

<b>Agenda Item</b> A17	<b>Committee Date</b> 20 September 2010	<b>Application Number</b> 10/00810/VCN
<b>Application Site</b> Christie Park Lancaster Road Morecambe Lancashire	<b>Proposal</b> Variation of condition 2 on approved application 09/00281/FUL to amend plans in order to relocate biomass boiler, minor extension to bulk storage area and alteration to service yard	
<b>Name of Applicant</b> Sainsbury's Supermarkets Ltd	<b>Name of Agent</b> Mr Greg Dickson	
<b>Decision Target Date</b> 29 October 2010	<b>Reason For Delay</b> N/A	
<b>Case Officer</b>	Mr Andrew Drummond	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

## **1.0 The Site and its Surroundings**

1.1 The 2.05 hectare application site is located about a mile south east of central Morecambe. It was the home of Morecambe Football Club (Christie Park), though further to the club's move to Westgate it has become a development site for an approved Sainsburys store.

The western boundary is defined by a 2.3m high metal fence that wraps round the adjacent playing fields whilst garden fences of the Christie Avenue properties demark the southern and eastern boundary. The former car wash site and Lancaster Road forms the remaining boundary to the north. There is minimal landscaping at present. There are 3 mature trees located adjacent to the school site with a few additional trees situated in the verge along Lancaster Road and within the car wash site.

1.2 The site falls within an area that is predominantly residential. However, adjacent to the site is Lancaster Road Primary School and playing fields to the north and west respectively. An electricity sub-station and a Toc H club building separate the school from the site along the Lancaster Road frontage. This road forms the northern boundary along with an existing car wash business. Rear gardens serving the residential properties on Christie Avenue form the eastern and southern boundaries. Access into the site can only therefore be gained from Lancaster Road, either north or south of the car wash business.

1.3 The site is designated in the Lancaster District Local Plan as an Urban Greenspace and a Major Sports Ground.

## **2.0 The Proposal**

2.1 The application seeks permission to vary Condition 2 of planning permission 09/00281/FUL to amend the list of approved plans. The amendments refer to the relocation of the biomass boiler and associated flue stack, a minor extension (50 sq.m) to the bulk storage area of the store, and the consequential alterations to the layout of the service yard. The currently proved plans are amended to reflect these changes.

2.2 The access arrangements, landscaping proposals and the proposed boundary treatments remain as approved by the original application (09/00281/FUL).

### **3.0 Site History**

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

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
09/00281/FUL	Demolition of existing football buildings and erection of Sainsbury's food store (Class A1) together with new vehicular accesses, servicing area, car parking and ancillary landscaping	Approved
10/00527/NMA	Non-material amendment to approved application 09/00281/FUL	Approved
10/00859/FUL	Construction of a new substation	Pending

### **4.0 Consultation Responses**

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

<b>Consultees</b>	<b>Response</b>
<b>County Highways</b>	No objection.
<b>County Planning</b>	Further to the revocation of the Regional Spatial Strategy, Strategy & Policy is no longer providing strategic planning views in response to consultations by Lancashire District Councils on planning applications.
<b>Environment Agency</b>	No comments.
<b>United Utilities</b>	No objection.
<b>Environmental Health</b>	No additional comments to those for original application 09/00281/FUL. Noise Impact assessment to take into account any material changes proposed in this application to changes to service yard.  No objections to this application provided the applicant puts into practice the advice contained with the Air Quality Assessment July 2010.
<b>Tree Officer</b>	There are no additional tree removals proposed. Previous comments made in relation to tree protection measures under planning application 09/00281/FUL remain current. No objection to the variation to condition 2.

### **5.0 Neighbour Representations**

5.1 No correspondence has been received at the time of compiling this report. Any comments subsequently received will be reported verbally.

### **6.0 Principal Development Plan Policies**

6.1 National Planning Policy Statements (PPS) and Guidance Notes (PPG)

**PPS1** (Delivering Sustainable Development) - provides generic advice for all new built development. Sites should be capable of optimising the full site boundary and should deliver an appropriate mix of uses, green and other public spaces, safe and accessible environments and visually pleasing architecture. The prudent use of natural resources and assets, and the encouragement of sustainable modes of transport are important components of this advice. A high level of protection should be given to most valued townscapes and landscapes, wildlife habitats and natural resources,

conserving and enhancing wildlife species and habitats and the promotion of biodiversity.

