



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 24 MAY 2021

Venue: MORECAMBE 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 Appointment of Vice-Chair

To appoint a Vice-Chair for the duration of the 2021-22 municipal year.

3 Minutes

Minutes of meeting held on 26th April 2021 (previously circulated).

4 Items of Urgent Business authorised by the Chair

5 Declarations of Interest

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

Councillors 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, Councillors 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, Councillors 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.

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|---|--|---|--|-----------------------|
| 6 | A6 20/01109/FUL | Unit 10, Lansil Walk, Lansil Way, Lancaster | Bulk Ward | (Pages 4 - 8) |
| | | Retrospective application for the change of use of Industrial Unit (B2) to a dog day care centre (Sui Generis). | | |
| 7 | A7 21/00249/VCN | Site of Former Filter House, Scotforth Road, Lancaster, Lancashire | University and Scotforth Rural Ward | (Pages 9 - 13) |
| | | Erection of two 4-storey student accommodation buildings comprising of 12 7-Bed cluster flats (sui generis) and 14 6-bed cluster flats (C4) with associated car parking and bin and cycle stores (Pursuant to the variation of condition 9 on planning permission 19/00996/VCN in relation to hard and soft landscaping including increasing length of access and repositioning of some bins stores and cycle units). | | |

- 8 A8 [21/00151/VCN](#) **Land South of Hala Carr Farm, Scotforth (Pages 14 -
Bowerham Road, Lancaster East Ward 17)**

Erection of 25 dwellings and creation of a new access and access roads (pursuant to the variation of condition 1 on planning permission 20/00307/VCN to amend the site plan to relocate garage on plot 4).

9 Delegated List (Pages 18 - 25)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

To be confirmed at the Annual Meeting of Council on 17th May 2021.

(ii) Substitute Membership

To be confirmed at the Annual Meeting of Council on 17th May 2021.

(iii) Queries regarding this Agenda

Please contact Democratic Services: email democracy@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

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

KIERAN KEANE,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on 11th May 2021.

Agenda Item	A6
Application Number	20/01109/FUL
Proposal	Retrospective application for the change of use of Industrial Unit (B2) to a dog day care centre (Sui Generis)
Application site	Unit 10, Lansil Walk, Lansil Way, Lancaster
Applicant	Katie Price
Agent	HPA Chartered Architects
Case Officer	Mr Sam Robinson
Departure	Yes
Summary of Recommendation	Approval – Delegate back to case officer to allow for consultation to expire

(i) Procedural Matters

This form of development would normally be determined under delegated powers. However, the application was referred to the Planning Regulatory Committee by Cllr Hamilton Cox in line with the provisions of the Scheme of Delegation for reasons related to the retention of and generation of employment, the re-use of an empty unit, the refurbishment of an unit damaged after flooding, the level of empty units in this employment area, the precedents set by other changes of use in this employment area (including a recent appeal decision) and the space available for parking and manoeuvring.

1.0 Application Site and Setting

1.1 The property which forms the subject of this application relates to an industrial unit that is two storeys high and is set within the Caton Road Employment Area in north Lancaster. The building is made up of brick walls, under a cement sheeting roof with timber windows and doors, which has metal bar security gates to the windows and doors.

1.2 Caton Road Employment Area is identified within the Lancaster District Local Plan as suitable for business, general industrial and storage and distribution uses as an existing employment area, and is an allocated general employment area and regeneration priority area within the published ‘Strategic Policies and Land Allocations (SPLA) DPD’. The application site is also within flood zone 2 and 3 and is susceptible to both ground and surface water flooding events.

2.0 Proposal

2.1 This application proposes to retrospectively change the use of the property from an industrial use (B2) to a dog day care centre (Sui Generis). The unit has 83sq.m of floorspace within the subdivided larger building.

2.2 Vehicular access to the site is through the employment area from the north which connects to Caton Road. Outside of the building are 5 car parking spaces and 2 bicycle spaces. The proposal includes no landscaping or new boundary treatments.

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:

Application Number	Proposal	Decision
19/01598/FUL	Retrospective Application for the change of use of Industrial Unit (B2) to a dog day care centre (Sui Generis)	Refused
19/00467/FUL	Retrospective application for the change of use from Industrial Unit (B2) to a dog day care centre (Sui Generis)	Refused
83/0620/HST	Change of use from industrial to retail	Refused

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection
Environment Agency	No objection subject to an advice note - the applicant to register for flood warnings
Environmental Health	No objection subject to inclusion of an electric vehicle charging point
Fire Safety Officer	No response
Natural England	No comments

4.2 No representations have been made from the members of the public.

5.0 Analysis

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

- **Principle of the use**
- **Highways and parking**
- **Flood risk and smoke control**

5.2 **Principle of the use** (NPPF paragraphs 7, 8, 9, 10, 11, 12, 80 & 83, Policies EC1 & EC5 of The Strategic Policies and Land Allocations DPD (2020) and Policies DM14 & DM15 of the Development Management DPD (2020))

5.2.1 The Local Planning Authority seeks the retention of buildings for employment use where they still have an economic value worthy of retention. The council recognises the importance that employment land has within the local economy. Business and commercial premises provide job opportunities for local people and present opportunities for investment into the local economy. The cumulative loss of employment sites will have an adverse effect on business, employment and on the character of the district. The allocations and protections of employment sites are to ensure these business uses have access to suitably designed and priced units, and ensure the district is able to provide access to employment opportunities for the approximately 78,000 economically active people within the district.

5.2.2 This stance adopted by the council is reinforced by Policy DM14 of the Development Management (DM) DPD which seeks to protect employment sites that have been identified in Policy EC1 of the SPLA DPD. Any proposals that involve the loss of B1 (commercial and business use), B2 (industrial process) and B8 (storage and distribution) will only be permitted where one of the following criteria has been met:

1. It has been demonstrated, through satisfactory and robust marketing which has taken place over a reasonable period of time that an ongoing employment use of the site / premises is no longer appropriate and viable.
2. The location has such exceptionally severe site restrictions, due to very poor access or servicing arrangements, or surrounding land uses make a continuing employment use inappropriate; or
3. The re-use of the employment land meets the wider regeneration objectives set out in the Local Plan in relation to Policy EC5 of the SPLA DPD and where it is clearly demonstrated that the benefits of the proposal outweighs the loss of the site for employment purposes.

The site does not have any severe restrictions given that existing industrial units continue to operate within the site offering existing employment use. The applicant is therefore required to provide evidence to meet the criteria in either point 1 or 3.

