

<b>Agenda Item</b> A12	<b>Committee Date</b> 23 July 2018	<b>Application Number</b> 18/00169/FUL
<b>Application Site</b>  East Gate Lodge Keer Holme Lane Borwick Carnforth	<b>Proposal</b>  Change of use of existing bungalow (C3) to a residential care home for children (C2), demolition of existing extensions, erection of a single storey side extension and part single part two storey rear extension with a raised terrace and creation of a new access and parking facilities	
<b>Name of Applicant</b>  Mr M Horner	<b>Name of Agent</b>  HPA	
<b>Decision Target Date</b>  18 April 2018	<b>Reason For Delay</b>  Awaiting amended plans and committee cycle	
<b>Case Officer</b>	Mr Robert Clarke	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

**(i) Procedural Matters**

The proposed development would normally fall within the scheme of delegation. However, Councillor Roger Mace has requested that the application be reported to the Planning Committee on grounds of the unsustainable location for the use proposed.

**1.0 The Site and its Surroundings**

- 1.1 The site which forms the subject of this application is a parcel of land located to the south of Keer Holme Lane. The site does not benefit from a useable vehicular access point as the small access point to the north western corner has become overgrown with vegetation, so an informal layby on the highway verge has formed the site's parking provision. An unmade agricultural track extends from the highway to the east of the site which provides access to the fields to the east and south.
- 1.2 The main site measures 0.18 hectares in area though it also benefits from a detached paddock located to the south of the aforementioned agricultural access track. The existing bungalow is of a relatively small scale, featuring a square footprint. It is finished with rendered walls underneath a pyramid roof with a central chimney, but has been altered by 3 extensions to the eastern and southern elevations. Land levels vary across the site but generally decrease in a southerly direction. The northern boundary of the site is formed by a hedgerow and post and wire fence, and this fence then continues and forms the south eastern boundary of the site. The western boundary is formed by a line of substantial trees.
- 1.3 The site forms the northern extremity of the Capernwray Hall Registered Historic Park and Garden (the Hall being Grade II\* Listed). The detached bungalow within the site, East Gate Lodge, forms an original gate lodge to the estate and is considered to be a non-designated heritage asset. In addition to this, the site is located within the middle zone of the Lupton/Carnforth Transmission gas pipe line. The site is identified as being located within a countryside area on the Lancaster District Local Plan Proposals Map.

## **2.0 The Proposal**

- 2.1 This application seeks consent for the change of use of the existing detached bungalow from a domestic dwellinghouse (use class C3) to a residential care home for children (use class C2), demolition of the existing extensions, erection of a single storey side extension, part single part two storey rear extension with a raised terrace and creation of a new vehicular access point with associated parking facilities. This development replaces the initial proposal which involved the demolition of the existing bungalow and its replacement with a two storey detached dwelling with a detached double garage. This previous scheme proposed a new access for the site to be taken from the existing agricultural track to the south.
- 2.2 The proposed single storey side extension will project from the eastern elevation of the property with a maximum width of 6.4 metres and a maximum depth of 6.1 metres. The maximum ridge height when measured to the front northern elevation will be 5 metres, which increases to 6 metres to the rear southern elevation due to differences in land levels. This extension will be finished in render with stone window surrounds to match the appearance of the existing building, underneath a hipped natural slate roof.
- 2.3 The proposed extension to the rear elevation will take the form of a single storey 'link' extension followed by a two storey element. The proposed 'link' extension will have a maximum depth of 7.9 metres and a maximum width of 7.5 metres and will feature a flat roof with a maximum height of 3.9 metres. A raised terrace will extend from the south western elevation, with a raised height of 1 metre. This extension will be finished in timber cladding to the elevations and have a sedum roof.
- 2.4 The two storey element of the rear extension will feature a footprint measuring 8.6 metres by 6.8 metres and will be finished with a dual pitched roof with a maximum ridge height of 7.2m. This extension will be finished with stone elevations underneath a natural slate roof. Powder coated aluminium frames will be installed throughout the existing structure and the proposed extensions.
- 2.5 The proposed vehicular access point will be located to the north eastern corner of the site and will feature a width of 5.5 metres. The access will be finished in hard surfacing for 7 metres into the site, at which point the new parking facilities will be finished with stone chippings. In total 6 parking bays will be provided within the site.