**PPS4** (Planning for Sustainable Economic Growth) - All planning applications for economic development should be assessed against the following impact considerations:

- Whether the proposal has been planned over the lifetime of the development to limit carbon dioxide emissions, and minimise vulnerability and provide resilience to, climate change;
- The accessibility of the proposal by a choice of means of transport including walking, cycling, public transport and the car, the effect on local traffic levels and congestion (especially to the trunk road network) after public transport and traffic management measures have been secured; and
- Whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions.

**PPG13** (Transport) - encourages sustainable travel, ideally non-motorised forms of transport such as walking and cycling, but also other means like public transport. The use of the car should be minimised. This can be encouraged by the location, layout and design of new developments.

## 6.2 Lancaster District Core Strategy - adopted July 2008

Policy **SC1** (Sustainable Development) - Development should be located in an area where it is convenient to walk, cycle or travel by public transport between homes, workplaces, shops and other facilities, must not result in unacceptable flood risk or drainage problems, does not have a significant adverse impact on a site of nature conservation or archaeological importance, uses energy efficient design and construction practices, incorporates renewable energy technologies, creates publicly accessible open space, and is compatible with the character of the surrounding landscape.

Policy **SC5** (Achieving Quality in Design) - new development must reflect and enhance the positive characteristics of its surroundings, creating landmark buildings of genuine and lasting architectural merit.

Policy **ER7** (Renewable Energy) - To maximise the proportion of energy generated in the District from renewable sources where compatible with other sustainability objectives, including the use of energy efficient design, materials and construction methods.

Policy **E1** (Environmental Capital) - Development should protect and enhance nature conservation sites and greenspaces, minimise the use of land and non-renewable energy, properly manage environmental risks such as flooding, make places safer, protect habitats and the diversity of wildlife species, and conserve and enhance landscapes.

Policy **E2** (Transportation Measures) - This policy seeks to reduce the need to travel by car whilst improving walking and cycling networks and providing better public transport services.

## **7.0** **Comment and Analysis**

7.1 The proposed changes to the service yard area are generally acceptable. The access arrangements and turning area within the yard is retained to the satisfaction of County Highways. Whilst the sprinkler tank and its associated pump maintains its location behind the electric sub-station and transformer, the proposed biomass boiler, which will provide the store with renewable energy in line with government's and Council's policies, would be situated between the tank and ramp to the unloading bays. The increased bulk stock area is proposed between the tank and the unloading bay. Due to their positioning, the visual impact of the proposed changes from Lancaster Road and from the school grounds is minimal. The Environmental Health Service and the Council's Tree Officer are both satisfied with the details submitted subject to the applicant complying with the conditions relating to noise, air quality and tree protection on their original consent (09/00281/FUL).

## **8.0** **Planning Obligations**

8.1 With regards the original application (09/00281/FUL), the applicant has previously entered into a s106 agreement covering:

1. Financial contribution of £55,000 towards a direct foot/cycle path from Greenway into the site;
2. Financial contribution of £50,000 towards of a traffic calming and a traffic regulation order on Burlington Avenue and Lathom Avenue; and,
3. Financial contribution of £200,000 towards the construction of a multi use games area at Claypits Field and a footpath to the mixed use games area from Charles Street/Hope Street and their subsequent maintenance

This legal agreement remains in place and is not altered by this application.

## **9.0 Conclusions**

- 9.1 For the reasons set out above, the proposed variation to Condition 2 is recommended for approval.

## **Recommendation**

That Condition 2 of planning permission 09/00281/FUL **BE VARIED** to state:

2. The development hereby permitted shall be carried out in accordance with the amended plans listed below that have been subsequently approved by the local planning authority:

P02 Rev N - proposed site plan  
P03 Rev C - mezzanine and roof plan  
P04 Rev C - proposed elevations  
P05 Rev B - proposed site sections  
P06 Rev C - proposed long elevation  
P07 Rev C - proposed floor plans

## **Human Rights Act**

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

## **Background Papers**

None.