- 5.2.3 Regarding the first point, the application has been accompanied with further information in relation to the sales particulars. The information provided indicates the unit number along with the price (£250 per calendar month) with a date on the small print of the second page of 18/05/2019. Hurstwood Group became the freehold owners in 2018 who purchased the site off London & Scottish Property. Hurstwood confirmed by letter that the site has been advertised on a number of outlets including Rightmove and Zoopla attracting little interest. Hurstwood also confirmed that the site was advertised by the previous owners from September 2017 onwards again with little interest. A copy of the online listings with dates, offers and viewings has been requested by Officers but has not been provided by the agent.
- 5.2.4 Following Storm Desmond in 2015, the premises became damaged as a direct result leaving the property in a state of disrepair. The state of the unit may well have been a significant reason which dissuaded potential suitors into making an offer. In addition, it is also difficult to gauge that if the property had been repaired and invested in by the owners, they may have garnered more interest. Having said that, the converse could also be argued insomuch that any repair works may not have resulted in any increase interest. In this instance, the £250 price per month is competitive and would be in the affordable bracket of many small businesses. Furthermore, page 169 of the Council's Review of the Employment Land Position for Lancaster District (2014) document states the south portion of the Caton Road industrial estate is 'older and more rundown with more poor quality premises and while there is potential for the local market, the age and quality of some of the premises are likely to be unattractive to some occupiers.' This would seem to reinforce the claim that certain units within this section of the industrial park struggle to find occupiers.
- 5.2.5 The changes to the Use Class system in September 2020 have had further implications on the future of designated land employment sites and town centres. Arguably, the most notable change is the new broader Class E which incorporates the old A1 (retail), A2 (financial and professional services), A3 (café/restaurant), B1 (office and light industrial), D1 (non-residential institutions) and D2 (assembly/leisure) uses. This change now allows for more flexibility for units to change within the new Class E and would allow for previous B1 units within any land allocation sites to change without the requirement for planning permission. While it is acknowledged that this is not directly comparable to this proposal given that it has a lawful B2 use and therefore would not fall within the new use class, it is clear that paradigm shift is being adopted by central government putting greater emphasis on flexibility and encouraging business growth wherever possible. This flexible approach is even more pertinent given that for the last 12 months, the Covid-19 pandemic has impacted all parts of society on a global scale. This has impacted many different employment sectors from small businesses along the high street to large multinational companies and will continue to impact upon the vitality and viability of the commercial sector for the foreseeable future given the uncertainty posed by Covid-19. It is considered that both of these factors are a material consideration in the assessment of this planning application.
- 5.2.6 The agent has also referred to the planning appeal APP/A2335/W/20/3248490 at Unit 1 Lowell House on Caton Road (c.550m away from the application) which has been allowed in between the refusal date of the previous application and the submission of this current scheme. The appeal site was also on Caton Road Industrial Estate and the application involved the change of use of a B2 unit to A1 (bike sales and repair shop). On balance, while the Planning Inspector concluded that the proposal would lead to a very small loss of allocated employment land and premises, and it had not

resulted in any apparent harm to the supply of employment land or premises (it was a retrospective application). In the absence of any tangible harm, there is limited conflict with the aims of the relevant policies. While not directly comparable to this application, there are similarities between the two schemes as both include only a modest loss of allocated employment land and premises and there is little in the way of evidence that either has contributed or will contribute to any harm to the supply of employment land and premises.

- 5.2.7 By utilising the building, albeit for non-allocated employment use, the proposal brings the building back into use generating a small business growth. The agent has confirmed a slight change to the staffing figures since the initial submission of the application. The employment figures include 2 full time members of staff and while relatively low, will provide a modest addition to the district's employment figures.
- 5.2.8 Therefore, while this application has included further marketing information in the form of the sales particulars, the application has not included any of the online listings which would include length of time, price and any visits or offers made which would corroborate the information contained within the letter provided by Hurstwood Group. While it is acknowledged that the letter provided from Hurstwood provides some of this information, it is considered that this does not constitute evidence that the site has been robustly marketed and that ongoing employment use of the site is no longer viable. Having said that, considering the modest loss of allocated employment land, changes to the use class system, recent planning appeal on the same allocated employment site and impacts and uncertainty of Covid-19 on employment and economic growth along with a lack of any noticeable harm to the supply of employment land and premises, there is limited conflict with Policies EC1 and EC5 of The Strategic Policies and Land Allocations DPD (2020) and Policies DM14 & DM15 of the Development Management DPD (2020). By bringing the unit back into use within a sustainable location and as the proposal supports 2 full time members of staff this will bring moderate economic benefits to the local area. It is these benefits that weigh moderately in favour of the scheme.
- 5.3 **Highways and parking (NPPF paragraphs 108 & 110 and Policy DM62 of the Development Management DPD (2020))**
- 5.3.1 The application form details that there are 5 car parking spaces along with 2 bicycle spaces as part of this proposal and unlike the previous approval, are included in the red edge and meet the minimum car parking spaces requirements of 4.8m x 2.4m.
- 5.3.2 There is no specific car parking provision stipulated within Appendix E of the Development Management DPD which is directly comparable to the proposed use but it is considered that the use has a number of similarities to that of a day centre or day nursery (old D1 use and new E class). The proposal involves a pick-up and drop-off service for the owners at the start and the end of the day similar to a day nursery with visits expected to be relatively short with the building having a capacity for a maximum of 15 dogs. The maximum car parking standards for day nurse/centre is 1 per member of staff plus 1 space per 10 children. When considered against this application (replacing children with dogs) the maximum requirements would be 4 spaces and as such meets the requirements.
- 5.3.3 As stated above, the site is located within an employment area, the application site is adjacent to the Lancaster to Morecambe Greenway cycle route and public right of way no.14. Furthermore, the site is accessed off Caton Road, in close proximity to bus stops with a bus service between Lancaster and Kirkby Lonsdale. Therefore, the site is accessible by public transport, on foot and by bicycle, the latter of which has been encouraged through bicycle parking spaces identified on the plan.
- 5.3.4 The car parking spaces will be at right angles along the north elevation which seems to match the site masterplan. After undertaking a site visit it became apparent that cars were utilising the area opposite the site for parking, but this appears to be an informal arrangement and lacks any formal car parking markings.
- 5.3.5 The agent has provided a basic travel plan which outlines how the business currently operates and their operating procedures. In relation to the staff, the business currently employs 2 full time members of staff potentially adding a part time member of staff at a later date. In relation to customers, drop-offs occur between 07.30 and 08.30 with pickups occurring between 17.30 and 18.30. These are considered to be outside of peak hours.