## **3.0 Site History**

- 3.1 The Local Planning Authority has previously provided pre-application advice:

Application Number	Proposal	Decision
17/00895/PREONE	Pre-application request for demolition of dwelling (C3) and replacement with new dwelling (C2)	Advice Provided

## **4.0 Consultation Responses**

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

Consultee	Response
Parish Council	<p><b>Objection</b> to the initial proposal due to the following planning concerns:</p> <ul style="list-style-type: none"><li>- Suitability of the use proposed in this isolated rural location;</li><li>- Generation of additional traffic movements on rural highway;</li><li>- Highway safety;</li><li>- Increase in noise and air pollution; and</li><li>- Inappropriate design and character of the replacement dwelling;</li></ul> <p><b>No response</b> to the consultation of the revised scheme has been received at the time of compiling this report.</p>
Conservation Team	<p><b>Objection</b> to the initial scheme which sought the demolition of the existing bungalow. Demolition of the former gate lodge to Capernwray Hall and replacement with a two storey dwelling would result in harm to the significance of the Registered Park and Garden and Capernwray Hall.</p>

	Following receipt of the revised proposal the Conservation Team have <b>no objection</b> . The proposal will lead to a degree of harm to the non-designated heritage asset, however, this harm is considered to be outweighed by the retention of the original lodge structure and removal of the existing unsympathetic extensions.
<b>Historic England</b>	Historic England confirmed that the application does not fall within their scope for providing consultation advice.
<b>The Gardens Trust/Lancashire Gardens Trust</b>	<b>Objection</b> to the initial proposal due to the following planning concerns: <ul style="list-style-type: none"> <li>- Loss of a historic gate lodge building; and</li> <li>- Inappropriate design and character of the replacement dwelling.</li> </ul> <b>No response</b> to the consultation of the revised scheme has been received at the time of compiling this report.
<b>Lancashire Archaeological Advisory Service</b>	<b>Objection</b> to the initial proposal due to the following planning concerns: <ul style="list-style-type: none"> <li>- Loss of a historic gate lodge building; and</li> <li>- Inappropriate design and character of the replacement dwelling.</li> </ul> <b>No response</b> to the consultation of the revised scheme has been received at the time of compiling this report.
<b>Tree Officer</b>	<b>No response</b> to the initially proposed scheme was received. Furthermore, <b>no objection</b> subject to the development complying with the submitted Arboricultural Implications Assessment.
<b>County Highways</b>	<b>No objection</b> to the initial proposal subject to conditions. <b>No objection</b> to the revised scheme including the proposed new access point on to Keer Holme Lane subject to conditions.
<b>Environmental Health</b>	<b>No objection</b> to the initial proposal, a condition requiring the installation of electric vehicle charging points was recommended. <b>No response</b> to the consultation of the revised scheme has been received at the time of compiling this report.
<b>Fire Safety Officer</b>	<b>No objection</b> to the initial proposal, advice regarding vehicle turning facilities and water provision provided. <b>No response</b> to the consultation of the revised scheme has been received at the time of compiling this report.
<b>Lancashire Childcare Service</b>	<b>No response</b> to the initially proposed scheme was received. Furthermore, <b>no response</b> to the consultation of the revised scheme has been received at the time of compiling this report.
<b>Cadent Gas/National Grid</b>	<b>No objection</b> to the initial proposal. <b>No response</b> to the consultation of the revised scheme has been received at the time of compiling this report.

## **5.0 Neighbour Representations**

5.1 With regards to the initially proposed scheme, **31** letters of objection (some duplicates) have been received by the Local Planning Authority raising the following planning considerations:

- Inappropriate and unsustainable location for the proposed use;
- Increased traffic movements and resultant increase in air pollution;
- Loss of existing historic structure and resultant harm to the significance of the Registered Park and Garden and Capernwray Hall;
- Inappropriate design and character of the replacement dwelling and resultant landscape impact;
- Inappropriate access from farm track;
- Highway safety;
- Impacts upon surrounding residential amenity; and
- Surface water drainage.

No further responses regarding the consultation of the revised scheme have been received at the time of compiling this report.

