LANCASTER CITY COUNCIL

Promoting City, Coast & Countryside

Committee: **PLANNING AND HIGHWAYS REGULATORY COMMITTEE**

Date: **MONDAY, 8 JANUARY 2018**

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 11th December 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 17/01272/FUL**	**Walnut Cottage, Main Street, Wray** Retrospective application for the retention of a detached wood store to the rear	**Lower Lune Valley Ward**	**(Pages 1 - 5)**
6	**A6 17/01244/FUL**	**Church Hall, St Lukes Church, Shady Lane, Hest Bank** Demolition of existing church hall and erection of replacement two storey church hall	**Bolton and Slyne**	**(Pages 6 - 12)**
7	**A7 17/00939/VLA**	**Berrys Farm, Conder Green Road, Conder Green** Variation of legal agreement attached to planning permission 02/00416/CU to allow the properties to be used for unrestricted residential use	**Ellel Ward**	**(Pages 13 - 18)**
8	**A8 17/01094/VCN**	**Salt Ayre Sports Centre, Doris Henderson Way, Heaton With Oxcliffe** Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin (pursuant to the variation of condition 3 on planning	**Skerton West Ward**	**(Pages 19 - 23)**

		permission 16/00552/FUL to amend the approved plans for the jump tower)		
9	**A9 17/01193/LB**	**Ashton Memorial, Williamson Park, Wyresdale Road, Lancaster** Listed building application for the installation of a replica chandelier to the first floor gallery	**John O'Gaunt Ward**	**(Pages 24 - 27)**

10 Delegated Planning List (Pages 28 - 35)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Jon Barry, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Claire Cozler, Andrew Kay, Jane Parkinson, Robert Redfern, Sylvia Rogerson, Susan Sykes and Malcolm Thomas

(ii) Substitute Membership

Councillors Stuart Bateson (Substitute), Sheila Denwood (Substitute), Mel Guilding (Substitute), Tim Hamilton-Cox (Substitute), Janice Hanson (Substitute) and Geoff Knight (Substitute)

(iii) Queries regarding this Agenda

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

(iv) Changes to Membership, substitutions or apologies

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

SUSAN PARSONAGE,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on Thursday 21st December 2017.

Agenda Item	Committee Date	Application Number
A5	8 January 2018	17/01272/FUL

Application Site	Proposal
Walnut Cottage Main Street Wray Lancaster	Retrospective application for the retention of a detached wood store to the rear
Name of Applicant	**Name of Agent**
Mr T Huddleston	N/A
Decision Target Date	**Reason For Delay**
26 December 2017	Committee cycle
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However during the course of the application it was requested by Councillor Joan Jackson that the application was presented to the Planning Committee citing the proposal is having an adverse impact on the amenity of the adjacent property.

1.0 The Site and its Surroundings

1.1 Walnut Cottage is a domestic property comprising stone walls, slate roof and timber windows located on Main Street in Wray. Access to the rear of the property is through the access gate to the side which leads onto a rear yard area, which extends towards the south west. A stone boundary wall and fence panels separates Walnut Cottage and the adjacent property Oak Dene whilst fencing panels are located on the southern boundary.

1.2 The property is attached to Whinfell whilst the other neighbouring property to the south west is Oakdene, which is located further back from the street than Walnut Cottage.

1.3 Walnut Cottage is a Grade II listed building and the site is located in the Wray Conservation Area, the Forest of Bowland Area of Outstanding Natural Beauty and the District's Countryside Area.

2.0 The Proposal

2.1 The proposal is a retrospective application for the retention of a detached outbuilding for a wood store to the rear of the property.

2.2 The building measures approximately 2.6m at its highest point, lowering to 1.6m at its lowest and measures 7.4m in length. The building is to comprise dark grey tapcoslate (synthetic) tiles to the roof, stone walling to the north and west elevations, black plastic cladding to the south elevation and black aluminium guttering. The front of the building will have no features and remain open.

2.3 The proposal includes the raising of the boundary wall on the north elevation from 1m to 1.58m.

3.0 Site History

3.1 A number of relevant planning applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
07/01015/LB	Application for listed building consent for alteration to windows and doors and erection of a conservatory	Approved
07/01071/FUL	Alterations to windows and doors and erection of a conservatory	Approved

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 statutory consultation period
Conservation Officer	**No Objection** – The proposal would not have an undue impact on the wider setting of the Conservation Area

5.0 Neighbour Representations

5.1 One piece of correspondence of objection has been received. The reasons for opposition include the following:

- Installation of utilities
- Inconsistencies in plans
- Size of development and potential use of building

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

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
Section 7 – Requiring good design
Section 11 – Conserving and enhancing the natural environment
Section 12 – Conserving and enhancing the historic environment

6.2 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

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

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 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 2017, 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

DM28 – Development and Landscape Impact
DM30 – Development Affecting Listed Buildings
DM31 – Development Affecting Conservation Areas
DM32 – The Setting of Designated Heritage Assets
DM35 – Key Design Principles

6.4 Lancaster District Core Strategy

SC1 – Sustainable Development
SC5 – Achieving Quality Design

7.0 Comment and Analysis

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

- General design
- Impacts upon residential amenity
- Impacts upon Conservation Area
- Impacts upon Listed building
- Impacts upon AONB

7.2 General Design

7.2.1 The proposal is for a retrospective application for the retention of a log store following on from a formal enforcement investigation. The building is located towards the rear of the property between the boundaries of the adjacent properties.

7.2.2 The walls will feature stone to the north and south west which is thought to be an acceptable choice and will match the existing boundary treatments. The wall will sit behind the existing fence panels to the north whilst to the south west the wall will screened by vegetation. The proposed southern wall comprises black plastic cladding, which will largely be screened by the vegetation of the neighbouring property limiting the visibility of this elevation. As such it is well contained within the domestic curtilage of Walnut Cottage. The Conservation Officer initially raised concerns over the choice of materials to the southern elevation wall and after conversing with the applicant they agreed to substitute it to match the existing stone walls.

7.2.3 Concerns were also raised with the applicant over the choice of metal cladding to the roof due to the visual impact that the proposal could have when viewed from the neighbouring property, Oakdene. Furthermore, the material is thought to be more commonplace on agricultural or industrial units and unsuitable for a domestic property within a Conservation Area. The material was changed to tapcoslate roof tiles finished in dark grey, which will give the effect of a slate roof finish and as such is considered to be a more appropriate and acceptable choice.

7.3 Impacts upon Residential Amenity

7.3.1 The outbuilding is close to the property Oakdene, approximately 1.2m at its nearest point and approximately 3m from the nearest window. The building features a shallow pitched roof which when viewed from Oakdene, will measure at approximately 1.6m high raising up to 2.6m. The shallow pitch of the roof means there will be limited impact on the light levels for the residents at Oakdene and the small projection from the southern elevation of Oakdene will limit the viewing of the log store in its entirety when viewed from inside the property. Furthermore given the limited height, shallow pitch of the roof and the change to a more aesthetically pleasing roof material the proposal is considered to not have an overbearing impact on Oakdene. The impact on the other adjacent property, Whinfell, is restricted due to the separation distance between the proposal and the main house (approximately 20m) and the boundary trees and hedges, which largely screen the development.

7.3.2 Concerns were raised from the residents of Oakdene regarding the installation of pipes (which occurred in 2016) between the house and the outbuilding, but this is not a planning matter for consideration. Further concerns were raised regarding the size and use of the building. Whilst the building is large for a log store, the choice of design and materials ensures that it is not an overbearing structure. To address concerns over the use, this can be conditioned so that its use remains ancillary to main property, Walnut Cottage.

7.4 Impacts upon Conservation Area

7.4.1 The proposal is located to the rear of the property and as such visually contained by the properties on Main Street. As it will not be visible from the wider Conservation Area it will preserve the designated area's setting in line with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Conservation Officer raises no concerns, subject to the finish of the southern elevation wall.

7.5 Impacts upon Listed Buildings

7.5.1 The proposal is located approximately 20m away from the nearest listed building, Walnut Cottage. Due to the separation distance, choice of materials and containment within the site, there is thought to be no undue impact on the setting of the listed building. Again this is compliant with the aforementioned 1990 Act.

7.6 Impacts upon the AONB

7.6.1 Paragraph 115 of the NPPF states that great weight should be given to conserving landscape in Areas of Outstanding Natural Beauty (AONB). As the proposal is a householder application contained within the domestic curtilage of Walnut Cottage it is considered that the proposal will not have an adverse impact upon the landscape character of the AONB.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 Overall the impact of the development on the residential amenity of the neighbouring property, Oakdene is acceptable given the shallow pitch of the roof, the limited height of the structure and choice of materials. Whilst the proposal could be considered large for a log store, it is well contained within the application site which limit its impact on neighbouring properties, the Conservation Area, the listed building and the AONB. Therefore it is considered to be an acceptable form of development.

Recommendation

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

1. Development to accord with approved plans
2. Development to be used in conjunction with the main house and in particular no commercial use shall take place within it

3. The wall to the southern elevation to be finished in stone to match the existing walls on the north and south-west elevations

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

In accordance with the above legislation, 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

Agenda Item	Committee Date	Application Number
A6	8 January 2018	17/01244/FUL

Application Site	Proposal
Church Hall St Luke's Church Shady Lane Hest Bank	Demolition of existing church hall and erection of replacement two storey church hall
Name of Applicant	**Name of Agent**
Slyne-with-Hest Church Hall	HPA
Decision Target Date	**Reason For Delay**
15 December 2017	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, it has been reported to the Planning Committee as an area of the development site, the section through which it is intended to site a path to the south of the church hall, is within the ownership of the City Council.