5.3.6 Staff will be encouraged to car share, be dropped off, cycle, walk or use public transport in order to travel to work. Given the location of the site and proximity to transport links, residential areas and cycle path, members of staff have a number of options in order to travel to work. The provision of the bike storage facilities would further encourage members of staff to utilise sustainable modes of transport.

5.4 **Flood risk and smoke control (NPPF paragraphs 163 & 164 and Policies DM31 and DM33 of the Development Management DPD (2020))**

5.4.1 The application site is within flood zones 2 and 3 but no flood risk assessment has been submitted with the application. The industrial use of the site is less vulnerable to flooding. There is no equivalent use to the proposal stipulated within the flooding vulnerability guidelines, but the proposed use would also be considered to be less vulnerable as a non-residential institution. In addition, the Caton Road food defences were completed in December 2020 providing further protection for the properties and buildings along the River Lune. Therefore, the proposal would not exacerbate the existing risk of flooding at the site and is acceptable from this perspective.

5.4.2 Environmental Health raises no objection to the scheme but suggested a condition for the inclusion of an electric vehicle charging point to reduce the impact on local air quality and support sustainable transport options. Given that drop-offs and pick-ups are likely to be short trips with short staying times, the benefits and demand for such a unit are limited and considered unnecessary for customers but it is noted there may be benefits for members of staff. However, it is noted that a new B2 business could occupy the premises instead with similar numbers of staff and there would be no requirement for an electric charging point to be installed. Nevertheless, the Case Officer has discussed with the agent whether the applicant is amenable to catering for this inclusion. There has been no formal response from the agent yet and as such a verbal update will be provided at the Planning Regulatory Committee meeting.

6.0 Conclusion and Planning Balance

6.1 As the proposed use of the building has resulted in the loss of an allocated employment unit, there is a degree of conflict with Policy DM14. However, given the small-scale loss of land and premises, changes to the use class system, economic impacts of Covid-19 and subsequent appeal on the same employment site all within the last 12 months along with the moderate economic benefits and principle of supporting small local businesses, on balance, the benefits and considerations listed above marginally outweigh the limited harm that has been identified. Consequently, the scheme is recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Development in accordance with plans	Control
2	Provision of car parking and bike parking area	Control

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

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

Background Papers

None

Agenda Item	A7
Application Number	21/00249/VCN
Proposal	Erection of two 4-storey student accommodation buildings comprising of 12 7-Bed cluster flats (sui generis) and 14 6-bed cluster flats (C4) with associated car parking and bin and cycle stores (Pursuant to the variation of condition 9 on planning permission 19/00996/VCN in relation to hard and soft landscaping including increasing length of access and repositioning of some bins stores and cycle units)
Application site	Site of Former Filter House, Scotforth Road, Lancaster, Lancashire
Applicant	Mr Vivian Watts
Agent	Mr Barry Singleton
Case Officer	Mr Mark Potts
Departure	Yes
Summary of Recommendation	Approval (subject to no objection from Network Rail and the removal of the holding objection from National Grid)

(i) **Procedural Matters**

The application would ordinarily be determined under delegated powers, but the scheme was originally a departure from the Development Plan (given its then allocation within the Local Plan as employment land), and Officers are recommending support of the scheme. Therefore, it has to be determined by Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The application site relates to a parcel of land of 0.8 hectares on the west side of the A6, south of the urban area of Lancaster and approximately 3km from Lancaster City Centre. The site is triangular - around 240m in length from north to south, 60m in width at the north end and tapering to a point at the southern end. The site is located within the Bailrigg Garden Village Broad Area of Growth under Policies SG1 and SG3. The site was cleared a few years ago, and the permitted two blocks of student accommodation are substantially complete save for the zinc facades, which are currently being applied to the buildings.

1.2 The application site is tightly positioned between the A6 to the east of the site, which is a busy strategic vehicular access corridor into and out of the city, and the West Coast railway line to the west side. It therefore occupies a very prominent position at the southern gateway to the city. Beyond these access corridors the site is surrounded by open countryside, predominately used for agricultural purposes. Burrow Beck runs along the northern boundary of the site and is identified as a Biological Heritage Site.

1.3 Vehicular access to the site is directly from the A6 into an area of hardstanding previously used for servicing and car parking. There is a pedestrian footway on the opposite (east) side of the A6. The northbound bus stop adjoins the site at its southern end whilst the southbound stop is opposite the northern part of the site. The closest strategic cycle network is to the east of the A6 near the settlement of Bailrigg. This cycle path links the residential areas of South Lancaster to the University.

2.0 Proposal

2.1 The application is made under Section 73 of the Town and Country Planning Act to vary the details associated with planning condition no 9. This condition is principally concerned with the hard landscaping arrangements. The application is made on the back of advice from the fire safety officer and building control colleagues. The amendments involve a larger area of hardstanding to the rear of the main block of student accommodation to allow a fire engine closer to the end of the building. This is to avoid a length of underground pipe for the dry riser serving the far stairwell. This has meant re-sizing the length of the access accordingly, and some repositioning of the bin and cycle stores together with a new retaining structure adjacent to the west coast mainline.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority, the most pertinent are noted below. These include:

Application Number	Proposal	Decision
21/00069/VCN	Erection of two 4-storey student accommodation buildings comprising of 12 7-Bed cluster flats (sui generis) and 14 6-bed cluster flats (C4) with associated car parking and bin and cycle stores (Pursuant to the variation of condition 11 on planning permission 19/00996/VCN to remove the requirement for a scheme for street lighting)	Pending
19/00996/VCN	Erection of two 4-storey student accommodation buildings comprising of 12 7-Bed cluster flats (sui generis) and 14 6-bed cluster flats (C4) with associated car parking and bin and cycle stores (pursuant to the variation of condition 6 on planning permission 18/00637/VCN to allow for a phased programme of offsite highway works).	Approved
18/00637/VCN	Erection of two 4-storey student accommodation buildings comprising of 28 6-bed cluster flats (C4) with associated car parking and bin and cycle stores (pursuant to the variation of condition 2 on planning permission 16/00847/FUL for amendments to floor plans and elevations to provide 12 7-bed cluster flats (sui generis) and 14 6-bed cluster flats (C4) including amendments to the fenestration and heights of the buildings)	Approved
16/00847/FUL	Erection of two 4-storey student accommodation buildings comprising of 28 6-bed cluster flats (C4) with associated car parking and bin and cycle stores	Approved

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection
Fire Safety Officer	No observations received
Waste and Recycling	No observations received
Scotforth Parish Council	No objection. This should be supported given it is for students safety.
Cadent Gas on behalf of National Grid	Raise a holding objection given the distance of the buildings to the overhead power lines.

