Consultee	Response
Parish Council	Raised concerns regarding the number of applications at this site including the retrospective nature of some of the applications.

5.0 Neighbour Representations

- 5.1 3 letters of objection have been received by the Local Planning Authority each raising concern with the planning process, and the number of applications at the site (including the retrospective nature of some of the applications).

Officer response - The Council must deal retrospective applications for variances from approved plans fairly and in line with normal planning considerations. Objections from neighbours that the original approved scheme is being departed from is not a valid ground for refusal unless it gives rise to new harmful impacts which in their own right are sound reasons to refuse planning permission.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph **7, 12, 14, 17** – Sustainable Development and Core Principles
Paragraphs **56 to 64** – Requiring Good Design

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Development Management DPD

DM35 – Key Design Principles

6.4 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

7.0 Comment and Analysis

7.1 The key considerations in the assessment of this application are:

- General design
- Impacts on residential amenity

7.2 General Design

The condition to raise the front highway boundary wall to 1m in height was requested by the Planning and Highways Regulatory Committee in relation to previous planning application 16/000672/FUL at the 25 July 2016 Committee meeting. As this condition was requested by Committee Members it was included on subsequent application 17/00028/FUL.

7.3 As already stated, the way in which the land levels along Hest Bank Lane decrease slightly in a northerly direction means that a boundary wall with a continuous and level height of 1m cannot be achieved. It would be considered that a stepped boundary wall would appear out of character within this street scene given that neighbouring properties feature flush boundary walls. The proposal to increase the boundary wall height by a maximum of 200mm is deemed to be a minor change but it will ensure that a continuous flush wall height can be achieved. This is considered as an enhancement upon a stepped profile.

7.4 **Impacts on residential amenity – No. 79 Hest Bank Lane**

This application seeks to vary condition 6 of planning permission 17/00028/FUL which required the raising of the existing boundary fence enclosing the rear garden to 1.8m in height. At present the boundary fencing which encloses this garden space varies in height. The northern boundary of the garden (shared boundary with No. 79) is enclosed by a brick wall, then 3.5 panels of 1.6m followed by 2 panels of 1.8m. The remainder of this boundary is then formed by 8 panels with a minimum height of 1.4m. Within the curtilage of No. 79 Hest Bank Lane, but running the length of the 1.4m panels, is an approximately 2m high hedgerow.

7.5 It is considered that the combination of the approximately 1.4m high fence panels with the neighbouring c2m high hedge forms a strong and effective boundary treatment that retains an acceptable level of privacy for the rear garden of No. 79. Raising the existing 1.4m fence to 1.8m in height would not contribute towards the retention of this privacy. The existing 2 panels of 1.8m fencing to this boundary also form an effective treatment and shall be retained at a minimum height of 1.8m. The existing 3.5 panels measuring 1.6m in height form the boundary which runs between the two storey side/garage extension and the side elevation of No. 79. Given that this space provides access to the side elevation door of the garage it is likely this section of the curtilage will be regularly used. Therefore, increasing these 3.5 panels to a minimum height of 1.8m is considered reasonable and appropriate in order to ensure that the amenity of the occupants of the neighbouring property is preserved.

7.6 **Impacts on residential amenity – No. 26 Throstle Grove**

The eastern boundary of the site (shared with No. 26 Throstle Grove) is formed by a total of 12 fence panels. Again these are not uniform in height but are generally around 1.3m. It is intended to retain the boundary fence at a minimum height of those existing. There are also a number of trees within the curtilage of the neighbouring property which provide some degree of higher level screening, though it is acknowledged that this is seasonal.

7.7 Despite the relatively low height of the existing boundary fencing, the application site benefits from a generously proportioned rear garden. The separation distance between the rear elevation of the property and this boundary is a minimum of 20m. This degree of separation is considered adequate and will ensure that the views obtained from the rear elevation windows of the neighbouring garden space do not result in a significant loss of privacy. Higher levels of overlooking of these private garden spaces are obtained from within the garden itself. However, this is considered a mutual relationship with views of both garden spaces being achieved. Given the aforementioned separation distance and the mutual nature of the level of overlooking from within these gardens, a condition requiring the raising of the boundary fence would be considered unreasonable. However, a condition requiring the fence to be maintained at a minimum height of that existing will be recommended.

7.8 **Impacts on residential amenity – No. 83 Hest Bank Lane**

The southern boundary of the application site, shared with No. 83 Hest Bank Lane, is formed by a total of 9 fence panels, and again these are also not uniform in height. These fence panels measure an approximate height of 1.35m. However, within the curtilage of the neighbouring property is an approximately 2m high hedgerow which runs almost the full length of this shared boundary. Furthermore, within the neighbouring garden and behind the 1.35m timber fence lies a slatted timber fence which features a stepped profile. This increases to a height of approximately 1.8m.

The aforementioned boundary treatments are similar to those forming the boundary with No. 79. Taken together the combination of the fencing and hedge forms an effective boundary treatment that retains an acceptable level of privacy for the rear garden of this neighbouring property. Therefore, it is considered increasing the height of this fence to 1.8m would be unnecessary.

8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

9.0 Conclusions

9.1 The raising of the existing front highway boundary wall to a maximum height of 1.2m will allow for a continuous and level profile to this boundary wall. This is considered an enhancement upon a stepped profile which due to the local land levels would be the only alternative. It is therefore recommended that this condition be varied to allow for this wall to be raised accordingly.

9.2 Given the existing boundary treatments within the application site and those within the neighbouring sites and the relative separation distances, it is considered unnecessary to raise the entirety of the fence enclosing the rear garden to 1.8m. However, given the frequency with which the walkway to the side elevation extension is likely to be used it is considered appropriate to condition the retention of the existing two 1.8m high panels and the raising of the existing four 1.6m panels to 1.8m. Furthermore, it is considered prudent to require the maintenance of the remaining boundary fences at a minimum height of those currently onsite.

