



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 19 JULY 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 Minutes

Minutes of meeting held on 24<sup>th</sup> May 2021 (previously circulated).

The meeting scheduled for 21<sup>st</sup> June 2021 was cancelled.

### 3 Items of Urgent Business authorised by the Chair

### 4 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.

- |          |  |  |                            |                        |
|----------|--|--|----------------------------|------------------------|
| <b>5</b> | <b>A5 <a href="#">20/00305/OUT</a></b> | <b>Land at Ashton Road, Lancaster, Lancashire</b>  | <b>Scotforth West Ward</b> | <b>(Pages 4 - 18)</b>  |
|          |  | Outline planning application for up to 55 residential units and creation of a new access.                    |                            |                        |
| <b>6</b> | <b>A6 <a href="#">20/00358/OUT</a></b> | <b>Land Off Sand Lane, Warton, Lancashire</b>  | <b>Warton Ward</b>         | <b>(Pages 19 - 31)</b> |
|          |  | Outline planning application for the erection of up to 12 2-storey dwellings and creation of 2 new accesses. |                            |                        |
| <b>7</b> | <b>Delegated List (Pages 32 - 50)</b>  |  |                            |                        |

## **ADMINISTRATIVE ARRANGEMENTS**

### **(i) Membership**

Councillors Keith Budden (Chair), Sandra Thornberry (Vice-Chair), Paul Anderton, Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Kevin Frea, Mel Guilding, Janice Hanson, Cary Matthews, Joyce Pritchard, Robert Redfern, Malcolm Thomas and Roger Dennison

### **(ii) Substitute Membership**

Councillors Alan Biddulph (Substitute), Mandy Bannon (Substitute), June Greenwell

(Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), John Reynolds (Substitute) and David Whitworth (Substitute)

**(iii) Queries regarding this Agenda**

Please contact Democratic Services: email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

**(iv) Changes to Membership, substitutions or apologies**

Please contact Democratic Support, telephone 582170, or alternatively email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

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Published on 6<sup>th</sup> July 2021.

<b>Agenda Item</b>	A5
<b>Application Number</b>	20/00305/OUT
<b>Proposal</b>	Outline planning application for up to 55 residential units and creation of a new access
<b>Application site</b>	Land at Ashton Road, Lancaster, Lancashire
<b>Applicant</b>	Story Homes Ltd
<b>Agent</b>	Mr Paul Nellist
<b>Case Officer</b>	Mr Mark Potts
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval (subject to the provision of an updated AIA to reflect the required hedgerow loss for the formation of the access and visibility splays).

## 1.0 Application Site and Setting

1.1 The application site is approximately 1.9 hectares and comprises an agricultural field used for the growing of crops, which gently undulates, falling slightly from the south and north. The site is bound by a significant tree belt to the north and east, which separates the site from the Lancaster Canal. To the west there is a substantial hedgerow that borders the site with Ashton Road, and moving south are some substantial mature trees which offer some screening to the residential properties along Pinewood Close (which comprises a small cluster of residential properties).

1.2 The site is relatively free of major constraints, but the application site falls within the *Lancaster South Broad Location for Growth -Including Bailrigg Garden Village Policy* SG1 allocation. The site is not positioned within a flood risk area; it is not protected by any landscape designation; it is not within an area recognised as a designated heritage asset (such as Conservation Area/Scheduled Ancient Monument); and the land is not constrained by any underground infrastructure (such as gas pipelines etc). The site does, however, fall within a Mineral Consultation Zone, and the grouping of trees to the east (adjacent to the Lancaster canal) are protected under Tree Preservation Order No.565 (2015). The site immediately abuts the Lancaster Canal Biological Heritage Site. There are no other statutory nature conservation designations affecting the site.

## 2.0 Proposal

2.1 The applicant seeks outline planning permission for residential development comprising up to 55 dwellings with an associated access onto Ashton Road (A588). The layout, appearance, scale and landscaping of the development are matters reserved for subsequent approval (herein referred to as the “reserved matters”). The access is made in full, and comprises a single point of access into the site which includes a right turn pocket for vehicles accessing the site from the south (so heading towards Lancaster). The applicants have provided a refuge island complete with dropped kerbs and tactile paving and the applicants have proposed visibility splays in the region of 2.4m x 43m to the north and south and lies within their control.

2.2 The layout of the scheme and general appearance of the development is not a matter for councillors to consider as this would be determined at the reserved matters stage, but the principle of a development of 55 units on this site is a matter for your consideration, as is the provision of the access (given this has been made in full) Notwithstanding this, the submission includes an Illustrative Development Framework Plan to demonstrate how the site could accommodate the proposed development. This plan shows the site’s public open space situated largely to the western fringes of the site and the development proposal is 4 development parcels.

**3.0 Site History**

3.1 A similar scheme was put forward in 2015 (15/01342/OUT) which encompassed fields to the north and south of Pinewood Close. The scheme was refused in 2016 and the reasons for refusal of that application are noted below:

1. There is insufficient information to demonstrate to the satisfaction of the Local Highway Authority that the existing highway network, particularly at the Pointer Roundabout and Boot and Shoe Junctions can accommodate the movements generated as part of the scheme, and therefore the residual cumulative impacts of the development may be severe. The proposal therefore fails to conform to Policies DM20 and DM35 of the Development Management DPD and Paragraph 32 of the National Planning Policy Framework.
2. The proposed development by virtue of its location and access to services renders the site unattractive to walk and travel by other sustainable means of transport between workplaces, shops, schools, health care centres, recreation, leisure and community facilities and therefore it is not considered the proposal represents sustainable development and fails to conform to Policy SC1 and E2 of the Lancaster Core Strategy, Policies DM20, DM21, DM28 and DM35 of the Development Management DPD, and Paragraphs 7 and 14 of the National Planning Policy Framework.
3. The creation of the sites access (in particular the southern-most access) would have an adverse impact on the intrinsic landscape and historic qualities of the area therefore creating an urbanising effect in the Open Countryside which fails to conform to overarching principles of sustainable development and therefore fails to conform to Policy E4 of the Lancaster District Local Plan, Policy SC1 of the Lancaster District Core Strategy, Policies DM27, DM28 and DM29 of the Development Management DPD and Paragraphs 7 and 14 of the National Planning Policy Framework.

Application Number	Proposal	Decision
19/01242/PRE3	Residential development comprising approximately 140 dwellings	Advice Provided
15/01342/OUT	Outline application for the development of up to 125 dwellings with associated accesses	Refused April 2016 – No appeal was made

**4.0 Consultation Responses**

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

Consultee	Response
Highways England (HE)	Initially objected due to impact that the increased volume of traffic may have had on the Galgate crossroads. Following further dialogue, now raise <b>no objection</b> and agree that in isolation, the impact of traffic generated solely by this application at the Galgate junction will be minimal (and therefore HE does not object to this application on traffic impact grounds). They do raise wider transport issues associated with South Lancaster, and how a well planned infrastructure strategy is essential.
County Highways	Initially raised concerns associated with sustainable credentials of the scheme and the impact on the Galgate Crossroads.