Network Rail	No observations received.
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4.2 There have been no public consultation received from members of the public:

5.0 Analysis

The key consideration with this application relates to design considerations.

5.1 **Design Considerations DMDPD Policies: DM29 Key Design Principles; DM45: Protection of Trees, Hedgerows and Woodland; DM46: Development and Landscape Impact; DM62: Vehicle Parking Provision, SPLA DPD Policies SG1 – Lancaster South Broad Location for Growth and SG3 Infrastructure delivery for growth in South Lancaster**

5.1.1 The application is made under Section 73 of the Town and Planning Country Planning Act to modify condition 9 below:

'Notwithstanding the details indicated on the approved plans and supporting documents, within one month of the date of this decision, details of the hard and soft landscaping for the site together with their associated maintenance shall be submitted to, and approved in writing by, the local planning authority. The hard landscaping shall be implemented in full in accordance with the approved details prior to the buildings being occupied and the soft landscaping shall be implemented in full in accordance with the approved details in the first planting season following completion of the development, or following first occupation, whichever is the earlier. Both the hard and soft landscaping shall be maintained at all times thereafter in accordance with the approved maintenance regime'.

5.1.2 The amendments to the internal access, which are located to the rear of the main block of accommodation, are solely as a result of ongoing discussions with the fire service as part of Building Regulations approval. The amended internal access is appropriate and acceptable, albeit the fire service are still to provide their advice. As a result of the amended internal arrangement, two separate cycling stores are now provided which provide for 60 cycles in total. There has also been an increase in parking bays from 40 to 41. Whilst there is now further hard surfacing within the site than was originally envisaged, overall the safety of students is paramount in the unfortunate event there was a fire, and can be supported. Comments from Network Rail are awaited, and Councillors will be verbally updated.

5.1.3 Overall, the changes are considered acceptable, though no details have been shared of the re-designs of the cycle and refuse stores, which would have assisted officers making a decision as opposed to dealing with this by use of condition. The provision of cycle storage is the same as the refused discharge of condition application. At only 36% provision, this needs to be increased. This was a view shared by the County Council (as Highways Authority) in the determination of the discharge of conditions application in September 2020.

5.1.4 The changes do involve a greater quantum of hardstanding than was previously envisaged, and this is in the region of 44 square metres. This area was approved as a mosaic of greenspace/pathways, and therefore the development introduces further hard development onto the site. The surface water drainage scheme involves the use of 100 mm pipes which eventually feed directly into Burrow Beck. Whilst the LLFA has not been consulted, this is very minor development when compared against the scheme as a whole. Overall, the modifications will not exacerbate run off from the site, nor impact on the approved surface water drainage scheme.

5.1.5 There is some concern that National Grid have placed a holding objection on this planning application, and have asked for further information. The proposed changes are solely an amendment to the hard landscaping scheme, and are well removed from the pylons that run past the northern section of the site. Furthermore, they raised no objection to the original scheme which placed a building in close proximity to it. Officers have sought clarification from National Grid, and shared their advice received in early May 2021 with the applicant's agent. Councillors will be updated verbally.

5.1.6 The applicant has also made a planning application to remove their obligations to provide street lighting along Bailrigg Lane (21/00069/VCN). This is subject of a separate application that is still to

be determined. In the event of a positive recommendation, this will be presented to the Planning Regulatory Committee, though should it be recommended for refusal then could be determined under delegated powers. A discharge of condition application was submitted in March 2021 (21/00032/DIS) to address the concerns that officers had on a number of planning conditions, and officers are still reviewing this submission. Given the lead time associated with the drafting of a Committee report, and the application being presented to Committee, officers are hopeful that once in receipt of comments from the relevant consultees that some of these conditions can be approved. A Section 73 approval results in the issue of a new grant of planning consent, and therefore conditions on the extant consent will need to be reimposed as included within the recommendation section of this report.

6.0 Conclusion and Planning Balance

- 6.1 The changes applied for within this planning application are being made in order to ensure the safety of students in the unfortunate event of a fire. From a visual perspective, the amendment to the hard landscaping scheme will be well screened by the built form, and officers are in support of these changes. The scheme is lacking in detail of the new cycle and refuse stores and therefore conditions will need to be imposed to deal with this aspect as with the new retaining walls. Subject to the imposition of conditions outlined below (and no objections being raised by the likes of Network Rail and the holding direction removed from National Grid) the scheme is acceptable and can be recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Approved Plans	Control
2	Surface Water Drainage Scheme	Control
3	Surface Water Management Scheme	Control
4	Materials	Control
5	Ventilation Scheme	Control
6	Electric Vehicle Charging Points	Control
7	Car Parking Management Scheme	Prior to occupation
8	Covered cycles/motorbike parking and refuse stores	Prior to occupation
9	Hard and Soft Landscaping	Prior to occupation
10	Off-site highways work associated with Phase I	Control
11	Off-site highways work associated with Phase II	Prior occupation
12	Remediation Certificate	Prior occupation
13	Access road detail	Control
14	Management Plan	Control
15	Finished Floor Levels	Control
16	Foul water drainage scheme	Control
17	CCTV and security	Control
18	Noise attenuation	Control
19	Southern Access Stopped up	Control
20	Student Restriction	Control

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

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

Background Papers
None

Agenda Item	A8
Application Number	21/00151/VCN
Proposal	Erection of 25 dwellings and creation of a new access and access roads (pursuant to the variation of condition 1 on planning permission 20/00307/VCN to amend the site plan to relocate garage on plot 4)
Application site	Land South of Hala Carr Farm, Bowerham Road, Lancaster
Applicant	Mr Chris Middlebrook
Agent	MCK Associates Limited
Case Officer	Mr David Forshaw
Departure	Yes
Summary of Recommendation	Approval

(i) Procedural Matters

The original application was deemed to be a departure from the Local Plan given the site lies within Key Urban Landscape (a locally designated protected landscape) and given this application seeks to modify conditions associated with the extant consent, it has also been advertised as a departure from the Local Plan, and therefore has to be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 Work has commenced on site to implement the development. The site is bounded by Hala Carr Farm to the north, the M6 motorway to the east and Bowerham Road (also known as Bowerham Lane) to the west. The overall residential development site area is 1.76 hectares and slopes from the east (the M6 boundary is at 84 metres Above Ordnance Datum (AOD) to the west (Bowerham Lane is at 71 metres AOD) and is more pronounced towards the north. There is an existing belt of trees punctuated by an access gate on the boundary to Bowerham Road. These trees screen the site from existing 2 storey residential properties fronting the western side of Bowerham Road.