Recommendation

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

1. Development in accordance with approved plan
2. Use as a single dwellinghouse
3. Removal of selected PD rights - Class D porches and Class E outbuildings
4. Obscure glazing to side elevation garage window and door
5. Raising of 3.5 panels (adjacent to the side brick boundary wall) to the shared boundary with No. 79 Hest Bank Lane to 1.8m in height
6. Retention of existing two 1.8m high fence panels to shared boundary with No. 79 Hest Bank Lane
7. Maintenance of existing boundary fences (apart from those already identified) at a minimum height of 1.3m.
8. Raising of highway boundary wall to a maximum height of 1.2m to create a continuous and level profile along its length
9. Implement third parking space before occupation and retain
10. Driveway surfacing

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm the following:

In accordance with the above legislation, the City Council can confirm that it has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item A8	Committee Date 8 May 2017	Application Number 17/00167/FUL
Application Site 25 Church Brow Bolton Le Sands Carnforth Lancashire	Proposal Demolition of existing outbuilding and erection of a single storey side and rear extension	
Name of Applicant Mr Greenwood	Name of Agent Mr Andrew Kirk	
Decision Target Date 28 April 2017	Reason For Delay Committee Cycle	
Case Officer	Mr Robert Clarke	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, the property is in the ownership of Lancaster City Council, and as such the application must be determined by the Planning Committee.

1.0 The Site and its Surroundings

- 1.1 The property which forms the subject of this application relates to a two storey semi-detached dwellinghouse located on the eastern site of Church Brow in Bolton-Le-Sands. The property features a pebble dashed exterior with a pitched roof finished with slate, and white uPVC windows are installed throughout. The property benefits from a driveway and garden to the front with an attached store area to the side. To the rear is a good sized garden space of approximately 215m².
- 1.2 Church Brow is characterised by two storey semi-detached dwellinghouses of a similar appearance and age. The site is part of a wider Countryside Area designation in the Development Plan.

2.0 The Proposal

- 2.1 The application proposes the demolition of the existing outbuilding/store to the side and the erection of a single storey side and rear extension which will have a maximum depth of 6.7m and a maximum width of 4.4m. The extension will be finished with a flat roof with a maximum height of 2.7m. The materials that are proposed are pebble dashed walls, under a single ply membrane roof with white uPVC windows and doors. The proposed rear extension will provide a bedroom and a shower room for an individual with special needs.

3.0 Site History

- 3.1 There is no previous planning history for this property.

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments received during the statutory consultation period.

5.0 Neighbour Representations

5.1 No comments received during the statutory consultation period.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 14**). The following paragraphs of the NPPF are relevant to the determination of this proposal:

Paragraph **17** – 12 Core Principles
Paragraphs **67 and 68** – Requiring Good Design

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Development Management DPD

DM35: Key design principles

6.4 Lancaster District Core Strategy

SC1: Sustainable Development

SC5: Achieving Quality in Design

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- General design; and
- Impacts upon residential amenity

7.2 General Design

The proposed development has been designed to reflect the character of the existing dwelling, particularly in terms of the material palette. Whilst the proposed extension is of a relatively large scale, it will largely occupy the footprint of the existing store and will sit next to the store/extension of the neighbouring dwelling. It will be set back from the front elevation considerably reducing the presence of the extension within the street scene. Given the needs of the occupants and the minimal visual presence this extension will have within the street scene, it is concluded the extension is an acceptable form of development.

7.3 Impacts upon Residential Amenity

The location of the proposed development next to the built form of the neighbouring dwelling will ensure that it will not result in issues of overbearing. Furthermore, the shared boundaries within the rear garden are formed by a 1.8m high close boarded and slatted timber fencing. It is considered that these boundary treatments will ensure that acceptable levels of privacy will be retained for neighbouring occupants, in particular in terms of overlooking from the proposed side elevation doors to the rear.

8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

9.0 Conclusions

9.1 The scale and siting of the proposed extension are considered to be appropriate, whilst the proposed materials will ensure that the extension matches the appearance of the original dwelling. Furthermore, as the proposal is not considered to result in harmful impacts to residential amenity, the application is deemed acceptable.

Recommendation

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

1. Standard three year timescale
2. Development to be carried out in accordance with submitted plans
3. Retention of existing 1.8m high wall and fence to shared boundary with No. 26 Church Brow

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, the City Council can confirm the following:

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Planning & Highways Regulatory Committee - Quarterly Reports

(a) **Planning Application Determination Timescales**

The table provides performance figures for the determination of Major Applications, Minor Applications and Other Applications by Planning Officers in accordance with national timescales.

(b) **Number of Planning Applications and Related Cases**

The table lists the number of planning applications and other planning application-related cases that are received by the Development Management Service per quarter.

(c) **New Tree Preservation Orders Made**

The table lists the location of new Tree Preservation Orders (TPOs) made during the last quarter.

(d) **Number of Applications for Works to Trees**

The table lists the number of Tree Works applications received in respect of protected trees (protected by TPO or by Conservation Area status)

(e) **Planning Appeal Decisions**

The table lists the planning appeal decisions issued by the Planning Inspectorate during the last quarter.

(f) **Planning Enforcement Casework**

The table lists the planning enforcement case turnover by Planning Enforcement Officers during the last quarter.

(g) **Planning Enforcement Casework – Performance Standards**

The table lists the performance against planning enforcement standards stated in the Planning Enforcement Charter.

(a) Planning Application Determination Timescales

Period	Major Applications Determined In Time *	Major Applications Determined In Under 13 Weeks	Minor Applications Determined In Time *	Minor Applications Determined In Under 8 Weeks	Other Applications Determined In Time *	Other Applications Determined Under 8 weeks
Jan - Mar 2016	100%	57%	76%	64%	83%	81%
Apr - Jun 2016	100%	73%	83%	51%	95%	84%
Jul - Sep 2016	100%	60%	88%	64%	96%	83%
Oct – Dec 2016	100%	67%	96%	68%	99%	83%
Jan - Mar 2017	90%	67%	99%	64%	99%	70%
Apr - Jun 2017						
Jul - Sep 2017						
Oct – Dec 2017						

Year	Major Applications Determined In Time *	Major Applications Determined In Under 13 Weeks	Minor Applications Determined In Time *	Minor Applications Determined In Under 8 Weeks	Other Applications Determined In Time *	Other Applications Determined Under 8 weeks
2012 Average	47%	47%	55%	55%	66%	66%
2013 Average	63%	59%	65%	65%	82%	82%
2014 Average	88%	75%	59%	58%	69%	68%
2015 Average	95%	64%	46%	43%	64%	63%
2016 Average	100%	65%	86%	62%	93%	83%
2017 Average						

* Total applications determined in time includes those where the applicant and the local planning authority have agreed an extension of time.