	<p>Following dialogue with the applicant's transportation consultants and the City Council, the County raises <b>no objection</b> to the development on the strict provision that the following is secured:</p> <ul style="list-style-type: none"> <li>• A financial contribution of <b>£100,000</b> towards the No.89 bus service</li> <li>• A financial contribution of <b>£35,000</b> towards the MOVA at the Boot and Shoe junction in Hala</li> <li>• Relocation of the bus stop relocation at the Boot and Shoe at a cost of <b>£15,000</b></li> <li>• The provision of a newly constructed footway on land at the cemetery along Ashford Road from Caspian Way and Improved footway along Ashton Road.</li> </ul>
<b>Lead Local Flood Authority (LLFA)</b>	<b>No objection</b> , though the LLFA has raised some concern that the infiltration results are sporadic, and when designing the layout at reserved matters this would need special consideration. Recommend conditions associated with development in accordance with the FRA, final drainage scheme to be submitted, management and maintenance plan
<b>Environment Agency</b>	No observations received
<b>Cadent Gas</b>	No observations received
<b>Canal and Rivers Trust (CRT)</b>	<b>No objection</b> in principle but suggest conditions with surface water drainage proposals, ecological mitigation, control on boundary treatments, a construction environmental management plan and a condition associated with development within 20 metres of the top of the canal cutting. The CRT has also suggested improvements to the canal towpath at a cost of circa £150,000 per km.
<b>Natural England</b>	<b>No objection</b> subject to the provision of homeowner packs being included by means of planning condition.
<b>Public Rights of Way</b>	No observations received
<b>Ramblers Association</b>	No observations received
<b>Lancaster Canal Trust</b>	No formal observations, simply concurring with those made by the Canal and Rivers Trust
<b>Lancashire Police</b>	<b>No objection</b> , though recommend secured by design standards are incorporated into the development.
<b>Aldcliffe with Stodday Parish Council</b>	<b>Objection</b> on the following grounds: <ul style="list-style-type: none"> <li>• Traffic and road safety issues;</li> <li>• Ecological impacts;</li> <li>• Loss of privacy; and</li> <li>• Lack of community engagement by Story Homes.</li> </ul>
<b>Environmental Health</b>	<b>No objection</b> , though recommend the following conditions: <ul style="list-style-type: none"> <li>• Electric vehicle charging points;</li> <li>• Dust management plan; and</li> <li>• Noise mitigation to be in-line with the submitted noise assessment.</li> </ul>
<b>Lancashire County Council (Schools Planning)</b>	No objection but recommends the applicant provides for 8 secondary school places at a cost of <b>£200,647.20</b> . There are a number of applications that are pending a decision and therefore there could be a requirement for a primary contribution of <b>£349,545.21</b>
<b>Planning and Housing Policy Team</b>	Raise <b>no objection in principle</b> though the decision maker has to be satisfied that the proposal represents sustainable development
<b>Conservation Officer</b>	<b>No objection</b>
<b>Engineering Team</b>	No observations received
<b>Tree Officer</b>	<b>Objection</b> on the basis of lack of information within the submitted AIA
<b>Public Realm Team</b>	<b>No objection</b> in principle assuming 1091m <sup>2</sup> of amenity space on site:

	<ul style="list-style-type: none"> <li>• An onsite play area; and</li> <li>• An off-site contribution of an amount of approximately <b>£123,000</b> would also be required.</li> </ul>
<b>C Step</b>	<b>No objection</b> but an Employment and Skills Plan will be required for this application.
<b>United Utilities</b>	<b>No objection</b> though recommends conditions associated with surface water drainage, foul water drainage provision and ensuring the drainage systems are managed and maintained in perpetuity
<b>Citizens of Lancaster opposed to un-necessary development (CLOUD)</b>	<p><b>Object</b> to the development on the basis of:</p> <ul style="list-style-type: none"> <li>• Transportation and sustainability grounds;</li> <li>• Air Quality Management concerns given the passing of vehicles through Lancaster and Galgate (both defined AQMAs);</li> <li>• Surface water management issues; and</li> <li>• Conflicts with the wider garden village allocation</li> </ul>
<b>Greater Manchester Ecology Unit</b>	<b>No objection</b> in principle. However, recommends conditions associated with a Construction Environmental Management Plan, a scheme for lighting, pre-commencement surveys for invasive species, badgers and otters. They have questioned the applicant's biodiversity net gain calculation.
<b>South Lancaster Flood Action Group</b>	<p><b>Objection</b> on the following grounds:</p> <ul style="list-style-type: none"> <li>• FRA contradicts assertions made at pre-application member engagement and application form</li> <li>• Inappropriate cross-catchment discharge</li> <li>• Proposed discharge rate 72% higher than pre-development</li> <li>• No impact assessment on Burrow Beck</li> <li>• 1.5km connection increases flood risk to the development</li> <li>• There is no Drainage Management Strategy</li> <li>• Unclear management of SUDS</li> <li>• Ashton Road Flooding</li> </ul>
<b>DYNAMO</b>	<b>Objection</b> on the basis of lack of infrastructure to support a modal shift in transportation. Recommends the developer should utilise some of the application site to have a shared use path along the frontage of the site.
<b>Lancaster Civic Society</b>	<b>Objection</b> as the scheme represents piecemeal development and suffers from congestion and is not befitting of sustainable development.
<b>County Archaeology</b>	<b>No objection</b> but recommends a condition associated with post permission archaeological assessment of the site.

4.2 **Twenty six (26)** letters of objection based on the reasons below have been received:

**Landscape and Visual Impacts:** The site has landscape qualities on the fringes of Lancaster and should be protected. It is considered that the proposed development would lead to a lack of privacy and overlook Deep Cutting Farm cottages and those residencies on Pinewood Close.

**Highways and Sustainability:** The site is removed from the main urban form and given the lack of footways, private car use is the only option. This will lead to increasing problems in Galgate, the Hala junction and the Pointer roundabout. The scheme will be detrimental to cyclists who use Ashton Road at present and no proposals to aide this have been proposed as part of the scheme. There is concern that the vehicle speeds along Ashton Road have not been calculated correctly.

**Air Quality** – No proposals have been submitted to assist with the problems of the AQMA management areas in Lancaster and Galgate.

**Ecology** – There is an abundance of wildlife including deer that utilise the field and birds and bats are frequently seen by the local community.

**Housing Mix and Tenure** – Concerns on the size and type of properties that are proposed on the site.

**Water Management:** There are concerns that there is not the infrastructure in place to cope with foul and surface water, this is evidenced by the recent flooding on Ashton Road;

**Education Provision:** The nearest primary school (Scotforth St Pauls Church of England) is fully subscribed and the secondary schools are selective.

**House Prices** locally would fall (not a material planning consideration).

**Use of land:** The site is good quality farmland with a good yield potential for maize and given population projections will increase this should be saved.

4.3 **Councillor Abi Mills** objects to the development for the following reasons:

- Sustainable transport/highway issues;
- Ecological impacts; and
- Site is isolated and there is a lack of local amenities.