1.0 The Site and its Surroundings

1.1 The site that forms the subject of this application is the Church Hall adjacent to St. Luke's Church in Slyne. The existing church hall is situated to the south of the Grade II listed church. It was constructed in 1939 and is presently used by both St Luke's Church and Hest Bank United Reformed Church, as well as by various community groups. It is single storey in form and features a dual pitched roof, finished with grey render, grey roof tiles and timber windows. The site in which the building is located is well screened from Shady Lane to the west by a number of mature trees and hedging, some of which are covered by a Tree Protection Order. To the south of the hall is a detached block of garages and a grassed area (both within the ownership of the Council). A section of hedging to the southern elevation wraps around to the rear of the hall and runs along the eastern boundary.

1.2 Vehicular access to the site is from Shady Lane to the west, and serves a car park located in front of the hall. There is an unofficial footpath located across the grassed area to the south of the hall, linking the hall to the surrounding residential properties to the east and south. To the east, and set at a lower level (600mm) than the church hall site, are a number of Council owned bungalows.

1.3 St. Luke's Church is a Grade II listed building, whilst the surrounding church yard is identified in the Council's open space audit as a churchyard. A number of trees within the grounds of the church are subjected to Tree Protection Orders.

2.0 The Proposal

2.1 This application seeks consent for the demolition of the existing church hall and construction of a replacement church hall building. The new church hall would be used in the same manner as the existing hall, with the exception of a 'café' space, which would be ancillary to the use of the church hall and not run as an independent café.

2.2 The proposed replacement church hall will occupy the same location within the site as the existing structure. It will feature a maximum depth of 26m and a maximum width of 13.7m. The pitched roof of the property will have a maximum height of 6.2m to the front elevation and 7.3m to the rear due to differences in land levels within the site. The structure is 1.5 storey in height and benefits from a mezzanine level within the central apex of the roof structure. The building will be finished with rendered elevations, grey aluminium windows and doors, a timber support post to the front elevation canopy and red clay tiles to the roof along with a number of roof lights and solar panels to the southern elevation.

2.3 Vehicular access to the site will remain as existing onto Shady Lane. However, as part of the redevelopment of the site, a new tarmac footpath is proposed to the grassed area to the south of the hall. This path will regularise the existing unofficial footpath and will serve to link the Church Hall to the residential properties to the east and south.

2.4 As part of the development 5 trees and a hedge located along the eastern and southern boundaries of the site are to be removed to facilitate the new church hall.

3.0 Site History

3.1 There is no planning history relating to this site.

4.0 Consultation Responses

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

Consultee	Response
Parish Council	**No objection**
Conservation Section	**No objection** subject to conditions
Tree Protection Officer	**No objection** subject to conditions
County Highways	**No objection** subject to conditions
Environmental Health	**No response** during the statutory consultation period

5.0 Neighbour Representations

5.1 One letter of support has been received stating that the development will benefit the village and will appear in keeping with the neighbouring church.

Three further letters have also been received in support of the principle of the replacement of the existing church hall, but have some concerns about the design and scale of the proposal in the setting of the listed church, the impact on surrounding trees and the parking provision in light of the 'café' use.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph **14** – Presumption in Favour of Sustainable Development
Paragraph **17** – 12 Core Principles
Paragraph **32** – Requiring safe and suitable access to the site
Paragraphs **56** and **57** – Requiring Good Design

Section 11 – Conserving and enhancing the natural environment
Section 12 – Conserving and enhancing the historic environment

6.2 Local Planning Policy Overview – Current Position

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This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 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 2017, 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

DM22 – Vehicle Parking Provision
DM27 – Protection and enhancement of Biodiversity
DM29 – Protection of Trees, Hedgerows & Woodland
DM32 – The Setting of Designated Heritage Assets
DM35 – Key Design Principles
DM49 – Local Services

6.4 Lancaster District Core Strategy

SC1 - Sustainable Development

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of development;
- General design and impacts upon the setting of St. Luke's Church;
- Impacts upon residential amenity;
- Impacts upon trees and protected species; and
- Highway implications and parking provision

7.2 Principle of development

7.2.1 The church hall use (D1 use class) has been established on this site since the construction of the existing church hall in 1939 and provides a valued community facility to the surrounding residents. Given the established use of the site, the proposal to continue this use is acceptable and will serve to retain this community facility in line with Policy DM49. The new church hall also includes a 'café' space, though this is to be an ancillary use to the principal D1 church hall use to facilitate church

hall activities rather than it being an independent A3 café use. It is considered a condition restricting the café use to remain as an ancillary use is appropriate as a separate and additional use on this site would result in additional pressures upon the use of the site, such as parking, which would be considered inappropriate.

7.2.2 The existing building is in a poor state of repair and would require substantial and costly renovation works if this structure was to be retained. Renovation and redevelopment of the existing building would also by its nature be significantly restricted by the existing fabric of the structure. Demolition and construction of a replacement church hall is considered a more cost effective method that will provide an improved solution for the end use. Given the poor state of the existing structure and its dated and non-descript character its removal and replacement is supported. However, given the communal value that is attached to this building, a condition requiring a photographic survey to be undertaken prior to its demolition is recommended.

7.3 General design and impacts upon the setting of St. Luke's Church

7.3.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM30, DM31 and DM32.

7.3.2 The setting of St Luke's Church is principally created by its location within the church yard, which is enclosed by large mature trees and consists of consecrated lawns. The trees which surround both the church and church hall provide a natural separation barrier to the surrounding residential built form. The ground level of the church hall is set at a higher level than that of the church, an unusual relationship for a church and church hall building but is likely to be a result of the slightly undulating topography of the site and to ensure that the adjacent consecrated lawn remained undisturbed. Outside of this immediate setting, the development site is located adjacent to the Manor Lane 1950s housing development, which is characterised by semi-detached rendered houses and areas of green space. Larger detached residential properties are located along Shady Lane which benefit from substantial trees lining the highway.

7.3.3 The proposed replacement hall is sited in the same location as the existing structure within the site and takes on the same rectangular form, though its footprint is larger and its ridge is 0.4m higher than that of the existing building. Despite the increased scale, the proposed abstract roof arrangement (including the incorporation of a flat roof profile to the highest section) and reduced eaves height ensures that the roof does not exceed the eaves of the squat church tower whilst the eaves of the hall do not exceed those of the nave of the church. Combined with the separation distance between the two structures this form is considered to ensure that the structure appears subservient to the adjacent church despite the increase in land levels within the site.

7.3.4 The contemporary design of the proposed replacement church hall is considered acceptable. The use of a nonstandard roof arrangement combined with larger sections of glazing with dark aluminium frames ensure that the structure does not aim to replicate the historic character of the adjacent church but seeks to maintain visual differentiation between the heritage asset and the modern addition. The use of overhangs to the eaves and canopied areas to the front elevation add definition whilst the fenestration, particularly to the front elevation, contributes to the architectural interest of the building. The proposed contemporary design approach is supported by the Conservation Officer.

7.3.5 The initial application proposed the use of a lightly coloured render (K-Rend Buttermilk) to the external elevations. Although the use of render is considered acceptable, the use of a lighter coloured finish was considered to jar with the sandstone construction of the adjacent church. After discussions with both the Conservation Officer and the agent, it has been agreed that a sample panel of the render finish shall be agreed on site prior to commencement. The use of red clay plain roof tiles to match those of the church will ensure that the new hall appears as a coherent addition within the setting of the church. Some concern was raised with regards to the number of roof lights proposed, particularly to the northern elevation facing the church. These have now been reduced in number, whilst they will be located lower down the roof slope and will be required to be recessed within the roof so as to sit flush with the roof tiles. The Conservation Officer is satisfied with this detail. No concern has been raised with regards to the use of solar panels to the southern elevation given these will not be seen within the setting of the church. In addition to the condition requiring a

sample of render to be agreed, a condition requiring agreement of the samples/details prior to commencement of the new build is recommended.

7.3.6 The replacement church hall building will be set back from the entrance to the site on Shady Lane by some 23m. This length of highway is framed by a number of substantial trees that provide excellent screening to the development site. Views of the structure will be prevented along Shady Lane by this tree line and will only be available from the driveway of the site itself. The proposed building will be more visible from the west along Manor Drive and Manor Lane. Given that built form has been established on this site since 1939 the presence of the new building on this site is considered not to be injurious to the surrounding street scene despite the removal of the number of trees within the site. Views of the replacement building and church together will be available from Manor Lane when travelling in a westerly direction. From this perspective the listed church building is framed by the large Scots Pine trees which are to be retained, this forms the principal setting of the church from this location. The proposed building is located to the south of the church and out of sight of this principal setting. The siting of the church within the development site is therefore supported.