## **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 3:** Supporting a prosperous rural economy

**Section 4:** Promoting sustainable transport

**Section 6:** Delivering a wide choice of high quality homes

**Section 7:** Requiring good design

**Section 8:** Promoting healthy communities

## 6.2 Development Management DPD Policies

**DM20:** Enhancing Accessibility and Transport Linkages

**DM22:** Vehicle Parking Provision

**DM27:** Protection and Enhancement of Biodiversity

**DM28:** Development and Landscape Impact

**DM29:** Protection of Trees, Hedgerows and Woodland

**DM32:** The Setting of Designated Heritage Assets

**DM33:** Development Affecting Non-Designated Heritage Assets or their Setting

**DM35:** Key Design Principles

**DM45:** Accommodation for Vulnerable Communities

## 6.3 Lancaster District Core Strategy Policies

**SC1:** Sustainable Development

**SC4:** Meeting the District's Housing Requirements

## 6.4 Lancaster District Local Plan – saved policies

**E4:** Countryside Area

## 6.5 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 were published on the 9 February for an 8 week consultation in preparation for submission 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 main issues are:

- Principle of the use
- Design and impact upon the wider landscape and historic environment
- Residential amenity
- Parking and highways
- Impacts upon trees and biodiversity
- Drainage

## 7.2 Principle of the use

- 7.2.1 This application seeks consent for the change of use of the existing detached bungalow, removal of the existing extensions and erection of a replacement single storey side extension and part single and part two storey rear extension to provide care for young persons that cannot be provided by a family parent or guardian due to family circumstance. This care provision is registered and inspected by Ofsted, and delivered through an established professional care provider. The submission sets out that the care home proposed will house a maximum of four young people aged between 10-17 (inclusive) who have a specific need to be placed in a rural environment. The home would provide bespoke care, supervision and mentoring for the residents who are referred by local and national authorities and child care services including follow on accommodation and alternative longer term care provision.
- 7.2.2 The care home would employ up to seven staff comprising four support staff supplemented by two part time staff working on a shift basis to provide 24 hour care, 7 days a week, and a manager based at the site 0900-1700 Monday to Friday. There would be a minimum of two staff on the site at all times, with support staff working in two shifts to cover the 24 hour period. Individual bedrooms would be provided for each of the four residents, with a further bedroom to be made available for staff who would 'sleep in' during the evening shift.
- 7.2.3 The site is situated in an isolated location, divorced from services, being approximately 4 miles by road from Carnforth. There are no pedestrian or public transport links to the site and the national speed limit applies to the roads in the immediate vicinity. As such, all movements to and from the site would be by private transport. Although this is the case with the existing residential property, the proposal is likely to increase the number of traffic movements as a result of the employees who would need to use private transport to access the site.
- 7.2.4 The submission sets out that the ethos of the care home is for the support staff to assume a parental role with the residents, providing a stable and controlled environment in which they can be supervised. In this respect, the aim of the care home is to be akin to that of a family home, with support staff supervising up to four young people. Residents of the care home would be educated externally through placements offered in educational institutions in the main urban areas and would access other public facilities and services (e.g. health centres) on an appointment basis, always being accompanied by a member of the support staff. It states that there would be no need for any additional or unique comings and goings to the site (e.g. servicing) beyond those normally associated with a dwelling house.
- 7.2.5 In relation to the reason for the location, the submission sets out that residents of the care home are referred by authorities. The nature of the placements is such that residents have suffered destabilising circumstances in their lives which place them among some of the most vulnerable in society and for whom urban environments would be unsuitable. Justification for the need and location of the proposed use has been provided in the form of evidence of referrals from various authorities and services dating from December 2017 to April 2018 which indicates the demand for the accommodation type proposed. This demand is further exemplified by the submission of a press article regarding the need for increased provision for young person's social care in the District and correspondence between the City Council's Housing Strategy Officer and Lancashire County Council in which the need for such development was established. It is acknowledged that this correspondence relates to a different application/site, however, the use proposed in this case directly relates to the established requirement for such accommodation.
- 7.2.6 Although in an unsustainable rural location, it is considered that sufficient evidence has been provided to justify the requirement for this proposal to be situated in such a location. The applicant would be willing to accept a condition restricting the maximum number of residents to the four currently applied for in order to limit the scale of the use and prevent an intensification in the future which could increase the number and frequency of vehicle movements. This restrictive condition is

recommended as is a further condition restricting the use of the site to a children's care home to prevent future changes of use within the C2 use class. This application justifies its locational requirement, but other forms of C2 uses would need to do likewise. On balance therefore, it is considered that the principle of such development in this location can be supported.