## 5.0 Analysis

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

- Principal of residential development and housing;
- Highway matters;
- Design and open space;
- Flood risk and drainage;
- Biodiversity;
- Amenity, landscape character and visual effects; and
- Other Matters

5.1 **Consideration 1 - Principle of Residential Development and Housing** NPPF paragraph 7 – 12: Achieving Sustainable Development, paragraph 15: Plan-making, paragraph 16, 20-23: Strategic Policies, paragraph 47: Determining applications, paragraphs 54-57: planning conditions and obligations, Chapter 5: Delivering a Sufficient Supply of Homes; Strategic Policies and Land Allocations (SPLA) DPD policies SP1: Presumption in Favour of Sustainable Development, SP2: Lancaster District Settlement Hierarchy, SP3: Development Strategy for Lancaster District, SP6: The Delivery of New Homes, SG1: Lancaster South Broad Area of Growth, SG3: Infrastructure Delivery for Growth in South Lancaster, and H1: Residential development in Urban Areas and Development Management (DM) DPD policies, DM1: New Residential Development and Meeting Housing Needs, DM2: Housing standards and DM3: Delivery of Affordable Housing; Meeting Housing Needs SPD; Affordable Housing Practice Note Planning Advisory Note; Housing Standards Planning Advisory Note.

5.1.1 The application site lies within the area covered by Policy SG1 (Lancaster South Broad Location for Growth (hereafter 'BLG') including Bailrigg Garden Village (hereafter 'BGV') of the SPLA DPD. Policy SG1 is a designation of land, which promotes the strategic delivery of sustainable housing and employment growth in South Lancaster. The BLG is regarded a sustainable location for growth and supports the development strategy (urban-focused approach) for the district as set out in policy SP3 of the SPLA DPD. The purpose of policy SG1 is to deliver a self-contained Garden Village, which focuses on high quality development that carefully balances housing and employment requirements across the BLG, whilst maintaining strong and embedded environmental and high-quality design objectives. It is important to stress that Policy SG1 does not allocate land for particular uses - this would be the role of the Area Action Plan. Instead, it sets out a series of Key Growth Principles for development within this designated land.

5.1.2 There are 15 Key Growth Principles set out in SG1. A summary of these principles is set out here:

1. Pro-active community engagement.
2. Securing high-quality design and development with a sense of place.
3. Seeking modal shift away from traditional forms of private car usage (public transport and cycle infrastructure).
4. Delivering market and affordable housing to meet evidenced housing needs and to secure cohesive and balanced communities.
5. Ensuring necessary infrastructure is delivered to support the strategic growth of South Lancaster.
6. The delivery of high-quality open space and green corridors and securing distinct areas of separation between the BGV and the existing urban edge of Lancaster and Galgate.
7. Development to take account of the Heritage Impact Assessment for the area.



8. Safe, accessible and well-serviced development to create healthy and cohesive communities.
9. Master planning for growth of the University Campus and its wider estate.
10. Safeguarding the University Campus.
11. Design new development to minimise its contribution to, and the impacts of, climate change and to be resilient and adaptable to the effects of climate change.
12. Managing and reducing surface water and flood risk to existing and new residents and businesses.
13. Housebuilders to provide opportunities to work alongside local firms/suppliers during construction and the BGV to provide opportunities for self/custom build properties.
14. Promotion of innovative design and use of technology for buildings, transport and energy.
15. Improvements to traffic management and physical interventions to increase network capacity and advantage sustainable travel.

5.1.3 To support the delivery of strategic growth in South Lancaster significant infrastructure will be required. This ranges from new highways, public transport networks, cycle infrastructure, education facilities, local centre(s) and valuable open space and green/blue corridors/networks. The mechanism for the delivery of this strategic growth area rests largely with the Council in the first instance with the requirement to prepare a subsequent DPD, entitled the Lancaster South Area Action Plan (AAP) DPD. This will provide additional detail on how the Key Growth Principles will be delivered as part of an extensive master planning exercise. The AAP will provide a strategic spatial framework for development (for example it will seek to allocate land to specific land uses) within the BLG and shall also address the delivery of infrastructure to facilitate development. In addition, Lancashire County Council has also secured funding (Housing Infrastructure Fund - HIF) from central government towards transport infrastructure improvements in South Lancaster. The whole purpose of the policy approach here is to secure and deliver well-planned and comprehensive development.

5.1.4 Development within the broad location of growth will be supported in advance of the AAP assuming the following criteria can be met:

1. There would be no prejudice to the delivery of the wider BGV (including its infrastructure requirements) and would not undermine the integrated and co-ordinated approach to the wider BGV development;
2. The development would conform with and further the Key Growth Principles described in SG1; and
3. That the opportunities for sustainable transport modes have been fully considered and that the residual impacts on the transport network will not be severe.

Furthermore, the preamble to policy SG1 is clear that the Council would only permit development within the BLG ahead of the AAP in *exceptional circumstances (our emphasis)*. In order to be compliant with SG1, the Key Growth Principles for Development in the BLG must be considered in detail. This will follow under each of the main material considerations set out in this report.

5.1.5 The Council recognises this is challenging with a plan reliant on the delivery of a number of strategic sites and therefore policy SP6 sets out a stepped approach to housing delivery during the plan period. The Council is comfortable that the allocation of land within the Local Plan will lead to a wide range of opportunities for development which will sufficiently provide for housing delivery in the first five years of the plan. The Lancaster South BLG designation will facilitate the delivery of least 3,500 new homes and 1205 new homes anticipated within this plan period, including affordable housing.

5.1.6 The NPPF requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements set out in the adopted Local Plan. The most up to date housing land supply position for the Council remains that contained within the November 2020 Housing Land Supply Statement, which concludes that the Council is unable to identify a five-year land supply position. Currently, the Council can demonstrate a 3 years' worth of supply.

5.1.7 It is acknowledged that opportunities to address this lack of a five-year supply can only come forward through the approval of more residential proposals and the identification of further supply through the Land Allocations process. As set out above, the BLG is nothing more than an area identified for

growth. It does not seek to identify parcels of land for specific land uses. Which parcels of land within the BLG designation most suitable for residential development has not yet been determined, as this will be established through the preparation of the South Lancaster Area Action Plan. The Local Plan (either through its evidence or policy) does not earmark the application site for housing development. Instead, policy SG1 provides some opportunities for early housing delivery ahead of the AAP in exceptional circumstances. The applicant contends their proposal would comply with the conditions for early release set out in policy SG1 and that in the absence of a five-year housing land supply position planning permission should be granted in accordance with the presumption in favour of sustainable development.

5.1.8 The absence of a five-year housing land supply (even with a newly adopted and up-to-date Local Plan) does trigger the presumption in favour of sustainable development (para 11 and footnote 7 of the NPPF). For decision making this means granting planning permission unless:

- i) The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development; or
- ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

The following section of this report will assess the main planning considerations having regard to national and local planning policy and guidance and, in particular, the Key Growth Principles of policy SG1.

5.1.9 Since the submission of this application in 2020 there has been a substantial amount of work undertaken in terms of the masterplan work for the Garden Village. It is expected that the outcomes of the masterplanning exercise will be published later this summer in 2021. Once a masterplan has been shared, the City will begin to work on the South Lancaster Area Action Plan DPD (AAP DPD). Whilst the masterplan provides a sound starting point for the AAP DPD it will be for the Development Plan Document itself to test the expectations of the masterplan and refine accordingly. The DPD will seek to address issues such as patterns of development and land use planning, design matters, transportation and housing delivery. It is expected that the DPD will be available for consultation by the end of 2021 with the submission and examination of the DPD taking place in 2022.