7.4 Impact upon residential amenity

7.4.1 The proposed church hall will be located 1.5m away from the eastern boundary of the site, whilst the trees and hedging which currently form this boundary are to be removed to facilitate the development. Careful consideration has been given to the possible impacts that the increased scale and proximity to the Manor Lane bungalows to the east may have upon the amenity of these residents. At present a minimum separation distance of 4.2m is retained between the church hall and neighbouring property whilst the planting along this boundary forms an effective screen.

7.4.2 The proposed development will reduce the minimum separation distance between these buildings to 3m. Despite this reduced separation distance, regard has been given to the roof form of the replacement structure. The highest section of the roof and the eaves to the northern elevation are only 0.4m higher than those of the existing structure whilst the eaves to the southern elevation are 0.2m lower. The central flat roof section is aligned with the ridge of the adjacent dwelling. Although 2.3m higher than the adjacent dwelling, the increase in height of 0.4m and reduced separation distance is considered to have an acceptable relationship with the Manor Lane bungalows. Particular regard has also been given to the use of the space located to the side of No. 21, which is used as access to the large shared rear garden and as an area for bin storage. The siting of the church hall in line with the orientation of the Manor Lane bungalows (No. 21-25) will ensure that the development will not impact upon the enjoyment of the shared rear garden space. Furthermore, although the existing hedging and trees are to be removed (due to poor health and to facilitate the development) it is proposed to replace the lost hedge so as to soften the boundary between these sites. This hedge will be accompanied by a 1.8m high close boarded fence. The details of the replacement hedge will be submitted as part of a landscaping scheme for the site to be required by condition. Furthermore, there are no windows within the western gable end of No. 21 Manor Lane. As such the location of the replacement church will not impact upon existing daylight levels that the occupants of this property currently enjoy.

7.4.3 The southern elevation of the existing church hall is enclosed by a substantial and overgrown hedge, which wraps around the southern and eastern boundaries of the site. This hedge is also to be removed to facilitate the building and so that the path linking the church hall to the Manor Lane residential area can be implemented. There are two large sections of glazing to the southern elevation of the building serving the hall and these windows will face the side/rear garden of No. 6 Manor Close. This property effectively occupies a corner plot between Manor Close and a public footpath that leads to Manor Drive. Views of the side garden area of this property are already achieved from this public footpath. Views of the more private rear garden area are obscured by a detached outbuilding located within the garden of this dwelling. Given the views achieved from the existing public footpath it is considered that the southern elevation windows of the hall will not increase present levels of overlooking.

7.4.5 The newly formed footpath to the south of the building will serve to link the church hall to the local community. Given that this path will replace an existing informal short cut and will link to an existing footpath that links Manor Close and Manor Drive, its implementation and use is considered not to reduce existing levels of residential amenity for the adjacent dwellings.

7.5 Impacts upon trees and protected species

7.5.1 As set out within the previous sections, the church hall development site is enclosed by a number of large mature trees and hedging. A total of 8 individual trees 1 hedgerow and a single group of woody shrubs have been identified in relation to the development. 5 trees, including 3 sycamores, 1 elm and 1 cherry are all proposed for removal. 2 are in poor overall condition and require removal regardless of the proposed development. 3 trees are semi-mature or early mature trees, the loss of which can be mitigated in the medium term with replacement planting. They are categorised as being in fair condition and as such should not influence the development. The hedgerow is also proposed for removal, which is the eastern boundary hedge that whilst generally unsuitable for retention does provide an element of greening and partial screening between the church hall and No. 21 Manor Lane. The Tree Officer has no objection to the removal of the identified trees and hedgerow, subject to a condition requiring replacement planting at a ratio of 3:1, which is recommended. The remaining on-site trees will not be impacted upon by the proposed development and will be protected by the tree protection measures identified within the submitted Arboricultural Implications Assessment.

7.5.2 As the existing church hall building is to be demolished and given the presence of substantial tree coverage within and in close proximity to the site, a bat survey, including an emergence survey, has been undertaken. The survey concluded that the surrounding environment offers low-moderate potential for foraging. The survey found no past or current evidence of bats using the existing church hall building, although it was concluded that there is a possibility of opportunistic use by low numbers of bats at some times of the year. The level of use is considered not to be significant and with precautionary mitigation, a significant disturbance and/or the loss of roost sites is unlikely to occur.

7.6 Highway implications and parking provision

7.6.1 The replacement church hall will utilise the existing vehicular access point onto Shady Lane. The Highway Authority has raised no objections to the proposed development, but has requested that consideration be given to a number of conditions. The first condition relates to the lowering of hedging along the highway boundary with Shady Lane to 1m in height. The hedging to which this relates is not located within the development site itself and is not within the ownership of the applicants. A condition has also been requested requiring the access to the site to be increased in width to 5.5m to allow greater manoeuvrability when accessing and egressing the site as well as a condition requiring the access to be finished in a porous tarmacadam material. These conditions are not recommended as this site already has an established D1 church hall use. The erection of a replacement church hall building to continue this facility into the future is considered not to significantly increase the use of the access, especially as the car park will not be increased in size. In addition to this, the widening of the access would require the relocation of two retaining walls on each side of the driveway, and this could not be undertaken without implicating the root systems of the immediately adjacent protected trees. With regards to the requirement of a tarmac surface, it is recognised that the access and car park already benefits from hardstanding. Therefore it is recommended that the aforementioned conditions are not imposed if Members are minded to grant approval. Furthermore, it is concluded that these conditions would result in harm to the surrounding protected trees, reduce the presence of boundary hedging and result in a wider more prominent access point. This would ultimately result in the erosion of the wooded and green character of the wider street scene, which contributes to the setting of the listed church. It would also increase the visibility of the church hall building within this setting.

7.6.2 Although of a larger footprint, the construction of the replacement church hall will not reduce existing levels of parking provision. In total 5 spaces will be provided whilst acceptable manoeuvrability within the site, to allow for access and egress in a forwards gear, will be provided. It is also acknowledged that on street parking would be available on Shady Lane and on Manor Lane, which are largely unrestricted. The existing on site bicycle stands will be relocated to the redeveloped grassed area to the south of the building.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The church hall use (D1) has been established on this site since the construction of the existing church hall in 1939. The replacement of the existing nondescript building, that is in a poor state of repair, to allow this community facility to continue into the future is supported. The replacement structure is contemporary in design approach, which serves to create a distinction between the historic significance of the adjacent listed church and this modern addition. Through the use of appropriate materials, principally red clay roof tiles, a visual link between the church and associated church hall is still retained. The proposal is larger in form than the existing structure, but the abstract roof arrangement is considered to reduce the increased pressure upon the eastern boundary of the site. Replacement planting to mitigate the loss of the trees and hedge to be removed will ultimately soften the appearance of this structure and shared boundaries in the medium term. The windows to the southern elevation of the structure do not increase existing levels of overlooking given the open and exposed nature of the neighbouring private garden spaces. The conditions requested by the Highway Authority are not recommended as the existing use and vehicular access are established on this site, whilst the works requested would ultimately lead to harm to the character of the surrounding street scene.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with the approved plans
3. Submission of a photographic survey of existing church hall prior to demolition
4. Details, finishes and samples of materials, including aluminium windows and doors (including recesses), render panel, roof tile, ridge tile, rooflights (including dimensions), fascia/eaves/verges, rainwater goods, underside of overhangs/canopy and timber support post
5. Submission and agreement of all replacement planting/landscaping
6. Development in accordance with the submitted Arboricultural Implications Assessment, including tree protection measures
7. Implementation of protected species mitigation measures
8. Provision of vehicle parking spaces and bicycle stands
9. The café/catering facilities shall not be operated as an independent A3 use

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

In accordance with the above legislation, 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

Agenda Item	Committee Date	Application Number
A7	8 January 2018	17/00939/VLA

Application Site	Proposal
Berrys Farm Conder Green Road Conder Green Lancaster	Variation of legal agreement attached to planning permission 02/00416/CU to allow the properties to be used for unrestricted residential use
Name of Applicant	**Name of Agent**
Mr T And E Lawson	Mrs Melanie Lawrenson
Decision Target Date	**Reason For Delay**
19 September 2017	Awaiting further information and Committee call in
Case Officer	Mrs Eleanor Fawcett
Departure	No
Summary of Recommendation	Refusal

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, a request has been made by Councillor Charles for the application to be reported to the Planning Committee on the basis that concern that refusal would result in a further loss of rural housing when it is desperately needed.

1.0 The Site and its Surroundings

1.1 The site is located on Conder Green Road, approximately 2 kilometres to the west of Galgate and 0.75km to the southeast of Conder Green. It relates to a former barn, which has been converted to two properties, and lies within a complex of former farm buildings, which includes a farmhouse. There are two separate dwellings to the northwest of the farm complex, Westberry and Conder House. To the east is a small certified caravan site associated with the farm complex. Beyond the site and adjacent buildings is agricultural land.

1.2 The site is located within the Open Countryside, as identified on the Local Plan Proposals Map. It is also within Flood Zone 3 and a public footpath crosses the field to the south of the site.

2.0 The Proposal

2.1 This application seeks to discharge the legal agreement attached to planning application 02/00416/CU for the conversion of the barn to two holiday cottages. The agreement contains a series of occupancy options including:

- The restriction of the occupation as holiday accommodation by individuals or connected groups for a period not exceeding eight weeks in any one calendar year; or
- The occupation by a student (with his/her family) on a full time further education course restricted to no more than 40 weeks in any one academic year; or
- The accommodation not to be used as permanent residential units unless occupied by the immediate family of the owners.