(b) Number of Planning Applications and Related Cases

	Jan-Mar 2016	Apr-Jun 2016	Jul-Sep 2016	Oct-Dec 2016	2016 TOTAL	Jan-Mar 2017	Apr-Jun 2017	Jul-Sep 2017	Oct-Dec 2017	2017 TOTAL
Major Applications	18	21	14	24	77	25				
Minor Applications	63	93	79	87	322	70				
Other Applications	188	194	189	171	742	184				
Discharge of Planning Condition Applications	59	65	44	43	211	50				
Non-Material Amendment Applications	14	16	12	18	60	12				
Variation of Legal Agreement/Condition Applications	5	2	2	5	14	3				
Prior Approval (Commercial/ Householder PA, Flexible Use etc) Applications	15	19 *	11	9	54 *	14				
TOTAL NUMBER OF DECISION-MAKING APPLICATIONS	362	410 *	351	357	1480 *	358				
Pre-Application, Consultations and EIA Screening/Scoping Opinions										
Environmental Screening and/or Scoping Opinions	5	8	2	6	21	8				
Infrastructure Planning Commission Consultations	0	0	0	0	0	0				
Pre-Application Advice Submissions or Charged Meetings	54	35	33	36	158	31				

* includes one Ecclesiastical Exemption application

(c) New Tree Preservation Orders Made

Tree Preservation Order Number	Date Made	Location	Extent of Protection
591(2017)	13.01.17	28 St Michaels Lane, BLS	T1 - Sycamore
592 (2017)	13.01.17	Land rear, 77 Kellet Road, Carnforth	W1 – Mixed species
593(2017)	23.01.17	Land off, Sycamore road, Brookhouse	T1-T11 – Oak, beech, field maple, wild cherry, eucalyptus, honey locust, hornbeam
594 (2017)	27.01.17	Paddock, off Daisyfield, Slyne	T1-3, G1 Sycamore, ash, and hawthorn
595 (2017)	07.02.17	51 Meadow Park, Galgate	T1, Beech
596 (2017)	07.02.17	18 Ashcroft Close, Caton	T1, Silver Birch
597 (2017)	07.02.17	Former TNT Site, Hornby Road, Caton	T1, Sycamore; T2, ash; G1, x2 pine; W1 & W2, mainly broadleaf species
598 (2017)	02.03.17	Denehurst Sunnyside I Lane Lancaster	T1-T3, Yew, laurel, & ash
599 (2017)	13.03.17	Glendene Halton Road Halton	W1 – Mixed species

(d) Number of Applications for Works to Trees

	Applications for Works to Trees Protected by Tree Preservation Orders	Applications for Works to Trees Protected by Conservation Area Status
January-March 2016	15	21
April-June 2016	22	12
July-September 2016	23	22
October-December 2016	22	23
TOTAL APPLICATIONS 2016	82	78
January-March 2017	18	19
April-June 2017		
July-September 2017		
October-December 2017		
TOTAL APPLICATIONS 2017		

(e) Planning Appeal Decisions

Application Number	Application Site	Proposal	Appeal Decision
15/00001/UNAUTD	Mayfair Residential Home, Morecambe	Appeal against Enforcement Notice – siting of biomass boiler	Appeal Allowed
16/00622/ADV	Main Road/Long Dales Lane, Nether Kellet	Advertisement application for the display of a free standing directional sign	Appeal Dismissed
16/00022/ENF	Land rear of 302 Oxcliffe Road, Heaton with Oxcliffe	Appeal against Enforcement Notice – change of use of land to use for storage and servicing of caravans and the siting of caravans for residential purposes	Appeal Dismissed
16/00753/CU	24 Cheapside, Lancaster	Change of use of cafe (A3) to betting shop (sui generis)	Appeal Allowed
16/00521/PAA	Main Road/Long Dales Lane, Nether Kellet	Change of use of agricultural building to single dwelling with associated curtilage and treatment plant system	Appeal Allowed
16/00232/VLA	The Coach House and Shippon, Old Waterslack Farm, Silverdale	Change of use of shippons to 2 holiday cottages – appeal against variation to planning obligation	Appeal Dismissed

(f) Planning Enforcement Casework – Volume and Breakdown of Cases

Period		Number of Current Live (Allocated) Enforcement Cases (at the time of compiling this table)							New Cases Received Within the Quarter	Closed Cases Within the Quarter
	Breach of Condition	Conflicts with Approved Plans	(Separate) Conservation Area Development	Unauthorised Adverts	Unauthorised Development	Unauthorised Use	Untidy Land (& Tipping)	Works Affecting a Listed Building		
Jan – Mar 2016	-	-	-	-	-	-	-	-		
April-June 2016	-	-	-	-	-	-	-	-		
Jul - Sep 2016	-	-	-	-	-	-	-	-		
Oct - Dec 2016	33	20	2	28	89	53	20	19	71	99
Jan - Mar 2017	32	19	2	31	92	62	24	43	113	75
Apr - Jun 2017										
Jul - Sep 2017										
Oct - Dec 2017										

(g) Planning Enforcement Casework – Performance Standards

Period	Breaches Remedied Within 60 Working Days	% of Post-2017 Cases where Initial Investigations were concluded within Enforcement Charter Standards	% of Cases where Notice Compliance Site Visits Occurred Within 5 Working Days	Number of New Notices Issued by Enforcement Officers
Jan – Mar 2017	36%	80%	50%	3
April-June 2017				
Jul – Sep 2017				
Oct – Dec 2017				
2017 AVERAGE/ TOTALS				
Jan - Mar 2018				
Apr - Jun 2018				
Jul - Sep 2018				
Oct - Dec 2018				
2018 AVERAGE/ TOTALS				