5.2 **Consideration 2 - Highway Matters** NPPF Chapter 9 paragraphs 108-111: Promoting Sustainable Transport and Chapter 12 paragraph 127: Achieving well-design places; Development Management (DM) DPD policies DM29: Key Design Principles, DM60: Enhancing Accessibility and Transport Linkages, DM61: Walking and Cycling, DM62: Vehicle Parking Provision, DM63: Transport Efficiency and Travel Plans; DM64: Lancaster District Highways and Transport Masterplan; Strategic Policies and Land Allocations (SPLA) DPD policies T2: Cycling and Walking Network and T4: Public Transport Corridors.

Vehicular Access into the site

5.2.1 The scheme proposes a single point of access which allows for access and egress into the site off Ashton Road. The road is lit and enjoys a 30mph speed limit that runs along the site. The applicant has shown the site access with a right turn ghost island and a new pedestrian refuge. The overall geometry of the access arrangement is accepted. What is not is that the 85% percentile speeds are in the region of 39mph southbound and 35mph northbound. This means that the splays which currently show 43 metres in either direction would have to be increased to 62 and 53 metres. An updated plan has been shared with the case officer that shows the northbound and southbound splays can be achieved within land controlled by the applicant, and could be addressed by means of planning condition. For completeness this has been shared with the County Council as Highway Authority for any observations.

Highway Capacity and Safety

5.2.2 One of the reasons the scheme in 2016 was refused by the Council was due to the impact on the highway network, as the applicant had failed to demonstrate that the provision of 125 units would not cause a severe impact. The applicant has engaged a different transport consultant this time around, and the number of units has been reduced by half. Councillors will be aware that at peak times through its primary junctions, the network experiences significant traffic and congestion. This

is a locally significant concern but is also a significant constraint to future development in South Lancaster as set out early in this report. The Local Plan (mainly policy SG1 and SG3) sets strategic objectives and ambitions to tackle the highway constraints along the A6 corridor, which will require significant intervention including the reconfiguration of Junction 33 of the M6 and modal shift, in order to improve operational capacity between the motorway and the city centre to support significant growth. Policy SG1, however, recognises some development could come forward ahead of the AAP (and plans to secure the transport-related infrastructure) provided the residual impacts upon the network are not severe (in terms of safety and efficiency). This is the primary test in this case and one which Officers have been mindful of.

5.2.3 A detailed Transport Assessment has been submitted for this application and this has been heavily scrutinised by Highways England and also the County Council as the Highway Authority. There has been some disagreement between the parties in connection with the TRICS trips rates being used, and it is the case there is still some disagreement over the forecasted vehicular trips passing through the Pointer Roundabout and the Boot and Shoe (Hala) junctions on the A6. Following dialogue between all the parties the County Council raises no objection to the additional volume, on the basis that a financial contribution is made towards the no.89 bus service and contributions towards Hala crossroads junction. The applicant had proposed an overall contribution of £40,517 towards the Boot and Shoe junction and Pointer Roundabout. This has not been accepted and £35,000 towards the Boot and Shoe junction (for MOVA technology) and £15,000 towards the relocation of the Bus Stop on the A6 is required. The applicant is amenable to such a request. With the mitigation it is considered that the scheme will not undermine the wider aspirations for the garden village, nor will it result in a severe highway impact.

#### 5.2.4 Sustainable Transport and Accessibility

The site is located circa 2.5km to the south of Lancaster City Centre and could be regarded a sustainable location meaning opportunities to travel by alternative and more sustainable modes of transport are achievable (subject to measures being put in place). The site is well within the preferred maximum walking distance (2000 metres) to the local shops in Scotforth (such as Booths), Scotforth primary school and existing bus stops to the north and south of the site. Bus services that travel past the site are restricted to a service that operates between Knott End and Lancaster and run on a 90 minute schedule. The nearest northbound and southbound bus stops on Ashton Road are within a suitable walking distance, but do require upgrading to a LCC quality bus stop standard. A contribution towards the bus service of £100,000 has been agreed as part of the application process. New footways are incorporated into the junction design, together with a suitable crossing points over the A588 to enhance and make safe pedestrian movements. The proposal also includes the proposed widening of the existing northern footway to 1.8 metres to allow users to safely walk into and out of Lancaster to access services.

5.2.5 The scheme proposes a new footway adjacent to Ashford Road opposite the cemetery and the construction of a new footway measuring circa 160 metres long. There has been extensive discussions between the applicants and the Estates team at the City Council about the potential for the link. Discussions have been taking place for over 6 months and it is considered that this link could come forward for development. In recommending support for the scheme it is on the basis that this link is delivered – in short without it the County Council would object. Discussions are occurring with colleagues at County Highways whether the works can be done under the Highway Act given the land in question is not adopted highway.

5.2.6 There is concern that this is piecemeal development with regards the effects of the proposal on the cycle network. It is recognised that several concerns have been raised over the quality and safety of the existing cycle route between the site and Lancaster. There are clearly wider and more substantial strategic ambitions to tackle this through the Local Plan and the delivery of the BLG (via the AAP), such as proposals for a Cycle/Pedestrian Superhighway. Whilst the proposal will not be contributing to this, given the scale of the development it is considered such would not prejudice these ambitions. The Canal and Rivers Trust has raised whether the canal towpath could be upgraded. Whilst this would be beneficial, Officers do not feel it is required to make the development acceptable in planning terms and therefore cannot realistically be asked for.

5.2.7 Overall, the proposed development is sustainably located to promote more trips by public transport, walking and cycling. The development can be safely accessed, and with mitigation will not lead to

a severe impact on the local highway network. Subject to securing a range of off-site highway works and the following contributions, the development does not conflict with the policies pertinent to highway matters.

- Hala Road MOVA **£35,000**;
- Bus Stop relocation at the Boot and Shoe **£15,000**;
- Bus Service contribution towards the 89/89H service **£100,000**;
- Provision of new footway on the southern site of Ashford Road and offsite highway work within Ashton Road and pedestrian refuge.

5.3 **Consideration 3 – Design and Open Space** (NPPF: Chapter 8 paragraphs 91, 96 – 98 (Open Space and Recreation), Chapter 12 paragraphs 124, 127 and 130 (Achieving Well-Designed Places), Chapter 11 paragraphs 117, 118, 120, 122-123), Chapter 12 paragraphs 124, 127 and 130 (Achieving Well-Designed Places); Strategic Policies and Land Allocations (SPLA) DPD policy SG1 Lancaster South Broad Area of Growth; Development Management (DM) DPD policies DM29 (Key Design Principles) and DM27 (Open Space, Sports and Recreational Facilities), DM43 (Green Infrastructure), DM45 (Protection of Trees, Hedgerows and Woodland) and DM57 (Health and Well-Being); Open Space Provision within New Residential Development Planning Advisory Note (PAN) (2015); Energy Efficiency PAN; National Design Guide.