3.0 Site History

3.1 The most relevant consent is 02/00416/CU, which relates to the conversion of the barn to two dwellings. In 2006, consent was also granted for the conversion of other traditional barns to two units of holiday accommodation. The use of these was restricted by way of condition on the planning consent to holiday let accommodation only, not as a sole or principle residence, not as a second home, not to be let to any person or connected group of persons for a period exceeding eight weeks in any one calendar year, and not to be sold or severed from the main farm unit. A recent application for a lawful development certificate was submitted in relation to these other two units of holiday accommodation, for the use as unrestricted residential properties. This was refused as the evidence was not sufficient to satisfactorily demonstrate that the buildings had been used as a dwelling house, in breach of conditions of planning permission 06/00664/CU, for a continuous period of not less than 10 years before the date of the application. It is understood that these have been occupied by the applicants of the current application.

3.2 The planning history in relation to the farm complex is set out below.

Application No.	Proposal	Decision
17/00894/ELDC	Existing Lawful development certificate for the use of the buildings known as Stable End and New Croft as single residential dwellings (falling within Use Class C3) in breach of conditions of planning permission 06/00664/CU	Refused
15/01105/FUL	Erection of a detached reception/office building (in relation to the camping/caravan site)	Approved
09/00024/CU	Change of use of agricultural land to form commercial fishing lake	Approved
08/01227/FUL	Change of use of agricultural land to form commercial fishing lake	Withdrawn
06/00664/CU	Change of use and conversion of farm buildings into two holiday units.	Approved
02/00416/CU	Change of use and conversion of barn to form two holiday units.	Approved
99/00755/FUL	Erection of a stock building	Approved
1/83/0725	Outline application for one detached bungalow for agricultural worker	Refused
1/82/1137	Outline application for the erection of a detached bungalow for an agricultural worker	Refused

4.0 Consultation Responses

4.1 Given the nature of the application, no consultations were required.

5.0 Neighbour Representations

5.1 No representations have been received.

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

6.2 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

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

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations

prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 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 2017, 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 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

6.4 Lancaster District Local Plan - saved policies (adopted 2004)

E4 – Countryside Area

6.5 Development Management Development Plan Document (adopted July 2014)

DM8 – The re-use and Conversion of Rural Buildings
DM20 – Enhancing Accessibility and Transport Linkages
DM21 – Walking and Cycling
DM28 – Development and Landscape Impact
DM35 – Key Design Principles
DM41 – New Residential Development
DM42 – Managing Rural Housing Growth

7.0 Comment and Analysis

7.1 The main issues to be considered in the determination of this application are:

- Principle of permanent residential accommodation
- Flood risk

7.2 Principle of permanent residential accommodation

7.2.1 The application seeks consent to discharge the legal agreement attached to the planning approval in 2002, which restricts the occupancy of the two units to short term holiday lets, students (with families) or for the immediate family of the owners. This would mean that these could not be occupied on a permanent basis for residential use, except by the immediate family of the owners. 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 to homes, workplaces, shops, schools, health centres, recreation, leisure and community facilities. Policy DM20 of the Development Management DPD sets out that proposals should minimise the need to travel, particularly by private car, and maximise the opportunities for the use of walking, cycling and public transport. Policy DM42 sets out settlements where new housing will be supported and that proposals for new homes in isolated locations will not be supported unless clear benefits of development outweigh the dis-benefits.

7.2.2 The application site is located in the open countryside, divorced from any of the villages identified in policy DM42. It lies approximately 2 kilometres to the west of Galgate and 0.75km to the southeast of

Conder Green, by road. There are services in Galgate and there is a bus stop and public house at Conder Green. However, between the site and these locations there are no footways or street lighting and sections of the road are very narrow and enclosed, with high hedges at both sides and limited verges. This will limit pedestrian movements along the road, particularly in the evenings and winter months, and it is therefore likely that someone living in this location would be heavily reliant on private transport to reach services. As such, the site is considered to be within an unsustainable location where new residential development would not usually be supported.

7.2.3 Paragraph 55 of the NPPF sets out that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, and local authorities should avoid new isolated homes in the countryside unless there are special circumstances. One of these is the re-use of redundant or disused buildings where it would lead to an enhancement to the immediate setting. The properties were converted from a barn to form holiday accommodation to support the farm business. It is understood that the properties are currently being occupied as permanent residential dwellings, contrary to the legal agreement. As the building is in use, and has consent for the holiday use and by students with families, it cannot be considered to be redundant or disused. In addition, it is not considered that the use as permanent residential accommodation would lead to an enhancement of the setting of the building and would more likely cause harm as a result of increased domestic paraphernalia. However, it is acknowledged that the legal agreement allows the use by immediate family members on a permanent basis.

7.2.4 The agent has set out that if the legal agreement is enforced, the units would be redundant due to the lack of market for this type of holiday accommodation. There has been a recent appeal decision for a similar proposal at Old Waterslack Farm near Silverdale. The change of use had been implemented, although the applicant indicated that the units were currently being used as permanent dwellings and not as holiday lets. It was argued that the use as holiday lets was redundant due to the limited demand for such a use in this area, and as they were already being used as permanent dwellings they were technically disused as holiday lets. However, the Inspector's report set out that no substantive evidence had been provided to support the claim that there was limited demand for holiday lets in the area, or to show that despite reasonable marketing of the units, occupancy levels were such that the lawful use was unviable. It was therefore concluded that the units were considered not to be redundant or dis-used buildings, would add unnecessarily to sporadic development in the countryside, would fail to achieve any significant economic, social and environmental benefits and as a result it would not represent a sustainable form of development.

7.2.5 In relation to the current application, the submission sets out that a while after Conder Side and Berry's View had been converted, it became clear that the student rental market had declined, with Lancaster University investing heavily in the construction of private student accommodation between 2004-2006 and the holiday use could not make a viable and recurrent profit due to lack of demand. On that basis, the brothers decided to rent them out on a residential basis, rather than leave them empty. This slightly contradicts the evidence that one of the brothers lived in Berry's View before moving into one of the holiday units granted by the 2006 consent. This first occupation was in accordance with the legal agreement, but not the occupation of the other property. Further information was requested from the agent in terms of any marketing that took place at the time, in addition to evidence to demonstrate that there is no demand for holiday accommodation at present. In response to this, the agent has set out that the applicants became aware soon after permission was granted for the conversion of the building for holiday use or student accommodation that this was not an economically viable business option and were aware of the consistent attempt made by at Sellerley Farm to rent out their holiday cottages. However, despite this, they still proceeded to apply for permission to convert some other buildings to two holiday units and went on to convert these. No evidence has been provided of any marketing being undertaken.

7.2.6 The agent has also set out that it is clear that the recent surge of applications to convert holiday cottages to residential use is a result of the lack of market for holiday accommodation. At the time, many farms in this area converted redundant farm buildings into holiday accommodation as farm diversification and at the time, converting redundant barns to residential use was contrary to planning policy. The agent has accepted that the applicants ran a caravan holiday business from the site but have set out that this was very small, and the type of holiday is not comparable to that which a cottage would provide. It has been advised that an estate agents/chartered surveyors have been contacted on an informal basis to ask about the viability of this type of holiday accommodation in this location and that their response indicated that they believe that the "market for holiday properties in

this area is small with the majority of purchasers are more interested in the static caravan market than the barn conversion market as the return on investment in terms of the letting market is also small too." However, this appears to relate to selling the units rather than them being let for holiday accommodation. On the basis of the above, it is considered that the lack of demand for holiday accommodation in this area has not been demonstrated.

7.2.7 Whilst there is no timescale to enforce against a breach of a legal agreement, in contrast to a planning condition, evidence in relation to the occupation of the two units has been provided and taken into consideration in the assessment of the proposal. There have been a couple of other cases where there has been clear continued occupation over 10 years and this has been taken into consideration in determining whether the legal agreement still serves a useful purpose. From the evidence provided, it is considered that occupation, in breach of the legal agreement, for a continuous period of more than 10 years has not been demonstrated. Mr E Lawson appears to have originally lived in Berry's View, which would be in compliance with the agreement. However, the evidence of when he moved to a holiday unit granted under the 2006 consent is contradictory and appears to be sometime in 2008, which would not demonstrate 10 years. In relation to the other property, Conder Side, the evidence does show that occupation started more than 10 years ago, but not continually. There are some contradictions within the evidence and some extensive gaps in its occupancy that could be up to 2 years. Whilst the applicants have suggested that these gaps were likely to have been significantly shorter, no substantive evidence has been provided to demonstrate this. In summary, despite concerns being raised to the agent no evidence has been submitted to prove continuous occupancy of 10 years.

7.2.8 The discharge of the legal agreement would result in two new dwellings in the open countryside, divorced from services with occupiers significantly reliant on private transport. Although the building currently has a holiday accommodation use, this is less intensive and it is accepted that this type of accommodation is often located in less sustainable locations. It is acknowledged that the legal agreement allows the use by students with families and also by immediate family members of the applicants and it appears that this was to give the applicants some flexibility. It is specific in that it relates to students with families, rather than just individual or groups of students, possibly if it was identified that it was difficult to rent accommodation close to the university for this group of people. At the time of the application, there was a farm operation so, although not restricted to a farm worker, it would have allowed family members within the enterprise to live on the site in the converted building. Despite this ability within the agreement, the two applicants have chosen to live in the barns converted under the 2006 consent to holiday accommodation and, according to the evidence provided, converted these knowing that there was no demand for holiday accommodation.