1.2 The site does not benefit from any statutory nature conservation or landscape designation, with the Forest of Bowland Area of Outstanding Natural Beauty (AONB) being located 1.5km to the east and Morecambe Bay Ramsar Site, Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA) being located 2.5km to the west of the application site. An existing water trunk main enters the site from under the M6 (at a point opposite the junction of Bowerham Lane and Sandown Road) and exits the site to the south of Hala Carr Farm. The site is allocated as Key Urban Landscape and as a Woodland Opportunity Site in the adopted Local Plan.

2.0 Proposal

2.1 Due to the sloping land levels a retaining wall is to be constructed to the rear of the approved location of the garage on plot 4. In order for the garage not to affect the retaining wall's foundations it is proposed to move the garage forward (south) by 1.4m. This will require a modification of the gradients at the front of the plot. In order to retain the approved finished floor level, the house on plot 4 needs to be moved back (north) by 1.8m. No changes to the design or size of the garage or house

are proposed.

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:

Application Number	Proposal	Decision
20/00307/VCN	Erection of 25 dwellings and creation of a new access and access roads (pursuant to the variation of condition 13 on planning permission 19/00456/VCN to amend the finished floor, and plot levels associated with plot number 1)	Approved
19/00456/VCN	Erection of 25 dwellings and creation of a new access and access roads (pursuant to the variation of conditions 2, 4, 5, 10, 11, 12 and 17 on planning permission 18/01413/VCN to amend the list of approved plans, remove the southern footpath, and provide details of boundary treatments, landscaping scheme, surface water drainage, foul water drainage and materials)	Approved
18/01413/VCN	Erection of 25 dwellings and creation of a new access and access roads (pursuant to the modification to condition 6 (ii) on planning permission 16/01551/FUL to remove the requirement for street lighting at the junction of Bowerham Lane and Kempton Road, and 6 (iii) to remove the requirement for a pedestrian refuge, together with the submission of details to satisfy conditions 3, 4, 5 and 6 (highways requirements), 7 (foul water drainage), 8 (finished floor levels), 9 (surface water drainage arrangements), 10 (noise mitigation), 11 (earth bund details), 12, 13 and 14 (materials)	Approved
16/01551/FUL	Erection of 25 dwellings and creation of a new access and access roads	Allowed at Appeal

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection

4.2 No responses have been received from members of the public.

5.0 Analysis

5.1 The key consideration in the assessment of this application is any impact arising from the slight change in position of plot 4 on neighbours, parking/highway, trees/hedgerows, overall design/outward visual appearance and future occupiers' amenity.

5.2 DMDPD Policies: DM29 Key Design Principles; DM45: Protection of Trees, Hedgerows and Woodland; DM46: Development and Landscape Impact; DM62: Vehicle Parking Provision

5.2.1 The proposed change is a minor one in relation to the overall development. The nearest neighbouring property is the Hala Carr Farm collection of buildings to the rear. Although the house is proposed to be moved 1.8m closer to the boundary with Hala Carr Farm, its nearest facing building will be well in excess of 21m away.

5.2.2 Relocating the garage further forward will still enable sufficient off street parking to be maintained due to the 10.5m long driveway in front of the garage. County Highways has raised no objection.

- 5.2.3 No trees or hedgerows are proposed to be removed to facilitate the relocation.
- 5.2.4 The design and size of the house and garage is unchanged and the relocation will be imperceptible from Bowerham Road and wider views. Therefore, there is no impact on design or outward visual impact.
- 5.2.5 The proposed rear garden will be shortened to between 8 and 12m long. The overall area of the rear garden will exceed 90sqm. Therefore, it is considered the remaining garden amenity space is acceptable.

6.0 Other Considerations

- 6.1 Given this is a Section 73 application, which seeks to modify a condition on the existing planning consent, there is a need to re-impose conditions on the new planning permission (should Committee approve the development). All conditions that were imposed on 20/00307/VCN are still relevant.

7.0 Planning Obligations

- 7.1 The extant Section 106 agreement applies and consequently there is no need for a deed of variation against the original consent.

8.0 Conclusion and Planning Balance

- 8.1 The proposed alteration of the positions of the garage and house on plot 4 are minor and has no significant material impact.

Recommendation

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

Condition no.	Description	Type
1	Development in accordance with approved plans	Control
2	Development in accordance with approved access detail	Control
3	Offsite highway works in accordance with the approved plans	Control
4	Boundary treatments	Control
5	Development in accordance with the approved measures within the noise mitigation document	Control
6	Landscaped bund in accordance with approved documents	Control
7	Development in accordance with the submitted Arboricultural Implications Assessment	Control
8	Development in accordance with the approved landscaping scheme	Control
9	Surface water drainage scheme implementation	Control
10	Foul water drainage scheme	Control
11	Garages and parking to be provided in full	Control
12	Finished floor levels	Control
13	Approved visibility splays	Control
14	Removal of Permitted Development rights	Control
15	Approved building materials	Control
16	Protection of the water main	Control

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

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

Background Papers

None

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
20/00050/DIS	Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Discharge of conditions 3,4,5,6,7,9,10,11,16,17,18,20 and 21 on approved application 17/01050/OUT for Oakmere Homes (Northwest) Limited (Kellet Ward 2015 Ward)	Split Decision
20/00157/DIS	Ironworks House, Warton Road, Carnforth Discharge of conditions 3,4,5,6 and 7 on approved application 20/00059/FUL for Mr Lee Ogley (Carnforth And Millhead Ward 2015 Ward)	Split Decision
20/00616/FUL	6 Thurnham Street, Lancaster, Lancashire Partly retrospective application for the change of use of ground floor shop (A1) to 3 1-bed studios for student accommodation (C3) and associated management office and installation of a new window to the side for Armaren Ltd (Castle Ward 2015 Ward)	Application Permitted
20/00617/LB	6 Thurnham Street, Lancaster, Lancashire Listed building application for the installation of a new window to the northern side elevation, installation of secondary glazing, removal and installation of internal partition walls and suspended ceiling, removal of existing staircases and installation of a new staircase, repairs to rainwater goods, soil vent pipes, vents and stonework for Armaren Ltd (Castle Ward 2015 Ward)	Application Permitted
20/00707/FUL	Glasson Basin Marina, School Lane, Glasson Dock Construction of 10 pontoons for Mr Matthew Freeman (Ellel Ward 2015 Ward)	Application Permitted
20/00740/FUL	Northside Caravan Park, North Road, Carnforth Part retrospective application for the erection of an equipment storage building and erection of fencing to boundary and to enclose LPG tanks for Mr J McCarthy (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
20/00775/FUL	The Old Dairy, Keerside, Arkholme Change of use of agricultural land into residential land with erection of a detached ancillary building and installation of a package treatment plant in association with The Old Dairy and construction of a dormer extension to the rear elevation with balcony and installation of a rooflight to the front elevation for Allan & Ellie Wright (Upper Lune Valley Ward 2015 Ward)	Split Decision
20/00891/FUL	Business Centre, 6 Lines Street, Morecambe Change of use of part of office (Class E) to a one bed residential flat (C3) and alterations to windows, door and shopfront for Mr Stephen Hughes (Poulton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