5.3.1 Design and Masterplanning

The consideration of design is two-fold. Firstly, detailed design matters such as the layout, appearance, scale and landscaping of the development are matters reserved for subsequent approval. Give the site’s secluded position within the BLG, the design expectations are high. It should be noted that there are several competing requirements and constraints that have been identified in the assessment of the proposal which will need to be carefully considered when developing the final proposal (including the number of units). For example, the protection of retained trees along the canal to ensure that future pressure is not detrimental to them, provision of open space, ecology mitigation, drainage attenuation and noise mitigation with those units alongside the Ashton Road (A588) all matters that will interplay with one another. These competing requirements must not conflict with one another – rather they should complement one another. This can only be achieved through well-planned, high-quality design. With regards the illustrative framework plan this could be refined through the planning application process and whilst Officers are supportive of the proposal we would expect and require a high quality scheme at reserved matters stage (i.e. not the applicant’s standard house types).

5.3.2 The second aspect of design is that of place-making. Both national and local planning policy and guidance place increasingly greater focus on design. This is advocated in policy SG1 for the BLG. The National Design Guide provides detailed guidance and structure to help deliver good design. This focuses on ten design characteristics across three themes (physical character, community and climate). The forthcoming AAP will, through proper masterplanning, explore design across the whole of the strategic site to deliver the Garden Village in a well-planned and comprehensive way. The Key Growth Principles in SG1 include the need to secure high-quality urban design which promotes sustainable, attractive places to live and creates a sense of community. It should provide high quality open space with a distinct sense of place and should deliver green corridors and contribute to walking and cycling routes.

5.3.3 The submission comes forward in advance of the AAP whereby the design aspirations and vision work for the future Garden Village have not yet been set. In this regard, the question is whether or not the proposal would prejudice the wider design aspirations and masterplanning for the future Garden Village.

5.3.4 Unlike many of the other sites in the BLG designation, this site is enclosed by existing development to the south and existing transport corridors in the form of the A588 to the west. The site occupies a discrete parcel of land quite unconnected to the main body of the garden village and could be considered a logical infilling. One of the Key Growth Principles set out in policy SG1 requires the delivery of open spaces and green infrastructure that would make for distinct areas of separation between new development within the BLG and existing settlement boundaries of Lancaster, Bailrigg

and Galgate. The development would not provide separation between it and the properties on Pinewood Close. However, the thrust of the policy is in the context of delivering the Garden Village. Officers do not consider this proposal part of the Garden Village – rather an extension to Pinewood Close. Given existing development in this location, the prospects of the site forming part of the area of separation is likely to be limited in any case. Overall, given the scale of the development across 1.9 hectares and its contained location, the development of the site would not compromise or prejudice opportunities to secure wider design ambitions of the BLG (such as the areas of separation), subject to delivering high quality design and landscaping to reflect the site’s unique location between the city and rural fringe.

5.3.5 The development framework drawing sets out tree lined avenues and open space within the centre of the site. Whilst the detail will be required to be teased out through the reserved matters stage, it is accepted that there has been a landscape-led approach with significant green corridors. This is consistent with the aspirations set out in policy SG1 and the existing townscape character surrounding the development (albeit this development as proposed has a much greater density which does raise some concern). As set out in the highways section of the report above, additional requirements (above those initially proposed) including the bus service contribution and the new footway along Ashton Road are all proposed. Subject to the detailed layout, appearance, scale and landscaping of the development (matters reserved for subsequent consideration), the development would not conflict with local and national design policy.

5.3.6 The question for Councillors is can they envisage a development here conforming to the aims of SG1. Officers consider that given the self-contained nature of the site a development that represents good design can be achieved through the reserved matters process and the principle of development can be established.

Open Space Requirements

5.3.7 Policy DM27 and both chapters 8 and 12 of the NPPF place a strong emphasis on the benefits of open space for the health and well-being of communities and delivering good design. The current pandemic is a testimony to this with the move to people needing green space and gardens. In accordance with local planning policy, the proposed development will make a contribution to open space provision. This will involve the provision of on-site amenity greenspace and an equipped play area. The precise details (location, amount, design and appearance) are matters that would be determined at the reserved matters stage in accordance with the methodology and guidance provided within the Council’s Open Space Planning Advisory Note.

5.3.8 Planning policy also requires development to mitigate the impacts of settlement expansion on local open space infrastructure where there are identified deficiencies. Locally there are identified deficiencies in the provision of young people’s play space and outdoor sports facilities. Based on the thresholds set out in the Council’s Open Space Planning Advisory Note (PAN) financial contributions would need to be sought towards these types of public open space. Therefore, it is considered a financial contribution towards offsite open space will be required. The provision on-site could form part of a more comprehensive, natural play offer. This would be determined at the reserved matter stage when there is greater understanding of the layout and design of the development. Should the layout and design not allow for on-site provision this would not conflict with policy, provided an off-site contribution was provided in its place. The provision of open space and play provision, which will be accessible to a large majority of the community, offers valuable social and environmental benefits that weigh in favour of the proposal.

5.4 **Consideration 4 Flood Risk and Drainage Matters**(NPPF: Chapter 14 paragraphs 150 and 153 (Planning for Climate Change) and paragraphs 155-163 and 165 (Planning and Flood Risk); Development Management (DM) DPD policies DM33 (Development and Flood Risk), DM34 (Surface Water Run-off and Sustainable Drainage), DM35 (Water Supply and Waste Water); Strategic Policies and Land Allocations (SPLA) DPD policies SG1 Lancaster South Broad Area of Growth, SG3 (Infrastructure Delivery for Growth in South Lancaster) and SP8 (Protecting the Natural Environment); Strategic Flood Risk Assessment (October 2017); Surface Water Drainage, Flood Risk Management and Watercourses Planning Advisory Note (PAN) (2015);