7.2.9 There have been some recent cases that discuss the definition of 'isolated' in terms of the application of paragraph 55 of the NPPF. The building is within a group of other buildings, which includes some dwellings, so it could be considered to not be isolated in terms of the dictionary definition. However, at the heart of the NPPF is a presumption in favour of sustainable development and the relevant section on housing also sets out that this should be located where it will enhance or maintain the vitality of rural communities. The site is located quite close to recreational routes and as such the holiday use is likely to support local services, such as cafes and pubs, particularly around Glasson Dock and Conder Green. It is unlikely that the use as a permanent residential accommodation would strengthen this, and could have the opposite impact. Given the divorced location from services, and the nature of the surrounding road network, the removal of the planning obligation would result in an unsustainable form of development and is therefore contrary to local and national policy as set out above. Therefore, it is considered that the legal agreement continues to serve a useful planning purpose. It should also be noted that there have been two other appeals within the District for the removal of holiday occupation restrictions that have also been dismissed, primarily for reasons of sustainability. Therefore it would be inconsistent to take a different view with regards to this proposal.

7.3 Flood risk

7.3.1 The site is located within Flood Zone 3, which is land identified as being at the highest risk of flooding. The site already provides accommodation, however it could be argued that the flood risk is increased as the proposal would result in permanent occupation rather than being a more occasional holiday use. However, the legal agreement allows for a longer period of occupation in terms of the student accommodation, and for permanent occupation by an immediate family member. Therefore it would be difficult to argue that the removal of the legal agreement would increase the flood risk.

8.0 Planning Obligations

8.1 The application seeks to discharge the existing planning obligation restricting the occupancy to holiday use and the farm operation.

9.0 Conclusions

9.1 The removal of the restrictions on the properties would result in two unrestricted dwellings in open countryside, divorced from services, which is considered (nationally and locally) to represent unsustainable development. The building is not redundant or disused and the proposal would not result in an enhancement to the setting. It is therefore considered that the proposal fails to comply with the exceptional circumstances set out in paragraph 55 of the NPPF in order to justify a new dwelling in this isolated location within the countryside. Even if this part of paragraph 55 is discounted as the building is not isolated in the sense that it is within a group of buildings, it is isolated in terms of its location to services and is therefore considered to not represent a sustainable form of development and the building has a permitted use which is considered acceptable in this location.

9.2 The Council cannot currently demonstrate a five year supply of deliverable housing sites. As such, in line with paragraph 49 of the NPPF, Policy DM42 may be considered not to be up to date. Paragraph 14 sets out that at the heart of the NPPF is a presumption in favour of sustainable development and where relevant policies are out of date, permission should be granted 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, or specific policies indicate development should be restricted.

9.3 There are three dimensions to sustainable development: economic, social and environmental. The proposal would provide some income in terms of the rental of the properties, but this would also be provided by the use of holiday accommodation. There would be no environmental benefits as the building already has a use. The proposal would provide two additional dwellings and contribute to the range of housing available in the local area, however, occupants would be significantly reliant on private transport to reach services and therefore would not be contributing to either the social or environmental dimensions of sustainable development. Therefore, on balance, it is considered that the adverse impacts in terms of a new dwelling in the open countryside, divorced from services, would significantly and demonstrably outweigh the very limited benefits when assessed against the policies in the NPPF taken as a whole. Therefore the proposal is not acceptable in light of the presumption in favour of sustainable development and it is therefore considered that the legal agreement continues to serve a useful planning purpose and hence should not be discharged.

Recommendation

That the legal agreement attached to planning permission 99/00304/CU remains unvaried as it still serves a useful purpose, and the application **BE REFUSED** for the following reasons:

1. The site is located within the open countryside, divorced from key services and facilities and as such it is considered to be unsustainable in terms of its location. There are considered to be no special circumstances, in this instance, to justify two new dwellings in this unsustainable location, which would result from the discharge of the planning obligation. The proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles and Section 6, Policy SC1 of the Lancaster District Core Strategy and Policies DM20 and DM42 of the Development Management Development Plan Document.

Background Papers

None

Agenda Item	Committee Date	Application Number
A8	8 January 2018	17/01094/VCN

Application Site	Proposal
Salt Ayre Sports Centre Doris Henderson Way Heaton With Oxcliffe Lancaster	Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin (pursuant to the variation of condition 3 on planning permission 16/00552/FUL to amend the approved plans for the jump tower)
Name of Applicant Suzanne Lodge	**Name of Agent** Alistair Ewing
Decision Target Date 1 December 2017	**Reason For Delay** Delays at validation stage
Case Officer	Mr Andrew Clement
Departure	No
Summary of Recommendation	Approval subject to conditions

(i) Procedural Matters

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

1.0 The Site and its Surroundings

1.1 The application site relates to Salt Ayre Sports Centre, owned by Lancaster City Council. The site is approximately 40 metres south of the nearest dwellinghouse in the residential area of Scale Hall Farm and is located south of Morecambe Road. Vehicle access to the site is off Ovangle Road and is shared with the Waste Recycling Centre and ASDA delivery access. The sports centre is to the east of Salt Ayre landfill site, immediately south of the Lancaster to Morecambe Greenway green corridor (the Lancaster-Morecambe cycle and pedestrian route), and directly north of the River Lune. Salt Ayre is a purpose built sports, fitness and recreation facility, and as such it is a designated Outdoor Sports Facility, with existing provision for three grass sports pitches, a jump tower recently developed through permission 16/00552/FUL, a floodlit athletics track, a 0.8 mile cycle track circuit, 295 space car park and approximately 5,738sqm of internal leisure space.

2.0 The Proposal

2.1 Planning permission was granted in July 2016 for the erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin at Salt Ayre Sports Centre. The current application seeks consent to vary condition 3 on the consent, which relates to the approved elevation plans for the jump tower, located towards the centre of a former artificial grass pitch. This application proposes changes to the dimensions and finish of the jump tower.

3.0 Site History

3.1 The site has a long planning history dating back to 1993 with the construction of an eight lane floodlit athletics track through permission 93/00071/DPA. Various other sporting developments have been

granted planning permission, the vast majority between 1993 and 2000, although not all have been developed. More recently planning permission was granted for the erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin, to which this current application relates.

Application Number	Proposal	Decision
93/00071/DPA	Construction of an eight lane floodlit athletics track	**Permitted**
94/01116/DPA	Erection of second phase of sports centre development comprising swimming pool, projectile hall, minor hall, health suite, caretaker's flat and ancillary accommodation.	**Permitted**
95/00896/FUL	Erection of new club house	**Permitted**
16/00552/FUL	Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin	**Permitted**
17/00181/VCN	Erection of an extension, alterations to the main entrance and construction of a jump tower with a briefing cabin (pursuant to the variation of conditions 2 and 3 on planning permission 16/00552/FUL to amend the proposed extension elevations with the addition of louvres)	**Permitted**

4.0 Consultation Responses

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

Consultee	Response
Public Realm Officer	No observation received to date; consultation period expires on 3 January 2018 and any comments will be reported verbally.
County Highways	No adverse comment
Environmental Health	No observation received to date; consultation period expires on 3 January 2018 and any comments will be reported verbally.
Sport England	No adverse comment, informative regarding playing pitch strategy and sports facility provision

5.0 Neighbour Representations

5.1 No observation received to date; site notice and local newspaper publication consultation periods expires on 5 January 2018.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

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: Core planning principles
Section 1: Building a strong, competitive economy
Section 7: Requiring Good Design
Section 8: Promoting healthy communities

6.2 Development Management DPD

DM12: Leisure Facilities & Attractions
DM21: Walking and Cycling
DM22: Vehicle Parking Provision
DM26: Open Space, Sports & Recreation Facilities
DM35: Key Design Principles
DM49: Local Services

6.3 Lancaster District Core Strategy and Local Plan – saved policies

SC1: Sustainable Development
SC5: Good Design
ER6: Developing Tourism
TO2: Tourism Opportunity

6.4 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

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

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 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 2017, 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.

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the Development;
- Scale, Design and Landscape Impact;
- Protection of Recreational Open Space;
- Residential Amenity;
- Highways and Parking;

7.2 Principle of the Development

7.2.1 The principle of the development on this site has already been established by the previous consent. This application only seeks consent to vary the appearance of the approved jump tower.

7.3 Scale, Design and Landscape Impact

7.3.1 The jump tower has been developed in accordance with the elevation plans submitted for consideration as part of this variation of condition application. In comparison to that previously approved via 16/00552/FUL, the varied and developed roof structure of the tower is 1.67m lower, although modestly larger in terms of area (1.13m longer and 0.8m wider). It also has a duo-pitched roof as opposed to the previous hipped roof design. Above this roof is a lightweight development of a platform, barrier and frame structure, increasing the maximum height to 19.55m, whereas the approved maximum height was 19.07m, with an even more lightweight support for a free fall system and associated ropes/wiring. The developed jump tower has a narrower width of 3.59m by 3.59m, as opposed to the approved 6m by 6m main tower body through the original consent. There are additional timber clad projections from the main body of the jump tower, however the most

substantial of these, projecting 2.35m, is just 4.52m tall. Overall, despite the increase in height of the lightweight works above the gable end roof, the retrospective variations are considered to be modest in comparison to that originally approved.