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
16/00221/DIS	Lancashire Fire And Rescue Service, Fire Station, Cable Street Discharge of conditions 5, 6, 7, 8, 10, 13, 15 and 18 on approved application 15/01510/FUL for Lancashire Fire And Rescue Service (Bulk Ward 2015 Ward)	Initial Response Sent
16/00350/FUL	102 Heysham Road, Heysham, Morecambe Change of use from shop (A1) to one 1-bed flat and one 2-bed flat (C3), erection of a single storey rear extension, replacement of shop front with a recessed wall, window and door, construction of a balcony, construction of one new and one replacement dormer extension to the rear and one replacement dormer extension to the front for Mr S. Galley (Heysham North Ward 2015 Ward)	Application Withdrawn
16/00866/FUL	Cragg Wood, Littleddale Road, Brookhouse Re-instatement and widening of existing access track for Mr Greg Vickers (Lower Lune Valley Ward 2015 Ward)	Application Permitted
16/01278/FUL	23 Chester Place, Lancaster, Lancashire Partially retrospective application for the erection of replacement garage to the rear for Mr Richard Coggin (Scotforth East Ward 2015 Ward)	Application Permitted
16/01339/FUL	Greendales Farm, Carr Lane, Middleton Change of use of land to relocate 10 existing touring pitches and siting of 10 additional static caravans, demolition of existing toilet block, erection of a toilet block and associated new access, internal road and landscaping for Mr McCarthy (Overton Ward 2015 Ward)	Application Permitted
16/01349/VLA	Land At, Coastal Road, Bolton Le Sands Variation of legal agreement attached to planning permission 15/01278/FUL to alter the affordable housing provisions for Mr G Middlebrook (Bolton And Slyne Ward 2015 Ward)	Application Permitted
16/01363/FUL	11 Hayfell Avenue, Morecambe, Lancashire Retrospective application for the replacement of a conservatory with a single storey rear extension for Mr Rimantis Grigaitis (Westgate Ward 2015 Ward)	Application Permitted
16/01413/FUL	Restarigg Farm, Kirkby Lonsdale Road, Arkholme Erection of an agricultural building for free-range hens, relocation of existing machinery/straw store, construction of two bulk feed bins, creation of a hardstanding track and area with associated landscaping for Mr Martin Mulligan (Kellet Ward 2015 Ward)	Application Permitted
16/01455/FUL	54 Bare Avenue, Morecambe, Lancashire Erection of a single storey rear extension for Mr M. Leaver (Bare Ward 2015 Ward)	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

16/01471/FUL	Scale House Farm, Scale House Lane, Wray Erection of an agricultural workers dwelling for Mr Daniel Towers (Upper Lune Valley Ward 2015 Ward)	Application Withdrawn
16/01490/FUL	17 Manor Crescent, Slyne, Lancaster Erection of a covered walkway to the rear for Mr Paul Askew (Bolton And Slyne Ward 2015 Ward)	Application Permitted
16/01502/FUL	Snab Green, Snab Green Lane, Arkholme Erection of an agricultural workers dwelling for Mr & Mrs Martin Wilkinson (Kellet Ward 2015 Ward)	Application Permitted
16/01537/FUL	Track Off A683 Opposite Claughton Manor Brickworks, Hornby Road, Claughton Part retrospective application for the formation of an access track for Natfarm Ltd. (Lower Lune Valley Ward 2015 Ward)	Application Permitted
16/01563/ELDC	Langthwaite Farm, Langthwaite Road, Quernmore Use of the building known as The White Cottage, Langthwaite Farm as a single residential dwelling (falling within Use Class C3) for Mr Deering (University And Scotforth Rural Ward)	Lawful Development Certificate Refused
16/01588/FUL	36 Low Road, Middleton, Morecambe Erection of a single storey rear and side extension with raised terrace to the rear for Mrs S Kingston (Overton Ward 2015 Ward)	Application Permitted
16/01595/FUL	81 Buckingham Road, Morecambe, Lancashire Construction of a pitched roof on dwelling to replace existing flat roof for Mr C. Hodgson (Harbour Ward 2015 Ward)	Application Permitted
16/01624/CU	Northside Caravan Park, North Road, Carnforth Change of use of land for the siting of 10 lodge/caravans and installation of septic tank. for Mr John McCarthy (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
16/01625/CU	Northside Caravan Park, North Road, Carnforth Change of use of land from caravan storage to siting of 10 lodge/caravans and installation of septic tank. for Mr John McCarthy (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/00006/DIS	Lancashire Fire And Rescue Service, Fire Station, Cable Street Discharge of conditions 4, 11 and 14 on planning permission 15/01510/FUL for Mr Andy Hutchinson (Bulk Ward 2015 Ward)	Initial Response Sent
17/00009/FUL	Far Waterslack, Waterslack Road, Silverdale Change of use of agricultural land to form private sand paddock and creation of an access track for Mr & Mrs Christopher Burrow (Silverdale Ward 2015 Ward)	Application Permitted
17/00010/DIS	Greenlands Farm, Burton Road, Priest Hutton Discharge of conditions 4, 5, 6, 7, 9, 14 and 18 on approved application 12/01192/FUL for Mr Roger Mason (Kellet Ward 2015 Ward)	Initial Response Sent
17/00011/DIS	Rear Of Pleasureland , Marine Road Central, Morecambe Discharge of conditions 3, 4, 5, and 7 on approved application 16/00578/FUL for Mr Solomon Reader (Poulton Ward 2015 Ward)	Request Completed

LIST OF DELEGATED PLANNING DECISIONS

17/00014/FUL	Conderside Barn, Littlefell Lane, Lancaster Demolition of part of building and erection of a single storey rear extension for Chadwick-Heald (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/00015/FUL	48 Canterbury Avenue, Lancaster, Lancashire Erection of a 2 storey side extension for Mr Peter Sowerby (John O'Gaunt Ward 2015 Ward)	Application Permitted
17/00018/DIS	Upp Hall, Upphall Lane, Priest Hutton Discharge of conditions 4, 5, 6 and 7 on previously approved application 16/00579/CU for Mr & Mrs Terry Halhead (Kellet Ward 2015 Ward)	Initial Response Sent
17/00019/DIS	Upp Hall, Upphall Lane, Priest Hutton Discharge of conditions 4, 5, 6 and 7 on previously approved application 16/00580/LB for Mr & Mrs Terry Halhead (Kellet Ward 2015 Ward)	Initial Response Sent
17/00020/DIS	Land At, Greenways, Over Kellet Discharge of condition 3, 4, 5 and 6 on approved application 16/01429/FUL for Mr Lee Ogley (Kellet Ward 2015 Ward)	Initial Response Sent
17/00023/ADV	Pier Hotel, 284 - 285 Marine Road Central, Morecambe Advertisement application for the display of an externally illuminated fascia sign, 1 externally illuminated hoarding sign, 2 externally illuminated hanging signs, 2 non-illuminated amenity boards and 2 non-illuminated poster boards for Star Pubs & Bars (Poulton Ward 2015 Ward)	Application Permitted
17/00025/DIS	Land Adjacent To Westgate And Heysham Branch Line, Westgate, Morecambe Discharge of condition 23 on approved application 14/01289/FUL for Mrs Karen Lee (Westgate Ward 2015 Ward)	Request Completed
17/00025/FUL	Bay Scaffolding, Northgate, White Lund Industrial Estate Demolition of factory building and erection of 4 industrial units, installation of a raised replacement roof and erection of a single storey infill extension to the front and first floor side extension to existing industrial unit for Bay Scaffolding Ltd Bay Scaffolding Ltd (Westgate Ward 2015 Ward)	Application Withdrawn
17/00026/FUL	1 Sizergh Road, Morecambe, Lancashire Erection of a single storey rear extension to existing garage for Mr P. Magowan (Bare Ward 2015 Ward)	Application Permitted
17/00031/DIS	Holden Stables, Bolton Lane, Bolton Le Sands Discharge of conditions 4, 5, 6 and 7 on previously approved application 14/00798/FUL for Mr Darren Holden (Bolton And Slyne Ward 2015 Ward)	Request Completed
17/00031/FUL	127 Ryelands Road, Lancaster, Lancashire Demolition of existing conservatory and erection of a single storey side extension for Mrs Thurston (Skerton West Ward 2015 Ward)	Application Permitted
17/00032/DIS	NTG Papermill Limited, 15 Lansil Way, Lancaster Discharge of condition 3 on approved application 16/01039/FUL for Mr Alessandro Dinucci (Bulk Ward 2015 Ward)	Request Completed