- 5.4.1 The site lies within Flood Zone 1 and therefore is at low risk of flooding and at risk of surface water flooding from the 1 in 1000 year storm event. The applicant is proposing to deal with surface water by the use of soakaway and this could be sited within the open space which is centrally located at the western edge of the site. The applicant has demonstrated that the site has the capacity to drain via infiltration. Officers and the LLFA have some concern on the infiltration testing that has been carried out. Notwithstanding this, should infiltration not be possible there is connection to Burrow Beck (although at a distance of 1.5km, this is dubious), or attenuating on site and discharging to the main sewer. It is noted that the South Lancaster FLAG raise reservations regarding the proposal, but Officers consider that the use of planning conditions can overcome their concerns. Foul water is capable of being handled and United Utilities raise no objection to the scheme.
- 5.5 **Consideration 5 - Biodiversity** (NPPF: Chapter 15 paragraph 170 and 174-177 (Habitats and biodiversity); Strategic Policies and Land Allocations (SPLA) DPD policies SG1 Lancaster South Broad Area of Growth and EN7 (Environmentally Important Areas); Development Management (DM) DPD policies DM44 (Protection and Enhancement of Biodiversity), DM45 (Protection of Trees, Hedgerows and Woodland).
- 5.5.1 An ecological appraisal has been submitted with the application, and this has been reviewed by Greater Manchester Ecology Unit (GMEU) who raise no objections with the loss of farmland for housing, on the assumption planning conditions are imposed. GMEU has also commented that the applicant's need to demonstrate net gain, and has asked for further information to demonstrate that net gain is possible in line with Policy DM44 of the Development Management DPD. It is considered in this instance to deal with biodiversity net gain via the use of planning condition as it will be possible to achieve. Notwithstanding this, the issue has been brought to the applicant's attention and additional information will be provided and Councillors verbally updated.
- 5.5.2 A shadow Habitats Regulations Assessment has been submitted with this application and has been shared with Natural England and also Greater Manchester Ecology Unit. Natural England raises no objection to the proposals on the basis that homeowner packs make future residents aware of the development pressures on Morecambe Bay SPA and RAMSAR site.
- 5.5.3 There are protected trees along the canal and the scheme would involve some removal of hedgerow to facilitate the creation of the access. The views of the Council's Arboricultural Officer were received on the report deadline day and whilst they raise an objection, the applicant will be providing an update to principally cater for the loss of hedgerow that is required to facilitate the visibility splays and also examine the future pressure on the trees that are on the eastern boundary of the site. Future pressure of trees is an important consideration, as the trees are part of the landscape character. Should the scheme be supported, a full AIA will need to be submitted with any future reserved matters application to demonstrate that proposed development and trees can work in harmony.
- 5.6 **Consideration 6 – Amenity, Landscape Character and Visual Effects** (NPPF: Chapter 15 paragraph 170 and 172 -177 (Conserving and Enhancing the Natural Environment); Strategic Policies and Land Allocations (SPLA) DPD policy SG1 Lancaster South Broad Area of Growth, EN2 (Areas of Outstanding Natural Beauty), EN3 (The Open Countryside), Policy EN4 (North Lancashire Green Belt), EN5 (Local Landscape Designations), EN6 (Areas of Separation); Development Management (DM) DPD policies DM29: Key Design Principles, DM45 (Protection of Trees, Hedgerows and Woodland) and DM46 (Development and Landscape Impact); A Landscape Strategy for Lancashire (2000).
- 5.6.1 **Residential Amenity**  
 Planning policy requires development to provide an acceptable standard of amenity to all. At the outline stage the main issues relate to the effects of noise, air quality and design. These are discussed below. DM29 of the DM DPD and to a lesser extent the design and well-being chapters of the NPPF, requires new residential development to have no significant detrimental impacts to the amenity of existing and future residents by way of overlooking, visual amenity, privacy, outlook and pollution. The nearest properties are those on Pinewood Close and Deep Cutting Farm. Concerns by the Parish have been noted about the loss of privacy for those residences surrounding the site, however, the development (once operational) will not affect the residential amenity of existing dwellings (assuming the required separation distances can be achieved). The amenity of

future occupants is largely a matter for the reserved matters application. All new dwellings will be expected to meet the amenity standards set out in policy DM29 insofar as it relates to garden sizes, interface distances, outlook and parking provision (also covered by policy DM62). The provision of private gardens and shared amenity space (where flats are proposed) is vitally important to the health and well-being of future residents and the community in general.

- 5.6.2 There will be inevitably a change from farmland to modern housing, but the proposal is judged not to have a significant adverse impact on the wider coastal drumlin landscape character area owing to the site's contained position on the edge of the existing built-up area and the other urbanising influences. The proposal, with mitigation (landscaping), will enable the site to respond sympathetically to the pattern of the surrounding development resulting in no adverse effects to the character and visual appearance of the immediate townscape (materials and design is critical). The development will, however, give rise to inevitable adverse impacts to the landscape character of the site itself. The visual effects of the development are capable of being mitigated by following the landscape-led approach that would be essential at reserved matters stage. This includes substantial green infrastructure to the western edges of the site. Overall, whilst there are inevitable landscape and visual effects from the development, these are largely contained to the site itself and would not create an unacceptable environmental effect. Important landscape features (boundary trees and woodland copse adjacent to the canal) shall be retained and are capable of being bolstered and enhanced through extensive landscape and ecology mitigation together with the provision of open space. The level of harm overall is not significant and would not result in a breach of local and national landscape policy, and moreover change is expected given the proposal falls within the area of growth.

## 5.7 Other Matters

- 5.7.1 The scheme is adjacent to Ashton Road (which is a A-road) and therefore noise levels can be slightly elevated. Whilst noise levels can be mitigated, this would take the form of an alternative means of ventilation provided to certain facing rooms and rear gardens could be subject to higher levels of noise disturbance. No objection has been received from the Environmental Health Officer, and in many ways these issues can be teased out during the reserved matters stage should Councillors support the scheme. The site is not within an Air Quality Management Area (AQMA), but much of the traffic generated by this development would pass through the AQMAs in Galgate and Lancaster. Given the development proposal, an air quality assessment was submitted in support of the scheme. The resulting conclusions are that with the provision of a travel plan and electric vehicle charging points the scheme is overall acceptable. No objection has been received from the Council's Environmental Health Officer. The site is agricultural in nature and not expected to be contaminated and therefore an unforeseen contaminated land condition is suggested.
- 5.7.2 Paragraph 94 of the Framework and policy DM58 of the DM DPD requires local planning authorities and developments to take a positive and collaborative approach to ensuring future residents of new development have access to school places. In this case the County's School Planning Team, have confirmed that there would be a shortfall in secondary school places and that a contribution of the full pupil yield for this development would be required. The Education Assessment from the Schools Planning Team request a contribution of **£200,647.20** (based on all dwellings being 4-bedroom units – i.e. a worst-case scenario). This was dated June 2020 and therefore they have been asked to recalculate this figure to see whether it still stands. Concern has been raised that there is insufficient capacity within the local schools and whilst the County has not suggested a contribution is required at present they have been asked to recalculate this position and Councillors will be updated verbally. The final figure would need to be recalculated at the reserved matters stage once the final number of dwellings and bedroom numbers are known. This will be included within the planning obligation should the proposal be supported.
- 5.7.3 This is an outline planning application, but an energy statement has been submitted in support of the submission. This sets out some of the proposed energy conservation measures that could be incorporated into dwellings ranging from the use of low energy lighting to increased U values across the site. The adopted policy associated with sustainable design only encourages sustainable build, and does not prescribe a set standard within DM30. It is proposed that should Councillors support the scheme this could be dealt with via a planning condition.