### 7.3 Design and impact upon the historic environment and wider landscape

- 7.3.1 As well as the change of use of the site, this application initially proposed the demolition of the existing property and erection of a replacement two storey building. The application site lies within the north western extremity of the Capernwray Hall Registered Historic Park and Garden. East Gate Lodge, forms an original gate house to the estate forming the historic grounds of Capernwray Hall, which is a Grade II\* listed building.
- 7.3.2 Capernwray Hall is located 840 metres to the south of the application site. It was built c.1844, designed by Edmund Sharpe, and is constructed in coursed squared sandstone blocks with a slate roof. The significance of the building derives from its architectural style – designed in a Perpendicular style – and its historic association with notable architect Edmund Sharpe and the Marton family. The park and garden is Registered due to the gently rolling landscape of woodland and trees which provides the historic parkland setting to Capernwray Hall. East Lodge is visible on the 1890s OS map and is referenced in the Listing description in respect to the entrances and approaches to the estate.
- 7.3.3 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.
- 7.3.4 The present day East Gate Lodge and its curtilage was separated from the grounds of Capernwray Hall in 1946 whilst the Hall was only granted listed status in 1983. For this reason, the existing property is considered not to be curtilage listed in relation to its association with Capernwray Hall.
- 7.3.5 The grounds surrounding Capernwray Hall are characterised by undulating land containing areas of woodland, smaller copses and individual trees, created for the Marton family in the early nineteenth century. This was later followed by the construction of the present Hall c1844. The parkland has a predominantly open character in its northern part, allowing views out in this direction across the valley of the River Keer. East Gate Lodge is one of several entrances and lodges which are integral to the understanding, appearance, operation and enjoyment of the hall and grounds. Despite it not benefitting from listed status itself or being considered curtilage listed and suffering from various unsympathetic additions and alterations, as a result of the above setting the lodge building is considered an essential component of the surrounding historic environment. The lodge has a strong associative value as a result and its loss would cause harm to the overall significance of the Grade II\* Capernwray Hall and the Registered Park and Garden.
- 7.3.6 Furthermore, the existing bungalow although within close proximity to the highway verge, sits low within the surrounding landscape whilst the existing hedge and tree cover provide a good degree of screening, so much so that this building is unobtrusive in and suited to the appearance of the locality. The proposed replacement dwelling would have been over two stories and equally close to the highway verge. Due to this increase in height the proposed development would have been much more apparent and obtrusive within the landscape. In addition to this, although the development would have utilised materials typical of the area, it was considered that the overall design of the structure was of an inappropriate character for this rural setting. The highway facing elevations (north western and north eastern elevations) both of which would be highly visible within the street scene lacked animation and were of little architectural merit. Overall the design appeared suburban in character which was considered incongruent for this rural setting. In addition to the design of the property, the scheme also proposed a substantial parking and turning area sufficient for 7 vehicles whilst the proposed detached garage would provide space for a further two vehicles. The cumulative impact of this area of hardstanding along with the associated cars would have created an inappropriate urbanising effect in this rural environment which also forms part of the Registered Park and Garden. Based on this assessment, the proposed development would not have been supported.