LIST OF DELEGATED PLANNING DECISIONS

17/00033/DIS	83 Main Road, Bolton Le Sands, Carnforth Discharge of conditions 3 and 4 on approved application 16/01143/FUL for Mr J. Chadwick (Bolton And Slyne Ward 2015 Ward)	Request Completed
17/00034/DIS	Well House, Wyresdale Road, Lancaster Discharge of conditions 3 and 4 on approved application 16/01107/FUL for Mr James Gray (John O'Gaunt Ward 2015 Ward)	Request Completed
17/00036/DIS	Lancaster Leisure Park, Wyresdale Road, Lancaster Discharge of condition 2 on approved application 16/01183/VCN for Mr Matthew Buckle (John O'Gaunt Ward 2015 Ward)	Closed
17/00037/DIS	Marshrange, Castle Park, Lancaster Discharge of condition 5 on approved application 16/01483/FUL for Mr Gary Rycroft (Castle Ward 2015 Ward)	Request Completed
17/00039/FUL	Wyresdale, Caton Road, Quernmore Erection of first floor extension above existing garage incorporating two dormer extensions to the front elevation and two dormer extensions to the rear elevation and erection of a single storey rear extension for Mr Ashok Jhalley (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/00041/DIS	Coach House, Crag Road, Warton Discharge of conditions 6 and 7 on approved application 16/00112/FUL for Mr I THOMPSON (Warton Ward 2015 Ward)	Request Completed
17/00043/DIS	Land At , Carnforth Brow, Carnforth Discharge of condition 7 on approved application 16/00798/REM for Loxam Riley Loxam Riley Loxam Riley (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/00044/LB	Royal Lancaster Infirmary, Ashton Road, Lancaster Listed Building application for the replacement of existing timber door to Medical Unit 1 for University Hospitals Of Morecambe Bay NHS Foundation Trust (Scotforth West Ward 2015 Ward)	Application Permitted
17/00045/DIS	Monteagle House, 43 Main Street, Hornby Discharge of condition 3 on approved application 15/01546/LB for Paul Laycock (Upper Lune Valley Ward 2015 Ward)	Request Completed
17/00050/LB	Gabriel Cottage, Coneygarth Lane, Tunstall Listed building application for the installation of four roof vents and three wall vents for Mr J Wilkinson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/00051/FUL	Ireby Hall, Long Level, Ireby Erection of a steel frame calf building for Mr Andrew Fawcett (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/00053/FUL	Heaton Hall Farm, Heaton Bottom Road, Heaton With Oxcliffe Erection of a cattle housing building for Mr D Wannop (Overton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00057/PLDC	20 Warley Avenue, Morecambe, Lancashire Proposed Lawful Development Certificate for the change of use of a dwellinghouse (C3) to a residential institution (C2) for 3 young persons in receipt of care for Company Sandcastle Care Ltd (Torrisholme Ward 2015 Ward)	Lawful Development Certificate Refused
17/00058/FUL	Oxcliffe New Farm, Oxcliffe Road, Heaton With Oxcliffe Siting of an additional park home for Hanley Caravans Ltd (Heysham South Ward 2015 Ward)	Application Withdrawn
17/00060/VCN	Land Adjacent To 2 Rosegarth, Slyne, Lancaster Erection of two dwellings with associated access and landscaping (pursuant to the variation of condition 3 on planning permission 15/00972/FUL to amend the approved plans and provide information required by condition 6) for Mrs Sharon Sanderson (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00071/FUL	4 Lathom Avenue, Morecambe, Lancashire Demolition of existing rear extension and car port, and erection of single storey rear and side extensions for Mr Arran Chadwick (Bare Ward 2015 Ward)	Application Refused
17/00074/FUL	20 St Pauls Drive, Brookhouse, Lancaster Demolition of conservatory and garage and erection of single storey rear extension and replacement garage for Mr David Midwinter (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/00083/FUL	Borwick Lake, Borwick Lane, Borwick Demolition of existing dwelling and detached garage and erection of a replacement 2-storey dwelling with detached garage/studio and decking for Mr S Cream (Kellet Ward 2015 Ward)	Application Permitted
17/00085/ELDC	Banton House Farm, Littlefell Lane, Lancaster Existing lawful development certificate for the use of barn as a residential dwelling for Mr Robert Godfrey (Ellel Ward 2015 Ward)	Lawful Development Certificate Refused
17/00089/ADV	Unit G, Sunnyclyff Retail Park, Mellishaw Lane Advertisement application for the display of 2 externally illuminated fascia signs, 3 non-illuminated fascia signs, 1 non-illuminated totem pole sign, 2 non-illuminated freestanding signs and 2 poster signs for Travis Perkins Ltd (Overton Ward 2015 Ward)	Application Permitted
17/00093/FUL	1 Locka Lane, Lancaster, Lancashire Erection of a single storey side extension incorporating dormer extensions to the rear elevation and single storey rear extension for Mr & Mrs A Leong-Smith (Skerton East Ward 2015 Ward)	Application Permitted
17/00095/PLDC	39 Gloucester Avenue, Lancaster, Lancashire Proposed lawful development certificate for a single storey rear extension for Hamilton-Southward (Scotforth East Ward 2015 Ward)	Lawful Development Certificate Granted
17/00096/FUL	Higher Snab Farm, Aughton Road, Gressingham Erection of a cattle housing building for Mr A T Burrow (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/00099/FUL	75 Silverdale Road, Yealand Redmayne, Carnforth Demolition of existing bungalow and erection of a two storey dwelling for Mr & Mrs Darlington (Silverdale Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00100/CU	Clear Water Fisheries, Kellet Lane, Over Kellet Change of use from site administration facilities and café to a mixed use facility incorporating a holiday cottage and café for Mr Alex Mollart (Warton Ward 2015 Ward)	Application Permitted
17/00101/FUL	Dacrelands Surgery, Aldrens Lane, Lancaster Demolition of existing garage and erection of single storey detached clinical facilities building (D1) with associated access and boundary wall for Mr C Tisdall (Skerton East Ward 2015 Ward)	Application Permitted
17/00102/FUL	Dale Garth, Sunnyside Lane, Lancaster Demolition of existing single storey side and rear extension and erection of a replacement 2-storey side and single storey rear extension for Dr. B. Mauthe (Marsh Ward 2015 Ward)	Application Permitted
17/00103/FUL	9 Jefferson Close, Lancaster, Lancashire Erection of a first floor side extension with dormer extensions to the front and rear, alterations to the decking area to the rear and relocation of the existing external rear staircase for Mr & Mrs S Hester (Marsh Ward 2015 Ward)	Application Permitted
17/00105/ADV	Home Bargains, Westgate, Morecambe Advertisement application for the display of two internally illuminated fascia signs, one internally illuminated totem sign and non-illuminated external window film for TJ Morris Ltd (T/A Homebargains) (Westgate Ward 2015 Ward)	Application Permitted
17/00107/FUL	10 Redruth Drive, Carnforth, Lancashire Erection of a 2-storey dwelling for Mr John Cookson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/00110/FUL	Unit G, Sunnyclyff Retail Park, Mellishaw Lane Installation of security fencing and automatic entrance doors to south elevation, new window to north elevation, replacement windows to two sets of sliding doors to the front elevation and installation of a covered trolley bay for Mr C/O Agent (Overton Ward 2015 Ward)	Application Permitted
17/00112/FUL	Royal Hotel, Main Street, Heysham Construction of detached external bar and food servery for Mr John Booth (Heysham Central Ward 2015 Ward)	Application Permitted
17/00113/FUL	30 Marine Road West, Morecambe, Lancashire Change of use from house of multiple occupation (C4) to four 2-bed self-contained flats (C3) and replacement dormer extensions to the front and rear elevations for Mr & Mrs M. Barker (Harbour Ward 2015 Ward)	Application Permitted
17/00114/FUL	Mayfield, Schoolhouse Lane, Halton Demolition of single storey side extension, erection of a two storey side extension, construction of a dormer extension to the front elevation and two dormer extensions to the rear elevation for Mr & Mrs D. Hayton (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
17/00116/PLDC	3 Park Avenue, Lancaster, Lancashire Proposed lawful development certificate for the erection of single storey side extension for Mr Anthony Shepherd (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