**6.0 Conclusion and Planning Balance**

- 6.1 In accordance with Policy SG1 of the Strategic Policies Land Allocations DPD, development should only be supported in exceptional circumstances, and where the following tests have been met:
- 1) There would be no prejudice to the delivery of the wider BLG designation and the proposed Garden Village (including its infrastructure requirements) and would not undermine the integrated and co-operated approach to the wider designation;
  - 2) That the development would conform with and further the Key Growth Principles described in Policy SPG1; and
  - 3) That opportunities for sustainable transport modes have been fully considered and that the residual impacts upon the transport network will not be severe.
- 6.2 Due to the Council's inability to demonstrate a deliverable 5 year housing land supply, the presumption in favour of sustainable development is engaged. The application site is a discrete pocket of agricultural farmland situated on the far western extent of the area of growth, and it is contained by Lancaster Canal and Ashton Road and a mature banding of trees. Whilst Officers have reservations about piecemeal development proposals coming forward, it is considered that this development in isolation would not undermine the delivery of the BGV or would undermine the wider designation.
- 6.3 Policy SG1 sets out the expectations of development proposals coming forward, but it is the Area Action Plan (AAP) that would tease out some of the more pertinent issues such as design, modal shift and so on. The reason the early release mechanism was put in place was to allow some growth that adhered to the policy but would not be prejudicial to the eventual garden village. Officers therefore have to look at proposals holistically whilst being mindful of the need to promote sustainable growth in south Lancaster.
- 6.4 Whilst it is accepted that the scheme in 2016 was refused, the present scheme is much reduced, and critically removes the southern section of the site where the main concerns emanated. One of the deciding factors for Officers with this application is the provision of the footway along Ashford Road. This was not proposed previously, but came out of discussions during the application process. This would not only serve the development but would be used by the local community. This is a significant benefit of the proposal and it is essential that this is delivered. With the footway and the offsite highway contributions, Officers feel that the site is deemed sustainable.
- 6.5 As noted above, the site is enclosed, apart from on the western boundary, and can really only be seen in very close viewpoints, and given it is adjacent to the development at Pinewood Close and adjacent to the built form associated with Deep Cutting Farm the location lends itself to a development proposal as presented. The scheme provides for a mix of open market and affordable housing and this weighs strongly in the planning balance. In order to ensure that the site is brought forward promptly, as opposed to a standard 3-year commencement period, 2 years is recommended to assist in boosting the Council's housing supply.
- 6.6 A concern of many local residents is the impact on the highway network, and this is something which Officers completely understand and agree with. The County Council as the Highway Authority and Highways England raise no objection to the development proposals (even taking into account Policy SG1). It is therefore considered that the traffic generated as a result of 55 homes can be accommodated on the highway network, and not result in a severe impact, assuming mitigation is provided. Matters of noise and air quality have been addressed, and conditions can be imposed to ensure electric vehicle charging points and the mitigation to protect future occupants in the form of orientation of properties and ventilation.
- 6.7 The scheme provides for open space on the site together with an equipped play area (or a contribution made elsewhere should it be deemed appropriate at reserved matters stage). A substantial contribution is proposed towards education provision. Both these contributions are to make the development acceptable in planning terms and therefore are afforded limited weight.



- 6.8 Weighing against the proposal is the very localised adverse land and visual impacts formed from a transition from agricultural land to modern housing. Whilst there will be landscape harm through the reserved matters process Officers can ensure a well thought out and designed scheme is arrived at.
- 6.9 Any planning applications coming forward in advance of the AAP will always be difficult for Officers and Councillors to grapple with. However, assuming the criteria in the early release mechanism can be achieved, schemes can be supported to assist in the delivery of housing within the district. On balance, officers recommend approval of the scheme on basis of the applicant entering into a Section 106 legal agreement and the planning conditions noted below.

### Recommendation

That Outline Planning Permission **BE GRANTED** subject to securing a Section 106 Agreement controlling the following:

- 30% affordable housing;
- Education contribution for secondary school provision (to be assessed at reserved matters stage);
- **£100,000** towards the 89/89H bus service;
- **£35,000** towards Boot and Shoe junction;
- **£15,000** towards the bus stop improvements works to relocate the bus stops on A6;
- Management and maintenance of non-adopted infrastructure; and
- Open space financial contribution to be agreed during reserved matters process.

and the following conditions:

Condition no.	Description	Type
1	Time Limit (2 year)	Control
2	Approved plans list	Control
3	Employment Skills Plan	Pre-commencement
4	Written Scheme of Investigation Archaeology	Pre-commencement
5	Homeowner Packs	Pre-commencement
6	Provision of updated AIA	Pre-commencement
7	Scheme for housing mix	Pre-commencement
8	Site levels and finished floor levels to include private gardens, amenity space	Pre-commencement
9	Access details	Pre-commencement
10	Offsite highway works	Pre-commencement
11	Surface water drainage scheme	Pre-commencement
12	Foul Water drainage	Pre-commencement
13	Environmental Management Plan	Pre-commencement
14	A scheme for the Protection of the Canal Embankment	Pre-commencement
15	Cycle provision and EV charging	Above slab level
16	Sustainable design	Above slab level
17	Surface Water Management Plan	Above slab level
18	Play Space and Open Space	Above slab level
19	Lighting Scheme in the interests of protecting protected species	Above slab Level
20	Travel Plan	Above slab Level
21	Protection of vis splays	Control
22	Dwellings to meet NDSS and 20% of total units to be M4(2) compliant	Control
23	Travel Plan	
24	Removal of permitted development rights	Control
25	Unforeseen contaminated land condition	Control

**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

<b>Agenda Item</b>	A6
<b>Application Number</b>	20/00358/OUT
<b>Proposal</b>	Outline planning application for the erection of up to 12 2-storey dwellings and creation of 2 new accesses
<b>Application site</b>	Land Off Sand Lane, Warton, Lancashire
<b>Applicant</b>	Barker's Farm Ltd
<b>Agent</b>	HPA Chartered Architects
<b>Case Officer</b>	Mr Adam Ford
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

## 1.0 Application Site and Setting

- 1.1 The application site is a 0.7 hectare undeveloped grassland field within the village of Warton. The site itself lies to the South West of the main village centre and to the North West of Sand Lane with existing residential properties opposite. Sand Lane functions as the main vehicular route between Silverdale and Warton. Undeveloped agricultural land lies to the North of the application site with the Warton Crag Quarry Nature Reserve located approximately 500m further North. In terms of topography and undulation, the site's levels fall from the South West to the North East by approximately 7m across a 100m section. This gives the appearance of a gentle slope as opposed to a steep gradient.
- 1.2 On its South East boundary, the application site bounded by an existing hedge adjacent to Sand Lane and the North East boundary of the site comprises an existing hedgerow. A public footpath (FP2) runs parallel to the site's North East boundary which affords walking links to Crag Road before tracking West to connect to New Road. The existing footpath link (FP2) is to be retained and is not to be relocated or diverted as a result of this proposal.
- 1.3 The application site is also located within the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) and it is allocated for residential development (site AS21 W88) within the AONB's Development Plan Document adopted in March 2019. This clarifies that the site could accommodate up to 12 dwellings subject to the visual impact arising from any such development.

## 2.0 Proposal

- 2.1 The application seeks outline planning permission for residential development comprising up to 12 dwellings with two associated access points onto Sand Lane. The layout, appearance, scale and landscaping of the development are matters reserved for subsequent approval (herein referred to as the "reversed matters").
- 2.2 The main access to the site is intended to serve the majority of the development and the indicative plans demonstrate that this is likely to be approximately 10 units. The secondary access which lies to the North East of the main access will serve fewer units and on the basis of the details submitted,

this is likely to be two dwellings. The submitted plans demonstrate that vehicular access will be onto Sand Lane with visibility splays secured by translocating the site's existing hedgerow. In order to secure an access into the site, a section of the existing hedgerow will need to be removed although the plans illustrate that this has been kept to a minimum so that as much of the hedgerow may be retained as possible.

- 2.3 The layout of the scheme would ultimately be determined at the reserved matters stage. Notwithstanding this, the submission includes an illustrative layout plan to demonstrate how the site could accommodate the proposed development of up to 12 units. These plans demonstrate that the built form would be set back from the road and would likely be in a linear format in a similar fashion to the existing development which abuts Sand Lane. In addition, these plans show the site's public open space situated largely to the south of the developable area with the internal spine road tracking to the South West. The gardens would largely be North facing as this enables the built form to front onto Sand Lane. The site's existing stone boundary wall on its North East elevation is marked as being retained and there appears to be scope for meaningful and verdant boundary treatments to the North and South West. The treatment of the North West boundary is particularly important given the open nature of the locality beyond.