- 7.3.7 Following on from discussions with both the agent and applicant the amended scheme as described in section 2 was received by the Local Planning Authority. This scheme now seeks to retain the historic structure of East Gate Lodge and remove the existing unsympathetic single storey extensions. The proposed side and rear extensions are contemporary in style and will utilise the changing topography of the site so as to minimise their presence within the locality. Most notably, the two storey element of the proposal will be located at a lower land level so that its eaves are equal to those of the original structure whilst its ridge is lower than the pyramidal roof of the lodge. The addition of the extensions are considered to compromise the setting of the original building to a minor degree, however, the contemporary design approach will aid in distinguishing between these recent additions and the original structure.
- 7.3.8 Overall, the proposed development is considered to result in less than substantial harm to the non-designated heritage asset. However, this harm is considered to be outweighed by the removal of the existing poor extensions, construction of appropriately scaled and designed replacement extensions, and the retention and refurbishment of the former lodge building within the setting of the Capernwray Hall Registered Park and Garden. In order to ensure that the materials used within the development are appropriate in light of the sensitivity of the site a condition requiring details and samples of various materials is recommended.
- 7.3.9 In addition to the above, the way in which the proposed extensions utilise the topography of the site combined with the existing screening afforded by the highway boundary hedge and proposed additional landscaping scheme will ensure that the development appears unobtrusive within the wider landscape. Moreover the use of materials typical of the local vernacular will ensure that the development respects the character of the locality.
- 7.3.10 Consideration has been given to the design and appearance of the proposed new vehicular access point and associated parking facilities. Given the rural character of the street scene, it is important that the proposed access does not create an urbanising effect along this stretch of rural highway. A small amount of hard surfacing to the entrance to the site is supported whilst the use of stone chippings to the remainder of the parking area will minimise the harshness of this aspect of the site within the rural landscape. Additional planting combined with the existing hedgerow, as indicated on the proposed site plan will provide a good degree of screening to the site from Keer Holme Lane. A condition requiring a landscaping scheme for the site is recommended.
- 7.4 Residential amenity
- 7.4.1 The nearest neighbouring property to the application site is located approximately 90 metres to the east. Concerns have been raised regarding the proposed use of the site and the potential for this use to impact upon nearby residents, principally through residents absconding from the site. The operation of the care home would be governed by separate regulations. Furthermore, such matters are not material planning considerations.
- 7.4.2 Given the distance between the 2 properties and the existing vegetation that forms a natural screening the proposal would not impact upon existing privacy or amenity that the occupants of this dwelling currently enjoy.
- 7.5 Highways and parking
- 7.5.1 No objection to the use of the existing agricultural track for access to the site, as proposed by the initial application, was raised by the County Highways Officer subject to conditions for surfacing materials. However, the track which was to form this access is not within the ownership of the applicant and without consent from the landowner, these works could not be implemented.
- 7.5.2 The revised scheme now incorporates a new vehicular access point from Keer Holme Lane, featuring a width of 5.5 metres. No objection to the site's revised point of access has been raised by County Highways. Adequate visibility is considered to be retained in an easterly direction along Keer Holme Lane. Visibility is reduced in a westerly direction due to a slight bend in the road and its undulating nature in this direction. Despite this adequate visibility splays are considered to be provided so as to ensure highway safety when egressing the site. Conditions have been requested by County Highways regarding the laying of hard surfacing to the entrance to the site. This is indicated on the proposed site plan and is recommended as a condition to prevent loose materials being tracked onto the adjacent highway.

- 7.5.3 Further conditions regarding highway boundary vegetation/hedgerow management and the closure of the existing access point are also recommended. With regards to the hedgerow management scheme, County Highways has requested that a distance of 215 meters in each direction of the access point be maintained and regularly cut back. The majority of the boundary vegetation identified by the Highways Officer falls outside of the site ownership and so cannot be controlled or conditioned. Maintenance of the boundary hedgerow that forms the site frontage and is within the applicant's ownership can be conditioned as part of the landscaping scheme. After a discussion with County Highways regarding the above, this was concluded to be acceptable. A further condition requiring the closure of the existing access to the north western corner of the site as requested by County Highways is recommended to prevent this access being reinstated and used and to prevent vehicles from having to reverse to and from the highway.
- 7.5.4 A residential care home is a fairly intensive residential use (use class C2), likely to generate trips over and above a small 3-bed bungalow, with staff often coming and going as part of a work shift pattern, other workers visiting the site to supplement the support given to its residents and the transportation of the residents to off-site facilities, such as schools and recreation. The Design and Access statement details anticipated vehicle movements of carers starting/finishing work, parking requirements and the number of staff regularly on site. It is anticipated that 6 parking spaces are required for the regular arrangements of running the care home. This is considered to be suitable for the scale of the use proposed. Therefore the proposal is considered to provide sufficient levels of parking provision, consistent with Policy DM22. This parking provision would need to be created prior to occupation, and retained as such at all times thereafter, which can be controlled by planning condition.
- 7.5.5 The Environmental Health Officer has recommended a condition requiring the installation of electric vehicle charging points as it was considered that the use proposed would contribute to air quality impacts within the District. The application site is located in a rural area some distance away from the main urban areas of Lancaster, Morecambe and Carnforth. Due to the scale of the use proposed and the additional regular trips generated as stated above, the proposal is considered to have a negligible impact upon air quality, as such a condition requiring the installation of charging points would be considered an unreasonable imposition.
- 7.6 Impacts upon trees and biodiversity
- 7.6.1 An Arboricultural Implications Assessment accompanies the application. The highway boundary to the site is formed by two separate unmaintained hedgerows, comprising privet and ash. These have limited amenity value though they can be retained in the context of the proposed development. However, due to the diminishing health these hedgerows are to be cut back/coppiced and relaid along the boundary of the site with an additional section of hedgerow to the east of the proposed access point.
- 7.6.2 The on-site trees are distributed across the western half of the site, predominantly in 2 groups, comprising sycamore, ash, apple and damson. Subject to the adoption of general working guidelines and tree protection fencing these trees can be retained. A number of the fruit trees on site are recommended for removal due to their poor health along with other remedial measures such as cutting back and pruning. These measures are acceptable and will not impact upon the character of the wider locality. A condition requiring the development to be undertaken in accordance with the submitted Arboricultural Implications Assessment is recommended along with a condition for additional landscaping to the east of the site.
- 7.6.3 Due to the dilapidated and uninhabited state of the existing lodge building, surrounding tree coverage and nearby water courses, the site has been closely inspected (including emergence surveys) for the presence of bats. The surrounding landscape and habitats were considered to offer moderate potential for foraging whilst the building was also considered to have a moderate potential for use by bats. The daytime inspections revealed access points within the ridge line and eaves of the roof whilst an internal inspection of the roof void highlighted the presence of bat droppings. The subsequent emergence surveys identified a single flying bat in the roof void and low numbers of bats emerging from the eaves of the property. These were identified as Soprano Pipistrelle and Common Pipistrelle bats. Due to the low number of bats it was considered that the building consisted of transitional/day roosts only and concluded that the building is unlikely to be essential for species survival. Nevertheless, without mitigation measures it is considered that the development has the



