

DECISION DATE 2 February 2009	APPLICATION NO. 08/01375/DPA A14	PLANNING COMMITTEE: 12 January 2009
DEVELOPMENT PROPOSED CHANGE OF USE OF DERELICT LAND TO A PUBLIC CAR PARK FACILITY FOR LOCAL RESIDENTS		SITE ADDRESS 2 - 4 CLARENDON ROAD EAST MORECAMBE LANCASHIRE LA4 4HS
APPLICANT: Lancaster City Council Health And Strategic Housing 61/63 Albert Road Morecambe Lancs LA4 4HY		AGENT: Mr Richard Birchall

REASON FOR DELAY

Not applicable.

PARISH NOTIFICATION

Morecambe Neighbourhood Council - No observations received at the time this report was prepared.

LAND USE ALLOCATION/DEPARTURE

Within the West End Conservation Area. The site is also within the area covered by the West End Masterplan.

STATUTORY CONSULTATIONS

County Council Highways - Observations awaited.

OTHER OBSERVATIONS RECEIVED

Any representations from neighbours will be reported verbally at Committee.

REPORT

This site is at the north eastern end of Clarendon Road East and is currently vacant. The Clarendon Road East frontage was until recently occupied by a pair of houses which have since been demolished.

It is proposed to lay the area out to provide 14 hard-surfaced parking spaces accessed off the back lane behind West End Road, and a further three parking bays at the rear of Westminster Road. The remainder of the area will be landscaped, with paving and tree planting.

The site is included within the area covered by the West End Masterplan, which includes it in zone 3, identified as requiring a high level of intervention. In addition to this the proposal has to be considered in

relation to Policy SC1 of the Core Strategy which seeks to secure sustainable development. The emphasis here is on encouraging walking or cycling. However, the provision of off-street parking in an area which at present has very little will help to make the West End more attractive as a place in which to live, and assist with its regeneration. The addition of landscaping within the development will also soften this corner of the West End.

It is recommended that permission should be granted for this development.

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to two sections of the Human Rights Act: Article 8 (privacy/family life), and Article 1 of the First Protocol (protection of property). There are no issues arising from the proposal which appear 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.

RECOMMENDATIONS

That **PERMISSION BE GRANTED** subject to conditions as follows:

1. Standard three year condition.
2. Development to be carried out in accordance with the approved plans.
3. Tree species to be agreed.
4. Planting to be maintained for first five years.
5. Construction work to take place only between 08:00 - 18:00 Mondays to Saturdays, with no work on Sundays or officially recognised public holidays.
6. As required by County Council Highways (if appropriate).