17/00118/FUL	Montressa, Green Lane, Morecambe Erection of a detached bungalow for Mr P. Culligan (Westgate Ward 2015 Ward)	Application Withdrawn
17/00119/FUL	25 Hillmount Avenue, Heysham, Morecambe Conversion of two 1-bed flats into a 3-bed dwelling for Mrs Claire Hainsworth (Heysham South Ward 2015 Ward)	Application Permitted
17/00120/FUL	Dykes Barn Lodge, Dykes Lane, Yealand Conyers Erection of a porch to the rear for Mr John Butler (Warton Ward 2015 Ward)	Application Permitted
17/00122/FUL	45A Stankelt Road, Silverdale, Carnforth Creation of a new vehicular access for Mr & Mrs Neil Egan (Silverdale Ward 2015 Ward)	Application Permitted
17/00125/FUL	23 Golgotha Road, Lancaster, Lancashire Construction of dormer windows to the front and rear elevations for Mrs L. Aspin (John O'Gaunt Ward 2015 Ward)	Application Refused
17/00127/FUL	6 Buckingham Place, Morecambe, Lancashire Erection of a detached double garage for Mr James Cunningham (Harbour Ward 2015 Ward)	Application Permitted
17/00128/FUL	34 Hall Park, Lancaster, Lancashire Erection of first floor extension above existing garage for Mr Colin Elderton (Scotforth West Ward 2015 Ward)	Application Permitted
17/00131/PLDC	17 Lathom Avenue, Morecambe, Lancashire Proposed lawful development certificate for the construction of a hip to gable extension and dormer extension to the rear elevation for Mr & Mrs Whiteway (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
17/00135/FUL	1 St Johns Grove, Silverdale, Carnforth Erection of side conservatory. for Mrs Susan Head (Silverdale Ward 2015 Ward)	Application Permitted
17/00139/FUL	Botton Head, Whiteray Road, Tatham Erection of livestock shelter for Mr Andrew Taylor (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/00141/FUL	52 Hestham Avenue, Morecambe, Lancashire Construction of a pitched roof on dwelling to replace existing flat roof for Mr & Mrs Paul Stuart (Harbour Ward 2015 Ward)	Application Permitted
17/00142/PLDC	50 Coulston Road, Lancaster, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the rear elevation for Mr & Mrs H Patel (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
17/00149/FUL	33 Caton Green Road, Brookhouse, Lancaster Erection of a two storey rear extension and installation of raised decking to the rear for Miss Sarah Huddleston (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/00150/LB	Hilderstone Farm, Hilderstone Lane, Yealand Redmayne Listed Building application for alterations and additions to the existing boundary walls for F W Herd & Son (Silverdale Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00152/PAM	Land Opposite Damside And Wood Street, Lancaster, Lancashire Prior approval for the installation of a replacement PCP cabinet for Miss Maria Marsh (Bulk Ward 2015 Ward)	Prior Approval Not Required
17/00153/PAM	Footpath Opposite 13 Common Garden Street, Lancaster, Lancashire Prior approval for the installation of a PCP cabinet for Miss Maria Marsh (Castle Ward 2015 Ward)	Prior Approval Not Required
17/00154/PLDC	42 Manor Road, Slyne, Lancaster Proposed lawful development certificate for the construction of a hip to gable extension, a dormer extension to the rear elevation and erection of a single storey rear extension for Mrs T. Booth (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
17/00156/LB	Bath House, 43 Bath Street, Lancaster Listed building application for the removal of existing concrete tiles and installation of replacement slate tiles to the roof, replacement of flashing, repointing of elevations using lime mortar and repair of flat roof to rear for Mr Steve Wearden (Bulk Ward 2015 Ward)	Application Permitted
17/00159/FUL	165 High Road, Halton, Lancaster Demolition of existing garage and replacement of a single storey rear extension for Mr Carl Richardson (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
17/00161/ADV	18 - 20 Penny Street, Lancaster, Lancashire Advertisement application for the display of one non illuminated fascia sign and one non illuminated hanging sign for Monsoon Accessorize (Castle Ward 2015 Ward)	Application Permitted
17/00166/FUL	34 Kayswell Road, Morecambe, Lancashire Retrospective application for the retention of a rear conservatory for Mr & Mrs Johnson (Torrisholme Ward 2015 Ward)	Application Permitted
17/00172/FUL	Bevan House & Nightingale House, Pointer Court, Lancaster Demolition of external stores, erection of bin stores, replacement of timber doors and windows with aluminium doors and upvc windows and creation of new footpaths for Barberry Properties Ltd. (Scotforth West Ward 2015 Ward)	Application Permitted
17/00174/FUL	3 St Patricks Walk, Heysham, Morecambe Demolition of existing rear conservatory and erection of a single storey rear extension for Ms Lauren Zawadzki (Heysham Central Ward 2015 Ward)	Application Permitted
17/00178/FUL	4 Cannon Hill, Westbourne Road, Lancaster Erection of front and rear two storey extensions and formation of new rear retaining wall for Mr Gerry May (Marsh Ward 2015 Ward)	Application Permitted
17/00180/FUL	Plantopia Nurseries, Stoney Lane, Galgate Change of use of part of horticultural building to a temporary 1 bed self contained living accommodation (C3) ancillary to horticultural business for Mr & Mrs C Haley (Ellel Ward 2015 Ward)	Application Withdrawn