potential for the loss of confirmed roost sites. Mitigation measures in the form of working guidelines as well as the installation/retention of a minimum of 4 gaps along the eaves of the building to allow for continued roosting at this site in the future are recommended. Officers consider the mitigation measures suggested are commensurate to the level of use, and have received verbal confirmation from its ecological advisors, Greater Manchester Ecological Unit, in this regard. A condition requiring the development to be carried out in accordance with the suggested mitigation measures is recommended. In addition to the above the developer will also be required to obtain a Natural England Licence prior to the commencement of works on site.

## 7.7 Drainage

At present the property is served by a septic tank. Given the use of the site is to be intensified this will be replaced with a tank sized to accommodate the capacity of the proposal. Surface water drainage will be in the form of a soakaway system within the site curtilage.

## 8.0 Planning Obligations

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

## 9.0 Conclusions

9.1 The proposed use will provide a place of care for 4 young persons that cannot be provided by a family member or guardian due to family circumstance. Due to the needs of the perspective residents the rural site is considered to be suitable. Although this use is likely to generate a modest level of additional vehicular trips on the surrounding highway network, the established requirement for such accommodation within the District is evident and is considered to justify the unsustainable location. Due to the separation distances, surrounding tree coverage and intervening field boundaries the development is considered to have no detrimental impact upon neighbouring residential amenity. The existing trees on the site can be retained in the context of the development proposed though remedial measures to improve their health and longevity are recommended. The mitigation measures suggested to preserve bat roosting opportunities are considered to be adequate. Therefore the application can be supported subject to planning conditions.

## Recommendation

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

1. Standard 3 year timescale
2. Development to be carried out in accordance with approved plans
3. Prior to the commencement of works above ground, details and samples of materials shall be submitted for approval
4. Submission and agreement of a landscaping scheme, including boundary hedgerow maintenance
5. Prior to occupation, the proposed highway access shall be finished with hardstanding for a minimum distance of 5 metres into the site
6. Prior to occupation, the highway access and parking facilities are to be available for use
7. Prior to occupation, the existing point of access to the north west corner of the site shall be permanently closed
8. Development to be carried out in accordance with the submitted Arboricultural Implications Assessment
9. Development to be carried out in accordance with the ecological mitigation measures
10. No more than 4 young persons shall be in receipt of care by the residential care home at any one time
11. Notwithstanding the provisions of the Use Class Order, the property shall be restricted to children's care home and no other use within Use Class C2 without the express consent of the Local Planning Authority

## 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