7.3.2 The development has been constructed predominantly in natural finish timber, the same as originally approved, although this is now supported by a dark green colour frame and roof. To the elevation of the tower facing the sports centre car park, lettering spelling 'Gravity' has been installed vertically in a modest black colour. The support pole for the zip wire is finished in dark green, and 1m shorter than that previously approved.

7.3.3 As the development is taller than the existing buildings within its immediate setting and the surrounding area, the jump tower is visible within the application site and from certain aspects outside the site. However, due to the surrounding trees and vegetation across the application site and lining the cycle path, combined with the natural timber and dark green finish of the structure, it is considered that the development has no detrimental landscape impact and, surprisingly for a structure of this size, it is relatively inconspicuous outside of the sports centre.

7.3.4 Due to the sympathetic materials and colours, and the existing landscaping visually containing the development, the varied scheme is considered to have an acceptable landscape and visual impact. The development is considered to be consistent with Policy DM35 and NPPF Section 7.

7.4 Protection of Recreational Open Space

7.4.1 The principle of the development in place of the former dilapidating and underused artificial grass pitch has already been established through the original permission. The variation will have no further impact upon recreational open space.

7.5 Residential Amenity

7.5.1 Although the jump tower is a tall development and is visible from within and outside the application site, the nearest residential dwellinghouse to the tower is approximately 180m to the north, and due to this separation distance it is considered that the structure does not detract from the residential amenity of the area. Subject to a condition restricting the hours of floodlight use, the variation to this development is considered to have no adverse or detrimental implications upon the residential amenity of the area.

7.6 Highways and Parking

7.6.1 No changes are proposed to the existing access and parking arrangements, with vehicles entering the site along Doris Henderson Way off Ovangle Road, and has a parking provision of 295 vehicle spaces. The site is accessible on foot and by bicycle due to the close proximity to the Lancaster to Morecambe Greenway, and via public transport with bus stops at the adjacent ASDA site and along Morecambe Road. The development is considered to have no severe impact upon the public highway, and is compatible with policies DM21 and DM22.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 It is considered that the varied development has no detrimental impact on highways or residential amenity subject to floodlight hours. The development has replaced an under-utilised sports pitch with an improved sports and recreation provision. Despite the slight increase in height of the lightweight structure above the lower jump tower roof, among other minor alterations, due to the existing vegetation and sympathetic materials and colours, it is considered that the development has an acceptable landscape and visual impact. Therefore, the application to vary the approved jump tower plans can be supported.

Recommendation

That condition 3 on planning permission 16/00552/FUL **BE VARIED** subject to the following conditions:

1. Development to be carried out in accordance to approved and amended plans and details
2. Floodlight Hours 08:00-22:00

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

In accordance with the above legislation, 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

Agenda Item	Committee Date	Application Number
A9	8 January 2018	17/01193/LB

Application Site	Proposal
Ashton Memorial Williamson Park Wyresdale Road Lancaster	Listed building application for the installation of a replica chandelier to the first floor gallery
Name of Applicant	**Name of Agent**
Ms Sarah Price	Lancashire County Council
Decision Target Date	**Reason For Delay**
10 January 2018	N/A
Case Officer	Mrs Kim Ireland
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 application site is owned by Lancaster City Council, and as such the application must be determined by the Planning Committee.

1.0 The Site and its Surroundings

1.1 Ashton Memorial (a Grade I Listed building) is located in Williamson Park (a Grade II Listed Registered Park and Garden, and Conservation Area) on the east side of Lancaster. It is a prominent landmark building situated on top of a hill affording views in all directions. It was built between 1905 and 1909 in memory of Lord Ashton's second wife, and was listed in 1953. The Ashton Memorial is a landmark building in the vicinity of Lancaster, visible from passing vehicles on the M6 as well as from the city of Lancaster and beyond to Morecambe and its bay. From these vantage points its impressive copper covered roof and Portland stone elevations are prominent. It is in the ownership of Lancaster City Council.

2.0 The Proposal

2.1 The application seeks Listed building consent for the restoration and replacement of the chandelier located to the first floor gallery. This includes lowering an existing winched mechanical fixing from the space above the upper domed ceiling and attaching and locking the proposed replacement chandelier into position.

2.2 The original chandelier to the first floor gallery was damaged/destroyed by fire in the 1970s. The replacement will be made up of 12 lamp brass pendant type chandelier that is approximately 17.5m in diameter.

3.0 Site History

3.1 There are a number of Listed building consents which relate to the Ashton Memorial, the most recent application is listed below:

Application Number	Proposal	Decision
16/00824/LB	Listed building application for internal repair works to dome	Approved

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	**No objections** subject to a condition regarding the ceiling bracket finish is to match that of the existing ceiling bracket to the ground floor, i.e. polished brass.
Historic England	**No comments** at the time of compiling this report. Any comments will be verbally reported.
Victorian Society	**No comments** at the time of compiling this report. Any comments will be verbally reported.
Twentieth Century Society	**No comments** at the time of compiling this report. Any comments will be verbally reported.
Society for the Protection of Ancient Buildings	**No comments** at the time of compiling this report. Any comments will be verbally reported.
Ancient Monuments Society	**No comments** at the time of compiling this report. Any comments will be verbally reported.
Georgian Society	**No comments** at the time of compiling this report. Any comments will be verbally reported.
Council for British Archaeology	**No comments** at the time of compiling this report. Any comments will be verbally reported.

5.0 Neighbour Representations

5.1 No representations have been received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph **17** - 12 Core Principles
Paragraphs **67** and **68** – Requiring Good Design
Paragraphs **131** to **134** – Conserving and Enhancing the Historic Environment

6.2 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

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

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 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 2017, 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

DM30 – Development affecting Listed Buildings
DM31 – Development affecting Conservation Areas
DM35 – Key Design Principles

7.0 Comment and Analysis

7.1 The key issue to consider in determining this Listed building application is whether the proposal is considered acceptable in terms of its impacts upon the historic fabric and architectural merit of the Grade I Listed building.

7.2 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM30 and DM31.

7.3 The proposed chandelier will be attached to an existing winch that is located within the upper domed ceiling of the Ashton Memorial. It is considered that this will have a neutral impact to the fabric of the heritage asset. A significant amount of care and attention will be required to install the plate into position, which will abut the ceiling to avoid damage to the surrounding plasterwork during the installation process.

7.4 The proposed chandelier has been designed using a historic photograph of the previous chandelier that hung within the space to the first floor and replicating the existing chandelier to the ground floor. The re-introduction of the chandelier to the first floor will impact on people's interaction with the building and will change the aesthetic of the space. It is considered that this has the potential to provide an enhancement within the building and the public benefit of this provision is believed to be positive.

8.0 Planning Obligations

8.1 Given the nature of the proposal there are no requirements for a legal obligation.

9.0 Conclusions

9.1 In conclusion, this proposal does not adversely affect the character of the Listed building and will install a replica chandelier to replace the original chandelier that was damaged/destroyed by fire. The re-introduction of the chandelier has the potential to provide an enhancement to the building, which is thought to be a positive public benefit. It is on this basis that Members are advised that this application can be supported, subject to a condition to ensure that the ceiling bracket is finished to match that of the existing ceiling bracket of the ground floor.

Recommendation

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

1. Standard Listed Building time limit
2. Development to accord to approved plans
3. The ceiling bracket finish is to match that of the existing ceiling bracket to the ground floor.

Background Papers

None

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
16/00171/DIS	Chapel House, Chapel Lane, Ellel Discharge of conditions 4, 5 and 6 on approved application 15/01569/FUL for Mr Peter Ballard (Ellel Ward 2015 Ward)	Split Decision
17/00046/VCN	Quernmore Park, Former Nightingale Hall, Quernmore Road Erection of 128 residential dwellings with associated access and landscaping following the demolition of existing buildings (pursuant to the variation of condition 1 and 4 on planning permission 16/00498/VCN to substitute approved drawings to reflect previously approved house type change to plot 28 including landscape proposals and amend highway improvement details and implementation) for Mr Jon Partington (Bulk Ward 2015 Ward)	Application Permitted
17/00123/DIS	Site Of Former Squires Snooker Club, Lancaster, Lancashire Discharge of condition 13 on approved planning application 15/01618/VCN for Mr Damien Spencer (Castle Ward 2015 Ward)	Application Permitted
17/00128/DIS	Squires Snooker Club, Lancaster, Lancashire Discharge of condition 19 on approved planning application 15/01618/VCN for Mr Damien Spencer (Castle Ward 2015 Ward)	Application Permitted
17/00160/DIS	St Leonards House, St Leonards Gate, Lancaster Discharge of condition 5 on planning permission 16/01156/LB for Mr McGee (Bulk Ward 2015 Ward)	Application Permitted
17/00161/DIS	St Leonards House, St Leonards Gate, Lancaster Discharge of condition 5 on planning permission 16/01155/FUL for Mr McGee (Bulk Ward 2015 Ward)	Application Permitted
17/00162/DIS	Land To The Rear Of, Queens Hotel, 34 - 36 Market Street Discharge of conditions 3, 4, 6, 7, 8, 9, 10 and 13 on approved application 16/00051/FUL for Mr Ryan Kiely (Carnforth And Millhead Ward 2015 Ward)	Split Decision
17/00167/DIS	Packet Boat Hotel, 95 Main Road, Bolton Le Sands Part discharge of condition 3 on approved application 16/00705/CU for Mr Geoff Harris (Bolton And Slyne Ward 2015 Ward)	Split Decision
17/00170/DIS	219 Marine Road Central, Morecambe, Lancashire Discharge of condition 4 on approved application 17/00954/VCN for Mr David Johnson (Poulton Ward 2015 Ward)	Request Completed
17/00173/DIS	Lancaster Castle, Castle Park, Lancaster Discharge of conditions 3, 4, 6(a), 7, 8, 9, 10, 11, 12, 13, 14, 15, 17b, 18, 19, 20, 21 and 22 on previously approved application 14/01091/LB for Duchy Of Lancaster (Castle Ward 2015 Ward)	Split Decision