20/01002/FUL	Unit 1, Cowan Bridge Estate, Long Level Change of use of part of industrial building (B1/B2/B8) to furniture retail warehouse (sui generis) for Melview Ltd (Upper Lune Valley Ward 2015 Ward)	Application Permitted
20/01004/REM	Land South Of Playing Field Trumacar Lane, Middleton Road, Heysham Reserved Matters application for the erection of 75 dwellings for Stanley Investments Ltd And Jigsaw Homes (Overton Ward 2015 Ward)	Application Permitted
20/01054/FUL	Mansergh House, Borwick Lane, Borwick Demolition of existing rear porch and boundary walls, erection of a single storey rear extension and re-construction of boundary walls, installation of a porch canopy, excavation of land to create a sunken patio and landscaping, installation of an air source heat pump and package sewage treatment plant for Mr Ken Howson (Kellet Ward 2015 Ward)	Application Permitted
20/01055/LB	Mansergh House, Borwick Lane, Borwick Listed building application for demolition of existing rear porch and boundary walls, erection of a single storey rear extension and re-construction of boundary walls, installation of a porch canopy, excavation of land to create a sunken patio and landscaping, render repairs and external painting, internal works including alterations to partition walls, insulation and loft conversion, installation of rooflights to the rear elevation, insertion of a door to rear elevation and outbuilding, replacement lime screed floor on part of the ground floor, installation of an air source heat pump and associated infrastructure, widening of gateway and installation of replacement gate and replacement and alterations to rainwater goods for Mr Ken Howson (Kellet Ward 2015 Ward)	Application Permitted
20/01071/FUL	3 Crag Bank Crescent, Carnforth, Lancashire Demolition of existing single storey rear extension and side garage, erection of a two storey side extension, installation of a chimney and widening of existing access point and driveway and relocation of a lamppost for Mr Ian Threlfall (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
20/01082/FUL	5 - 7 Skipton Street, Morecambe, Lancashire Change of use of an office (Class E) to 7 serviced apartments for short term visitor accommodation (Sui Generis), construction of a dormer extension to the south side elevation and infill an existing opening to the north side elevation for Julie Sira (Poulton Ward 2015 Ward)	Application Permitted
20/01088/FUL	Cragg Hall Farm, Main Road, Galgate Retrospective application for change of use of agricultural building to accommodate a bio-mass boiler system and general storage for Mr J A Sayer (Ellel Ward 2015 Ward)	Application Permitted
20/01103/LB	3 Wagon Road, Dolphinholme, Lancaster Listed building application for installation of four roof vents for Dr Harriet Newnes (Ellel Ward 2015 Ward)	Application Permitted
20/01202/FUL	14 Bridgeside, Carnforth, Lancashire Part retrospective application for the retention of decking area to the rear for Mr Karl Goggins (Carnforth And Millhead Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

20/01211/FUL	The Old Dairy, Burrow Heights Farm, Burrow Heights Lane Replacement of windows and doors for Mr Simon Woodland (University And Scotforth Rural Ward)	Application Permitted
20/01233/FUL	296 Oxcliffe Road, Heaton With Oxcliffe, Morecambe Construction of a raised roof to create second floor accommodation, erection of a detached garage and installation of boundary wall and gates for Mr Tom Hill (Westgate Ward 2015 Ward)	Application Permitted
20/01255/LB	The Old Dairy, Burrow Heights Farm, Burrow Heights Lane Listed building application for replacement of windows and doors for Mr Simon Woodland (University And Scotforth Rural Ward)	Application Permitted
20/01291/FUL	Great Hall, Rossendale Avenue West, Lancaster University Erection of new 2.5 metre high enclosure around existing external plant with associated access door and louvres. for Mr Guy Constantine (University And Scotforth Rural Ward)	Application Permitted
20/01296/FUL	Cae Newydd, Denny Beck Lane, Quernmore Demolition of existing garage, canopy, shed, fuel store and conservatory and erection of 2 storey side extension, single storey rear extension and canopy for Mr And Mrs Hetherington (Lower Lune Valley Ward 2015 Ward)	Application Permitted
20/01314/LB	13 Second Terrace, Sunderland Point, Morecambe Listed building application for the installation of a replacement roof, replacement render and installation of replacement door to the front elevation for E & K Gilchrist (Overton Ward 2015 Ward)	Application Permitted
20/01315/LB	14 Second Terrace, Sunderland Point, Morecambe Listed building application for the installation of a replacement roof and replacement render for E & K Gilchrist (Overton Ward 2015 Ward)	Application Permitted
20/01316/LB	15 Second Terrace, Sunderland Point, Morecambe Listed building application for the installation of a replacement roof and replacement render for E & K Gilchrist (Overton Ward 2015 Ward)	Application Permitted
20/01340/FUL	1 Grove Court, Throstle Grove, Slyne Installation of a raised replacement roof to create first floor accommodation, erection of a single storey side extension and construction of a pitched roof over existing garage for Mr Craig Millburn (Bolton And Slyne Ward 2015 Ward)	Application Permitted
20/01384/FUL	Higher Broadwood, Cragg Road, Wray Demolition of agricultural buildings, regrading of land and retention of concrete hardstanding for Mr Robert Bowyer (Lower Lune Valley Ward 2015 Ward)	Application Permitted
20/01387/FUL	George Fox Avenue, Lancaster University, Lancaster Installation of new plant equipment including chiller, condenser and gas bottle store for Lancaster University (University And Scotforth Rural Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