17/00182/FUL	Clear Water Fisheries, Kellet Lane, Over Kellet Erection of a 5-bay garage for Mr Alex Mollart (Warton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00183/CU	Land To The Front Of , Stewart Longton Caravans, Slyne Road Change of use of land for the display and sale of motor vehicles for Stewart Longton Caravans And Motorhomes (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00184/FUL	Linden Hall, Borwick Road, Borwick Erection of a two storey rear extension to existing garage with external steps and railings South East Elevation. for Mr Andrew Brakewell (Kellet Ward 2015 Ward)	Application Permitted
17/00185/NMA	University Of Cumbria, Bowerham Road, Lancaster Non material amendment to planning permission 15/00913/FUL to replace the brickwork to the top of 3rd floor staircase window on the north west elevation with timber rain screen cladding for Mr Paul McCulloch (John O'Gaunt Ward 2015 Ward)	Application Permitted
17/00187/ADV	The Co-operative Food, Market Street, Carnforth Advertisement application for the display of externally illuminated fascia signs, an externally illuminated projecting sign and 3 non-illuminated wall signs for Co Op Food (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/00189/FUL	2 Norton Drive, Heysham, Morecambe Erection of a first floor side extension for Mrs N. Buczynski (Heysham Central Ward 2015 Ward)	Application Permitted
17/00190/PLDC	12 Rylstone Drive, Heysham, Morecambe Proposed lawful development certificate for the erection of a single storey rear extension, construction of a rear dormer and erection of a detached garage for Mr T. Lewis (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
17/00191/LB	Flat 1, Ellel House, Chapel Lane Listed building application for alterations to ground floor internal window shutters to facilitate secondary glazing for Hillcroft Nursing Homes Ltd (Ellel Ward 2015 Ward)	Application Permitted
17/00198/FUL	69 North Road, Lancaster, Lancashire Change of use from A1 (retail) to A5 (hot food takeaway) for Miss Lillie Smith (Castle Ward 2015 Ward)	Application Permitted
17/00200/PLDC	26 Cleveleys Avenue, Lancaster, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension for Ms D Procter (Skerton West Ward 2015 Ward)	Lawful Development Certificate Granted
17/00201/FUL	Tesco, Lancaster Road, Carnforth Installation of new external staircase to the south elevation to provide access to roof store area for FAO/ Craig Adair (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/00202/FUL	53 Parkfield Drive, Lancaster, Lancashire Erection of a single storey side and rear extension and erection of a two storey extension to the front elevation for Ray And Julie Starr (Scotforth West Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00206/FUL	Far Waterslack Farm, Waterslack Road, Silverdale Demolition of existing store room and erection of a 2-storey rear extension for Mr Christopher Burrow (Silverdale Ward 2015 Ward)	Application Permitted
17/00208/FUL	5/7 Pennine View, Morecambe, Lancashire Construction of dormer extensions to the front and rear elevations for Mr & Mrs Sean Morgan (Harbour Ward 2015 Ward)	Application Permitted
17/00209/FUL	11 Schoolhouse Lane, Halton, Lancaster Erection of a two storey and single storey rear extension and detached garage for Mr Noel Townley (Halton-with-Aughton Ward 2015 Ward)	Application Refused
17/00218/FUL	1 Hall Park, Lancaster, Lancashire Erection of a single storey side extension for Mr & Mrs D. Williams (Scotforth West Ward 2015 Ward)	Application Permitted
17/00219/FUL	55 Farmdale Road, Lancaster, Lancashire Retrospective application for the construction of a front dormer extension for Mr Paul Whitehouse (John O'Gaunt Ward 2015 Ward)	Application Permitted
17/00220/CCC	United Utilities, Lancaster Wastewater Treatment Works, Stodday Lane Retrospective planning application for retention of Workshop for use by wastewater network operations team for United Utilities Water (Scotforth West Ward 2015 Ward)	No Objections
17/00222/FUL	6 Prospect Drive, Hest Bank, Lancaster Erection of a single storey side extension for Mr Andrew Bates (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00228/ADV	JD Wetherspoons, The Sir Richard Owen, 4 Spring Garden Street Advertisement application for the display of 2 externally illuminated hanging signs, 1 externally illuminated fascia sign, 2 externally illuminated lettering signs, 5 externally illuminated display board signs and 2 non-illuminated display boards for JD Wetherspoon (Castle Ward 2015 Ward)	Application Permitted
17/00230/FUL	Former Tearoom, 36 Lindeth Road, Silverdale Demolition of tearoom and erection of a 2 storey dwelling and detached garage with associated landscaping and creation of a new vehicular access point for Mr Dominic Kaye (Silverdale Ward 2015 Ward)	Application Permitted
17/00231/FUL	Lakeland Fells View, Kirkby Lonsdale Road, Over Kellet Erection of a single storey front extension for Mr & Mrs C Nicholl (Kellet Ward 2015 Ward)	Application Permitted
17/00232/FUL	19 Greenwood Crescent, Bolton Le Sands, Carnforth Demolition of the detached garage and erection of single storey side and rear extension for Mr M Feather (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00233/FUL	18 Rectory Gardens, Cockerham, Lancaster Erection of a single storey rear extension, installation of balcony to the side and a raised replacement roof to create additional first floor accommodation for Mr S Holden (Ellel Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00236/CU	2 Seaborn Road, Morecambe, Lancashire Change of use of ground floor hairdressers (A1) into 2-bed flat (C3) and new hairdressing salon (A1) to rear including replacement of ground floor windows and doors and installation of new entrance to the side elevation for Mr J. Chapstick (Bare Ward 2015 Ward)	Application Withdrawn