LIST OF DELEGATED PLANNING DECISIONS

17/00174/DIS	Lancaster Castle, Castle Park, Lancaster Discharge of conditions 1, 2, 3, 4, 5, 6, 7 & 8 on approved application 16/00593/LB for - (Castle Ward 2015 Ward)	Split Decision
17/00175/DIS	Bevan House & Nightingale House, Pointer Court, Lancaster Discharge of condition 3 on planning permission 17/00172/FUL for Mr Alex Watson (Scotforth West Ward 2015 Ward)	Request Completed
17/00176/DIS	The Beeches, Aughton Brow, Aughton Discharge of condition 3 on approved application 17/00709/LB for Colin Pooley (Halton-with-Aughton Ward 2015 Ward)	Split Decision
17/00179/DIS	70 Slyne Road, Bolton Le Sands, Carnforth Discharge of conditions 4, 9 and 12 on approved application 16/01099/VCN for Mr Stephen Hall (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00182/DIS	Falcon House, 4 Queen Square, Lancaster Discharge of conditions 3 on approved application 16/01408/CU for Aldcliffe Hall Estates (Guernsey) Ltd (Castle Ward 2015 Ward)	Split Decision
17/00187/DIS	Falcon House, 4 Queen Square, Lancaster Discharge of conditions 3 on approved application 16/01409/LB for Aldcliffe Hall Estates (Guernsey) Ltd (Castle Ward 2015 Ward)	Split Decision
17/00189/DIS	Land Adjacent No 8, The Croft, Caton Discharge of condition 3 on approved application 13/01183/CU for Mr Ian Boulton (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/00625/FUL	Juke Joint, 36 North Road, Lancaster Change of use of public house to student accommodation and erection of a single storey extension to the east elevation to create student accommodation comprising 4 studios (C3) at ground floor and a 5 bed cluster flat (C4) on first and second floors, and installation of slate mono pitch roof to replace existing flat roof to the rear for BayT Bay T BayT (Bulk Ward 2015 Ward)	Application Permitted
17/00728/FUL	15 Cove Road, Silverdale, Carnforth Erection of a bungalow with associated access for Mr Stuart McInnes (Silverdale Ward 2015 Ward)	Application Withdrawn
17/00784/FUL	7 Peacock Lane, Hest Bank, Lancaster Erection of a two storey and single storey front, side and rear extension for Mr Neale Goddard (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00873/FUL	Red Bank House, Shore Lane, Bolton Le Sands Erection of a stable block and menage for Mr R. Taylor (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
17/01058/FUL	Land Adjacent To 11 Cavendish Road, Heysham, Lancashire Erection of a dwelling for Mr Usman Mohammed (Heysham North Ward 2015 Ward)	Application Refused
17/01061/FUL	Yealand Hall, Silverdale Road, Yealand Redmayne Demolition	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	of two outbuildings and change of use of land for the erection of a stable block and creation of an outdoor arena with associated regrading of land for equine use for Ms Lock (Silverdale Ward 2015 Ward)	
17/01068/REM	Hill Top Farm, Farleton Old Road, Farleton Reserved matters application for the erection of a detached dwelling and demolition of existing industrial buildings for Mr John Towers (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/01099/VCN	Land Adjacent, Campbell Drive, Lancaster Demolition of existing maintenance buildings and erection of 42 houses, 20 flats and a retail unit (use class A1) with associated parking, landscaping and access (pursuant to the variation of condition 2 on planning permission 16/01470/VCN to amend the approved plans and provide information required by conditions 5, 12, 13, 14 and part of 15) for Mr Richard Wilshaw (Bulk Ward 2015 Ward)	Application Permitted
17/01124/FUL	Gaitbarrow Farm, Brackenthwaite Road, Yealand Redmayne Erection of a covered midden and an extension to an existing agricultural building to house sheep handling pens for Mr & Mrs Tyson (Silverdale Ward 2015 Ward)	Application Permitted
17/01134/FUL	16 St Austell Place, Carnforth, Lancashire Erection of a two storey side and rear extension for Mr & Mrs M Paul (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/01140/FUL	41 Shireshead Crescent, Lancaster, Lancashire Erection of a two storey side and front extension for Mr P. Gueinn (Scotforth East Ward 2015 Ward)	Application Permitted
17/01146/FUL	Box Tree, Ravens Close Road, Wennington Change of use of land for siting of 4 holiday chalets and the retained creation of a car park, 3 detached buildings to house biomass boilers, 1 detached building to store wood chip and a play area for Mr Ian Armour (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/01147/FUL	54 Dallas Road, Lancaster, Lancashire Installation of a bi-fold window to the rear elevation for Ms Elizabeth Manson (Castle Ward 2015 Ward)	Application Permitted
17/01148/FUL	Field 9759, Kellet Lane, Over Kellet Erection of covered agricultural storage area for Mr Andrew Thompson (Kellet Ward 2015 Ward)	Application Permitted
17/01158/ADV	Gala Club, Marine Road East, Morecambe Advertisement application for retained display of two internally illuminated fascia signs and one internally illuminated totem sign for Mr Lee Whalley (Poulton Ward 2015 Ward)	Application Refused
17/01160/VCN	11 Damside Street, Lancaster, Lancashire Erection of student accommodation building comprising of 79 rooms with external and internal communal living space and refuge/cycle storage (pursuant to the variation of condition 4 of 12/01159/FUL to remove the agreement mechanism of the lease arrangements for the student accommodation and the variation of condition 5 to introduce an agreement mechanism for any subsequent amendments to the Operational Management Plan). for Mr Andrew Stanyon	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

(Castle Ward 2015 Ward)