20/01410/FUL	1 Stoney Lane, Galgate, Lancaster Erection of a part two storey part single storey side/rear extension for Mr. T. Devling (Ellel Ward 2015 Ward)	Application Permitted
20/01425/FUL	10 Chapelside Drive, Ellel, Lancaster Erection of a single storey rear extension for Mr. S. Brown (Ellel Ward 2015 Ward)	Application Permitted
20/01434/FUL	11 Westbourne Road, Lancaster, Lancashire Construction of a dormer extension to the rear elevation and installation of rooflights to the front elevation for Mr D Ainsworth (Castle Ward 2015 Ward)	Application Refused
20/01448/LB	Lancaster Girls Grammar School, Regent Street, Lancaster Listed Building application for the replacement of 13 windows and refurbishment of 11 windows for Mr Stephen Sharp (Castle Ward 2015 Ward)	Application Permitted
20/01457/FUL	Ceci, Hillcrest Avenue, Bolton Le Sands Demolition of existing extension, conservatory and garage, erection of two storey side extension and single storey extension to the front, side and rear for Mr. & Mrs. M. Burrow (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00008/DIS	Land North Of Hala Carr Farm, Bowerham Road, Lancaster Discharge of conditions 3 and 4 on approved application 19/01158/FUL for Oakmere Homes (University And Scotforth Rural Ward)	Application Permitted
21/00011/FUL	1 Hazelwood, Silverdale, Carnforth Demolition of existing carport and erection of a single storey rear extension, incorporating a link extension to the existing garage and construction of a veranda for David Crowe (Silverdale Ward 2015 Ward)	Application Permitted
21/00012/FUL	Bowland House, Wyresdale Road, Quernmore Installation of replacement windows and doors to the front and rear elevations for Mr And Mrs Carswell (Lower Lune Valley Ward 2015 Ward)	Application Refused
21/00030/FUL	2 Foxholes Mews, Hollins Lane, Bay Horse Erection of a detached garage and store for Mr Roger Jamson (Ellel Ward 2015 Ward)	Application Permitted
21/00033/DIS	14 Damside Street, Lancaster, Lancashire Discharge of condition 7 on approved application 17/00702/VCN for AHB Property Holdings (Bulk Ward 2015 Ward)	Application Permitted
21/00034/DIS	14 Damside Street, Lancaster, Lancashire Discharge of condition 9 on approved application 17/01563/FUL for AHB Property Holdings (Bulk Ward 2015 Ward)	Application Permitted
21/00038/DIS	Moss Side Farm, Moss Road, Heaton With Oxcliffe Discharge of condition 4 on approved application 17/00769/OUT for Mr Gary Thornton (Overton Ward 2015 Ward)	Application Permitted
21/00040/DIS	The Nib, 9 West View, Mill Lane Discharge of conditions 3,4 and 5 on approved application 20/00873/FUL for Mr Daniel White (Carnforth And Millhead Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00044/DIS	4 Princes Crescent, Morecambe, Lancashire Discharge of condition 3 on approved application 16/01510/FUL for Mr Stephen Farrrell (Bare Ward 2015 Ward)	Application Permitted
21/00077/EIO	Warton Mires, Warton, Lancashire EIO Scoping request for the creation of a multi-functional wetland, including the construction of a flood embankment with collector ditch, submersible pumps and maintenance track, installation of water control structures, a series of ditches, shallow pools with islands, scrapes contained within a low earth embankment and adaptation of a Public Right of Way for RSPB Leighton Moss Nature Reserve (Warton Ward 2015 Ward)	Closed
21/00079/HLDC	Old Hall Inn, Heysham Road, Heysham Certificate of Lawfulness for proposed works to a Listed Building for repair works to the front (south) central roof area for Mr Jonathan Lingard (Heysham South Ward 2015 Ward)	Lawful Development Certificate Granted
21/00086/FUL	Green Ridge, 16 The Row, Silverdale Demolition of existing conservatory and erection of a replacement single storey rear extension for Mr & Mrs R Shone (Silverdale Ward 2015 Ward)	Application Permitted
21/00104/ADV	18 - 20 Penny Street, Lancaster, Lancashire Advertisement application for the display of one externally illuminated fascia sign and one non-illuminated hanging sign for Mr David Ferguson (Castle Ward 2015 Ward)	Application Permitted
21/00112/FUL	53 Sycamore Road, Brookhouse, Lancaster Conversion of integral garage to create habitable room and erection of a cycle store for Mr Adam Weaver (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00122/FUL	31 Stanhope Avenue, Morecambe, Lancashire Demolition of existing conservatory and erection of a single storey rear and side extension and construction of a raised decking area with balustrade for Mrs Ann Marie Mount (Torrisholme Ward 2015 Ward)	Application Permitted
21/00137/FUL	5 Well Lane, Yealand Redmayne, Carnforth Construction of a first floor balcony to the rear elevation for Mr F McGee (Silverdale Ward 2015 Ward)	Application Withdrawn
21/00150/FUL	48 Battismore Road, Morecambe, Lancashire Erection of two storey side extension and second storey rear extension for Mr. D. Hryniw (Harbour Ward 2015 Ward)	Application Permitted
21/00161/VCN	Lane Foot House, Kirkby Lonsdale Road, Newton Erection of a carport and replacement porch to the west elevation and construction of a balcony to the east elevation (pursuant to the variation of condition 2 on planning permission 20/00185/FUL to amend materials, design and installation of a garage door to the carport) for Mr and Mrs Hugh Redmayne (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00164/FUL	15 Chestnut Avenue, Bolton Le Sands, Carnforth Erection of a single storey side extension for Mr. & Mrs. W. Fish (Bolton And Slyne Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00171/FUL	14 Bowland Road, Heysham, Morecambe Erection of single storey side and rear extension for Greenwood (Heysham Central Ward 2015 Ward)	Application Permitted
21/00172/FUL	27 Bailey Lane, Heysham, Morecambe Construction of a dormer extension to the rear elevation and a balcony to side elevation with the installation of replacement windows to front and rear elevations for Mr.&Mrs. Livesey (Heysham Central Ward 2015 Ward)	Application Refused
21/00177/EE	St Josephs Roman Catholic Church, Slyne Road, Lancaster Ecclesiastical Exemption for repair of the bell frame and bell, together with associated works within the tower and installation of an electronic chiming unit for Parish Of St Josephs Lancaster (Skerton East Ward 2015 Ward)	No Objections
21/00183/FUL	3 Rectory Barn, Foundry Lane, Halton Conversion of attached store to ancillary living accommodation, removal of store doors and installation of window and rooflight for Mr John Appleford (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00189/FUL	11 Sunningdale Avenue, Hest Bank, Lancaster Erection of a part two storey and part single storey side extension for Mr And Mrs Wallace (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00190/FUL	21 Pinewood Avenue, Bolton Le Sands, Carnforth Construction of a covered first floor balcony to the front elevation for Mr Paul McMeeking (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00192/FUL	59 Farmdale Road, Lancaster, Lancashire Demolition of existing garage and erection of replacement detached garage for Mr Michael Martin (John O'Gaunt Ward 2015 Ward)	Application Permitted