17/00237/FUL	32 The Drive, Carnforth, Lancashire Demolition of existing side and rear extensions and erection of a single storey extension to front, side and rear for Mr & Mrs Antony Cawood (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/00238/FUL	12 Elmslack Lane, Silverdale, Carnforth Replacement of existing garden shed for Mr R Hellon (Silverdale Ward 2015 Ward)	Application Permitted
17/00241/FUL	9 Park Street, Morecambe, Lancashire Conversion of basement to a 1-bed self-contained flat and alterations to the rear steps for Ms Annette Jenkinson (Bare Ward 2015 Ward)	Application Refused
17/00245/FUL	Ex Focus Do It All, Westgate, Morecambe Retrospective application for the retention of an ATM to the front elevation for Ms Jan Clark (Westgate Ward 2015 Ward)	Application Permitted
17/00246/ADV	Ex Focus Do It All, Westgate, Morecambe Advertisement application for the display of an internally illuminated fascia sign to surround ATM for Ms Jan Clark (Westgate Ward 2015 Ward)	Application Permitted
17/00247/FUL	6 Orchard Avenue, Bolton Le Sands, Carnforth Erection of a single storey side and rear extension for Mrs T. Glover (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00248/FUL	3 Warwick Avenue, Morecambe, Lancashire Construction of a dormer extension to the front elevation for Mr John Crabtree (Torrisholme Ward 2015 Ward)	Application Permitted
17/00251/PLDC	3 Bond Street, Lancaster, Lancashire Proposed lawful development certificate for construction of a dormer extension to the rear elevation and a rooflight to the front for Ms Sue Garner (Bulk Ward 2015 Ward)	Lawful Development Certificate Granted
17/00256/NMA	Site Of Former Squires Snooker Club, Penny Street, Lancaster Non material amendment to planning permission 15/01618/VCN to alter the layout of the service bay for Mr Damien Spencer (Castle Ward 2015 Ward)	Application Permitted
17/00262/PLDC	4 Lathom Avenue, Morecambe, Lancashire Proposed lawful development certificate for the construction of a hip to gable extension and dormer extension to the rear elevation for Mr Arran Chadwick (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
17/00270/FUL	32 Hatlex Drive, Hest Bank, Lancaster Demolition of existing single storey rear extension and erection of a single storey side and rear extension for Mr G Hearne (Bolton And Slyne Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00278/FUL	74 Highland Brow, Galgate, Lancaster Erection of a two storey side extension for Mrs Suzanne Parkinson (Ellel Ward 2015 Ward)	Application Permitted
17/00288/FUL	62 Torrisholme Road, Lancaster, Lancashire Demolition of rear conservatory, erection of a single storey rear extension, erection of front porch and conversion of garage for Mr & Mrs R Patterson (Skerton East Ward 2015 Ward)	Application Permitted
17/00296/CPA	Stepping Stones Short Stay School, Bowerham Road, Lancaster Demolition of existing structure covering outdoor play area, construction of a new single storey extension consisting of two classrooms and adjoining stores, toilets, cleaning room and circulation corridor linking to the existing building, remodelling works inside the existing school building which includes the repositioning of the main school entrance and the erection of a 2.5 metre high close boarded fence to the shared boundary with Moorside School for Mr Mark Tudor (Scotforth East Ward 2015 Ward)	Objection
17/00300/FUL	Burnsall, Gaskell Close, Silverdale Erection of a single storey side and rear extension, construction of front and rear dormer extensions, erection of a detached car port and new bay window to the north elevation for Mr & Mrs Ray & Joanna Beale (Silverdale Ward 2015 Ward)	Application Permitted
17/00301/PAD	Lancaster University Management School, Gillow Avenue, Bailrigg Prior approval for partial demolition of existing Management School building for Mr Mark Swindlehurst (University And Scotforth Rural Ward)	Prior Approval Is Required
17/00310/PLDC	2 Shrewsbury Drive, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension, construction of a hip to gable extension and dormer extension to the rear elevation for Mr & Mrs Wilkinson (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
17/00346/FUL	9 The Rise, Bolton Le Sands, Carnforth Demolition of existing rear conservatory and erection of a single storey rear extension, construction of a hip to gable extension and dormer extensions to the front and rear elevations for Mr & Mrs Hall (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00348/CU	Mill Farm, Track Off Woodman Lane, Burrow Change of use of agricultural land to site log cabin for ice cream sales (A1) with associated seating and parking area for Mr & Mrs Beattie (Upper Lune Valley Ward 2015 Ward)	Application Withdrawn
17/00374/CCC	Dunald Mill Quarry, Long Dales Lane, Nether Kellet Erection of a storage depot with associated access, car parking and refurbishment of existing canteen building for Mr Ian Davies (Kellet Ward 2015 Ward)	No Objections

LIST OF DELEGATED PLANNING DECISIONS

17/00407/EIR	Royal Lancaster Infirmary, Ashton Road, Lancaster Screening request for erection of 6 storey staff car park on the site of the existing staff car park (west of main hospital complex) and the regrading, resurfacing and new layout of entrance/exit routes to the existing visitors car park (east of main hospital complex) and erection of a creche for University Hospitals Of Morecambe Bay NHS Foundation Trust (Scotforth West Ward 2015 Ward)	Closed
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