17/01166/FUL	Land To The West Of Sellet Hall, Biggins Lane, Whittington Change of use of land for the siting of 7 holiday lodges with associated access track for Mr Alan Addison (Upper Lune Valley Ward 2015 Ward)	Application Withdrawn
17/01190/FUL	Extension Walney Wind Farm, Borrans Lane, Middleton Retention of an existing temporary onshore works compound for storage of equipment / plant associated with the beach based activities in relation to the Walney Offshore Wind Farm Extension for Miss Pippa Doodson (Overton Ward 2015 Ward)	Application Permitted
17/01213/FUL	Mill Farm, Burrow Road, Burrow Erection of a covered middenstead for P And M Crackles And Sons (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/01217/FUL	48-50 King Street, Lancaster, Lancashire Change of use of a ground floor takeaway with ancillary 3-bed flat above to a takeaway (A5) and a self contained 3-bed flat above (C3) for Mr Gary Tang (Castle Ward 2015 Ward)	Application Permitted
17/01218/LB	48 - 50 King Street, Lancaster, Lancashire Listed Building application for installation of new internal doors and partition walls on all floors, creation of an opening in the structural wall on ground floor, repositioning of existing rooflight on rear elevation, insertion of 2 rooflights on front elevation, installation of timber external door and toplight on rear elevation and 2 extract vents and replacement of single glazed windows with slim double glazed windows to front and rear for Mr Gary Tang (Castle Ward 2015 Ward)	Application Permitted
17/01222/FUL	24 Hala Grove, Lancaster, Lancashire Demolition of side extension to existing dwelling and erection of a dwelling on land adjacent for Mr L Deighton (Scotforth East Ward 2015 Ward)	Application Permitted
17/01225/LB	Farrar House, Farriers Yard, Lancaster Road Listed Building application for the removal of a window and surrounding brickwork and the insertion of a slim line double glazed 20 panel window to the side elevation, the replacement of a window with a slim line double glazed 4 panel unit to the rear elevation, the replacement of a window in the cellar with a slim line double glazed unit, the replacement of 4 velux windows to the front elevation, the addition of 4 secondary double glazed units and installation of a stud wall to one bedroom for Mrs Atkinson (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/01227/FUL	Field No 8967 Adjacent To, Millhouses Road, Tatham Retrospective application for the erection of a detached timber store/potting shed for horticultural use for Mrs Joyce Jones (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/01229/OUT	1 Lea Lane, Heysham, Morecambe Outline application for the erection of one dwelling with associated access for Mr & Mrs Kinloch (Heysham South Ward 2015 Ward)	Application Permitted
17/01237/FUL	31 Peel Crescent, Lancaster, Lancashire Erection of new	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	fencing to the side and rear, erection of outbuilding to rear and insertion of double timber doors to rear elevation for Mr & Mrs S Cunningham (Marsh Ward 2015 Ward)	
17/01238/ADV	16 Emesgate Lane, Silverdale, Carnforth Advertisement application for the display of 1 externally illuminated fascia sign, 2 non illuminated fascia signs and 1 non illuminated wall mounted sign for Co Op Food (Silverdale Ward 2015 Ward)	Application Permitted
17/01240/FUL	7 Fenham Carr Lane, Lancaster, Lancashire Erection of a rear conservatory, installation of a ground floor window and installation of a first floor window with a Juliet balcony for Mrs Caroline Walsh (John O'Gaunt Ward 2015 Ward)	Application Permitted
17/01248/LB	17 - 18 Dalton Square, Lancaster, Lancashire Listed Building application for replacing slates, membrane, flashings and battens on existing roof with new and repointing eaves, verges and chimney stacks for Mr Phil Rogerson (Castle Ward 2015 Ward)	Application Permitted
17/01263/LB	Hill House, Fairheath Road, Tatham Listed building application for replacement windows to the front elevation for Mr & Mrs Staveley (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
17/01271/FUL	4 Yealand Drive, Lancaster, Lancashire Erection of a single storey rear and side extension for Mr & Mrs Waine (Scotforth East Ward 2015 Ward)	Application Permitted
17/01275/FUL	Little Greenfields, Wennington Road, Hornby Erection of a single storey front and side extension, and installation of a first floor window for Mr & Mrs Trevvett (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/01282/ELDC	Woodside, Ashton Road, Ashton With Stodday Existing Lawful Development Certificate for the change of use of land to domestic garden for Mr Michael Blackwell (Ellel Ward 2015 Ward)	Lawful Development Certificate Granted
17/01285/VCN	Land To The Rear Of Burr Tree Cottage, Long Level, Cowan Bridge Erection of 18 dwellings with associated access and parking (pursuant to the variation of condition 2 on planning permission 17/00276/VCN to revise the chimney details on plots 1, 2,3, 17 and 18) for Applethwaite Limited (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/01286/FUL	6 The Green, Silverdale, Carnforth Erection of a single storey front extension for Ms Watson-Keith (Silverdale Ward 2015 Ward)	Application Permitted
17/01290/FUL	7 Redruth Drive, Carnforth, Lancashire Erection of a single storey side extension for Mrs Jones (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/01294/FUL	7 Hanging Green Lane, Hest Bank, Lancaster Demolition of porch, garage and existing side and rear single storey extension and erection of single storey front and side extension and two storey rear extension for Mr Eric Livermore (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/01297/FUL	10 Windermere Avenue, Morecambe, Lancashire Erection of	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	a detached garage to replace existing for Mr E. Samiloglu (Westgate Ward 2015 Ward)	
17/01298/CU	94 Meldon Road, Heysham, Morecambe Change of use of land to domestic garden and erection of a stable for Ms L. Dobson (Heysham South Ward 2015 Ward)	Application Permitted
17/01306/FUL	13 South Road, Lancaster, Lancashire Demolition of single storey flat roof extension, partial demolition of outrigger to the rear, erection of two storey and single storey rear extension for Mr Fajal Musa (Scotforth West Ward 2015 Ward)	Application Permitted
17/01308/FUL	1 Lythe Brow Barn, Quernmore Road, Quernmore Construction of an extended area of garden patio for Mr Jensen (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/01310/FUL	Addington Lodge, Addington Road, Nether Kellet Partially retrospective application for the erection of a two storey front extension, second storey rear extension and a replacement dual pitched roof with higher ridge and eaves lines for Mr Gott (Kellet Ward 2015 Ward)	Application Permitted
17/01319/FUL	Newton Green Barn, Newton Road, Newton Erection of single storey side extension for Mr Simon Morgan (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/01332/FUL	Land Adjacent To, Spout Beck Lane And Hartlebeck, Wray Erection of a single storey dwelling with associated access for Mr Stephenson (Lower Lune Valley Ward 2015 Ward)	Application Refused
17/01334/FUL	12 Woodrush, Morecambe, Lancashire Erection of a single storey side extension for Mr & Mrs Pemberton (Bare Ward 2015 Ward)	Application Permitted
17/01336/FUL	2 Bateman Grove, Morecambe, Lancashire Retrospective application for the retention of a single storey side extension for Mr N. Carter (Poulton Ward 2015 Ward)	Application Permitted
17/01338/PAA	Barn C, Ravens Close Farm, Ravens Close Road Prior approval notification for the change of use of an agricultural building to a dwellinghouse (C3) for Mr S Johnson And Ms J Parker (Upper Lune Valley Ward 2015 Ward)	Prior Approval Granted
17/01342/FUL	Old Glasson Farm Caravan Camp, Marsh Lane, Glasson Dock Erection of a toilet and shower block for Mr John Lamb (Ellel Ward 2015 Ward)	Application Permitted
17/01351/FUL	Agricultural Grazing Land, Kirkby Lonsdale Road, Arkholme Erection of an agricultural barn for storage of animal feed and machinery and creation of a new access and access road for Mr & Mrs D Harwood (Kellet Ward 2015 Ward)	Application Withdrawn
17/01354/FUL	The Bothy, Burrow Road, Burrow Demolition of existing dwelling and associated annexe and erection of a replacement detached dwelling with associated landscaping for Mr & Mrs W Eglin (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/01360/FUL	4 Chelsea Mews, Lancaster, Lancashire Retrospective application for the retained change of use of a garage to a	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

	bedroom, the removal of the garage door and installation of a replacement window for Mrs N. Murphy (Skerton East Ward 2015 Ward)	
17/01362/FUL	Lake View, Red Bridge Lane, Silverdale Erection of an agricultural storage building, alterations to existing access incorporating a new gate, and creation of an access track and turning area for Mr And Mrs G Crabtree (Silverdale Ward 2015 Ward)	Application Withdrawn
17/01368/FUL	10 Middleton Road, Middleton, Morecambe Erection of a single storey front extension for Mr Robert Campbell (Overton Ward 2015 Ward)	Application Permitted
17/01372/PLDC	39 Buckingham Road, Morecambe, Lancashire Proposed lawful development certificate for the erection of single storey side extension for Mr & Mrs R. Axon (Harbour Ward 2015 Ward)	Lawful Development Certificate Granted
17/01383/EIR	Land Off, Scotland Road, Carnforth Screening opinion for erection of up to 250 dwellings for Helen Binns (Carnforth And Millhead Ward 2015 Ward)	Closed
17/01385/PAM	Knowlys Road, Heysham, Lancashire Erection of 20m high monopole with three antennae, one dish and ancillary equipment cabinets for Vodafone (Heysham Central Ward 2015 Ward)	Prior Approval Refused
17/01389/NMA	Development Site, Bulk Road, Lancaster Non material amendment to planning permission 16/01084/FUL to amend levels, fenestration and layout for Eric Wright Construction (Bulk Ward 2015 Ward)	Application Withdrawn
17/01399/FUL	St Peters Church, Main Street, Heysham Installation of a memorial stone in the churchyard. for Ms Elaine Parker (Heysham Central Ward 2015 Ward)	Application Permitted
17/01401/PLDC	Robinson House, Burrow Road, Burrow Proposed lawful development certificate for the erection of a domestic store and workshop to the rear for Mr Phillip Greenhalgh (Upper Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
17/01411/PAM	Emesgate Lane, Silverdale, Lancashire Prior approval application for the installation of a 12.8m smart metering street-works pole with 1 antenna, 1 equipment cabinet and 1 meter cabinet for Arqiva Smart Meter Network (Silverdale Ward 2015 Ward)	Prior Approval Is Required
17/01417/PLDC	9 Aysgarth Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr & Mrs T Trotter (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
17/01429/RCN	Herons Wood Farm, Lancaster Road, Conder Green Renewal of permission for agricultural workers caravan (pursuant to the removal of condition 2 on planning permission 2/4/6343 relating to the occupation of the caravan being limited to agricultural workers only) for Mr Ian McGowan (Ellel Ward 2015 Ward)	Application Withdrawn

LIST OF DELEGATED PLANNING DECISIONS

17/01476/NMA	Lane Head Farmhouse, Hornby Road, Wray Non material amendment to planning permission 17/000849/FUL to lower window sill height to north elevation for Mr Mark Watts (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/01488/PAD	Blackpool Teaching Hospitals NHS Foundation Trust, Community Health Offices, Slyne Road Prior approval for the demolition of annexe for Mr Paul Rowley (Skerton East Ward 2015 Ward)	Prior Approval Not Required
17/01509/CPA	Chadwick High School, Mainway, Lancaster Erection of a part 2.4m and part 3m boundary fence for Lancashire County Council (Skerton East Ward 2015 Ward)	No Objections
17/0151/TCA	Swallow Nest Cottage, Melling Road, Melling Crown reduce a copper beech tree for Mrs Jean Ann Naylor (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/0165/TCA	106 Aldcliffe Road, Lancaster, Lancashire Fell a single eucalyptus tree for Mrs Susan Nieduszynska (Castle Ward 2015 Ward)	Application Permitted