21/00193/FUL	25 Winthorpe Avenue, Morecambe, Lancashire Erection of a double garage for Mr Robert Fox (Westgate Ward 2015 Ward)	Application Permitted
21/00212/FUL	17 Derwent Road, Lancaster, Lancashire Demolition of existing rear extension and conservatory and the erection of replacement single storey extension, and demolition of existing garage and the erection of replacement workshop building for Mrs and Mrs Thompson (Bulk Ward 2015 Ward)	Application Refused
21/00221/NMA	4 Shortlands Drive, Heysham, Morecambe Non-material amendment to planning permission 20/00326/FUL to alter the finish of the proposed side and rear elevations of the extension from pebble dash to render for Mr John Stewart And Mrs Christine Stanford (Heysham Central Ward 2015 Ward)	Application Permitted
21/00230/FUL	26 Browsholme Close, Carnforth, Lancashire Erection of a two storey front extension for Mr Graham Wilson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00232/FUL	1 Castle Bank, Silverdale, Carnforth Demolition of existing outbuilding and erection of a single storey rear extension for Mr & Mrs Watson (Silverdale Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00237/FUL	16 Winster Park, Lancaster, Lancashire Erection of a single storey rear extension and creation of an area of hardstanding for off-road parking to the front of the dwelling for Mr. G.P. Welsh (Skerton West Ward 2015 Ward)	Application Permitted
21/00242/FUL	5 Woodlands Close, Lancaster, Lancashire Erection of fence and gate to the side for Mr and Mrs Chris and Rebecca Starr (Bulk Ward 2015 Ward)	Application Refused
21/00250/PAC	13 Common Garden Street, Lancaster, Lancashire Prior approval for change of use of ground floor betting shop (Sui Generis) into cafe/restaurant (Class E) for Mr Ali Ezdi (Castle Ward 2015 Ward)	Prior Approval Granted
21/00252/FUL	119 Aldcliffe Road, Lancaster, Lancashire Erection of a detached car port for Mr Mark Goodwin (Castle Ward 2015 Ward)	Application Refused
21/00254/PAA	Harren Well Barn, Longlands, Longlands Lane Prior approval for the change of use of agricultural building to a dwelling (C3) for Mr & Mrs Matthew And Katie D'Arcy (Upper Lune Valley Ward 2015 Ward)	Prior Approval Granted
21/00257/ADV	Christ Church, Wyresdale Road, Lancaster Advertisement application for the display of a non-illuminated freestanding notice board for Revd Carol Backhouse (John O'Gaunt Ward 2015 Ward)	Application Permitted
21/00258/FUL	12A Bateman Grove, Morecambe, Lancashire Demolition of existing conservatory and erection of replacement single storey rear extension, and erection of single storey side extension for Mr Kevin Moore (Poulton Ward 2015 Ward)	Application Permitted
21/00259/FUL	14 Hall Park, Lancaster, Lancashire Erection of two storey rear extension and single storey side extension for Mr John Redford (Scotforth West Ward 2015 Ward)	Application Permitted
21/00262/FUL	6 Home Farm Close, Wray, Lancaster Erection of single storey front extension for Ms Y Clark (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00270/FUL	6 Rennie Court, Lancaster, Lancashire Erection of two single storey side extensions for Mr M Lehmann (Scotforth West Ward 2015 Ward)	Application Permitted
21/00285/PAC	9 Moor Lane, Lancaster, Lancashire Prior approval for change of use from office (E) into seven studio flats (C3) for Mr Munshi (Bulk Ward 2015 Ward)	Prior Approval Granted
21/00293/PAD	Hillam Farm, Hillam Lane, Cockerham Prior approval for demolition of agricultural building for Mr Gardner (Ellel Ward 2015 Ward)	Prior Approval Granted
21/00295/LB	Lancaster Girls Grammar School, Regent Street, Lancaster Listed Building application for replacement entrance gate to sixth form building fronting Queen Street for Mr Stephen Sharp (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00310/FUL	67 Park Road, Lancaster, Lancashire Erection of single storey rear extension for R Whyte (Bulk Ward 2015 Ward)	Application Permitted
21/00313/FUL	9 Whernside Grove, Carnforth, Lancashire Erection of a single storey front extension for Mr and Mrs Wooff (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00314/FUL	20 St Johns Avenue, Silverdale, Carnforth Erection of a single storey rear extension for Mr and Mrs Pell (Silverdale Ward 2015 Ward)	Application Permitted
21/00317/FUL	6 Cotton Square, Lancaster, Lancashire Erection of outbuilding to create ancillary accommodation in association with 6 Cotton Square for Mr. J. Mcknight (Marsh Ward 2015 Ward)	Application Permitted
21/00320/FUL	25 St Christophers Way, Morecambe, Lancashire Erection of a single storey rear and side extension for Mr.&Mrs. T. Simms (Bare Ward 2015 Ward)	Application Permitted
21/00343/FUL	7 Dennis Grove, Morecambe, Lancashire Demolition of existing single storey rear extension and store, and erection of a single storey side and rear extension for Mr Rose (Harbour Ward 2015 Ward)	Application Permitted
21/00357/FUL	Laurel Bank, Borwick Lane, Borwick Erection of single storey rear and side extensions and construction of raised rear patio and decking areas for Mr Stuart Kennon (Kellet Ward 2015 Ward)	Application Permitted
21/00359/FUL	266 Heysham Road, Heysham, Morecambe Erection of a single storey rear extension and erection of a front porch for Mrs Avison (Heysham Central Ward 2015 Ward)	Application Permitted
21/00360/FUL	75 Ullswater Road, Lancaster, Lancashire Demolition of a single storey rear extension and erection of a two storey rear extension with a Juliette balcony at first floor for Mr & Mrs Redmile (Bulk Ward 2015 Ward)	Application Permitted
21/00390/PAD	28 Sunningdale Avenue, Hest Bank, Lancaster Prior approval for demolition of detached garage for Mr Nicholas Marshall (Bolton And Slyne Ward 2015 Ward)	Prior Approval Granted
21/00398/FUL	11 Eastlands, Heysham, Morecambe Erection of a two storey side extension for Mr Matt Coles (Heysham South Ward 2015 Ward)	Application Permitted
21/00409/AD	Sandbeds Farm, Sandbeds Lane, Gressingham Agricultural determination for the excavation of land and the erection of a livestock building and milking parlour for Mr W Condor (Upper Lune Valley Ward 2015 Ward)	Prior Approval Not Required
21/00450/NMA	Halton Training Camp, Halton Road, Halton Non material amendment to planning permission 20/00079/FUL to reduce extent of tree protection following changes to access route for Mr Mark Heginbotham (Halton-with-Aughton Ward 2015 Ward)	Application Permitted