### 3.0 Site History

- 3.1 There are no relevant applications to report with respect to the site or this proposal.

### 4.0 Consultation Responses

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

Consultee	Response
Waste and Recycling Officer	<b>No objection</b> raised but advice with respect to bin locations offered
Fire Safety Officer	<b>No objection</b> raised and standard advice offered
Lancashire Constabulary	<b>No objection</b> raised and applicant advised to consider secured by design 'Homes 2019' at reserved matters stage.
Highways England	<b>No objection</b> raised and no conditions requested
Contaminated Land Officer	<b>No objection</b> raised subject to standard condition relating to land contamination and remediation measures
County School Planning Team	Education contribution of <b>£50,161</b> required towards two secondary places. No primary spaces sought.
Natural England	Initial comments dated 22 June 2020 confirmed that an HRA under the Habitat Regulations should be undertaken. This was completed by the Council and further comments dated 5 <sup>th</sup> March 2021 confirmed that Natural England agreed with the proposed mitigation (homeowner packs). Therefore, <b>no objection</b> .
Arnsdale and Silverdale AONB	Revised comments dated 9 <sup>th</sup> March 2021 offer <b>no objection</b> to the scheme but raise questions over the housing types that may be built on the site
United Utilities	<b>No objection</b> subject to conditions
Public Realm	<b>No objection</b> raised and potential areas for s106 contributions identified
Lancashire County Council Historic Environment Team	<b>No objection</b> and no conditions required
NHS Morecambe Bay CCG	Request made for financial contribution to support refurbishment of local surgery
Environmental Health	<b>No objection</b> subject to conditions
Lead Local Flood Authority	<b>No objection</b> subject to conditions
Lancashire County Council Highway Authority	<b>No objection</b> raised via formally submitted comments but the need for a speed survey was clarified to Officers. At the time of writing this report, the Highway Authority have further confirmed they do not object to the proposal but would wish to see the Eastern visibility splay increased from 40.8m to 43m.

4.2 In total, 38 objections from members of the public have been submitted in response to this application and the following issues have been raised:

- Housing need is not justified
- The land is not appropriate for development
- Agricultural land will be lost forever
- Proposal will generate too much traffic
- Land will no longer be accessible for recreation
- Development will increase flood risk
- Construction traffic poses a danger to other road users
- Inefficient use of land
- Proposal would be visually harmful
- Ecological damage is not justified
- Development should be on brownfield sites, not green sites, and is harmful to the AONB
- Adverse overlooking will arise
- Too much pressure on existing utilities
- Outline application should not have been submitted
- Insufficient boundary treatments proposed
- Existing businesses will be subject to complaints from new residents
- Drawings are not sufficiently detailed

## 5.0 Analysis

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

- Environmental Impact Assessment Regulations
- The principle of development and housing need
- Highway matters
- Design and landscape impacts
- Amenity impacts and open space
- Biodiversity
- Flood risk and drainage
- Other considerations

### 5.2 Preliminary matter: The Environmental Impact Assessment Regulations 2017 and the need to 'screen' the development

5.2.1 Owing to the site's location within the Arnside and Silverdale AONB, which for the purposes of the EIA regulations is defined as a 'sensitive area', the proposal has been screened under the regulations. The Council's screening opinion pursuant to 20/00556/EIR confirms that with respect to the size, design, proposed land use, landscape impact and effects on European designated sites, the proposal is not judged to be EIA development. Accordingly, an Environmental Statement is not required.

5.3 **Consideration 1: Principle of development:** (NPPF paragraph 7 – 12 (Achieving Sustainable Development), 47 (Determining applications), Chapter 5 (Delivering a Sufficient Supply of Homes); Strategic Policies and Land Allocations (SPLA) DPD policies SP1: Presumption in Favour of Sustainable Development, SP2: Lancaster District Settlement Hierarchy, SP3: Development Strategy for Lancaster District, SP6: The Delivery of New Homes, Development Management (DM) DPD policies, DM1: New Residential Development and Meeting Housing Needs, DM2: Housing standards and DM3: Delivery of Affordable Housing; Meeting Housing Needs SPD; Affordable Housing Practice Note Planning Advisory Note; Housing Standards Planning Advisory Note. Arnside and Silverdale AONB Development Plan Document 2019: Policy AS21 W88 Land North West of Sand Lane.

5.3.1 Planning law (Section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission be determined in accordance with the development plan, unless

material considerations indicate otherwise. The Development Plan (hereafter 'Local Plan') for Lancaster District includes the Strategic Policies and Land Allocations Development Management Documents (SPLA DPD), a reviewed Development Management (DM) DPD, the Morecambe Area Action Plan DPD and the Arnside and Silverdale AONB DPD.

- 5.3.2 This application for planning permission is for a residential development within the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB). As clarified above, the Development Plan for the AONB consists primarily of the Arnside and Silverdale AONB Development Plan Document (DPD) Adopted Version 28 March 2019. The AONB DPD forms part of the Lancaster Local Plan which is made up of other adopted documents and should be read in conjunction with these policies. However, where the AONB DPD sets specific, different and/or additional requirements that are not set out in the District wide policies then the AONB DPD takes precedence. The application site lies within an allocated site within the Arnside and Silverdale AONB DPD and the planning policy context for considering this application is set out in Policy AS21 (W88) – Land North West of Sand Lane, Warton. This identifies 8 site specific requirements and an indicative plan to guide development of this site. It should also be noted that the site location plan (the 'red edge') which has been submitted with this application is larger than that identified within Policy AS21. This is because the site as drawn within the AONB DPD is not aligned with the existing development and the positioning of the rear gardens. As such, if the proposed development were to rigidly adhere to the site allocation as drawn under Policy AS21 it would appear visually awkward when seen in context from the North. The boundary treatments would not relate to each other and this would undermine the locality's visual amenity. As such, although the proposed site plan exceeds the allocated site area set out within Policy AS21, this minor conflict with the DPD is not deemed to be one which should weigh against the proposal on the basis it allows for a more comprehensive development of the site.
- 5.3.3 With respect to policy SP2, which sets out the settlement hierarchy for the district, the site lies within the village of Warton which is identified as being a sustainable rural settlement within the Arnside and Silverdale AONB. Such sustainable rural settlements within the district's AONBs are able to provide the focus for growth outside of the main urban areas subject to the resultant landscape impacts upon the relevant AONB. In this regard, the core principles in the National Planning Policy Framework (paragraph 17) indicate that the planning system should recognise the intrinsic character and beauty of the countryside and contribute to conserving and enhancing the natural environment. Consequently, development of this site should relate well to the existing urban form and preserve the countryside and the landscapes contained within it.
- 5.3.4 In addition, policy DM4 notes that the Council will support proposals for residential schemes which lie outside the district's main urban areas where they reflect sustainable patterns of growth and broadly comply with the settlement hierarchy set out by policy SP2. In this regard, the broad principle of residential development on this site is further supported by way of its allocation for housing within the Arnside and Silverdale DPD (March 2019).
- 5.3.5 Whilst the allocated nature of the site is duly noted, in considering the principle of development, policy AS03 (Housing Provision) is also relevant. This policy provides that within the AONB, proposals of two or more dwellings will be supported where at least 50% is deemed affordable. This high quantum is justified as it would be inappropriate for suitable development sites to accommodate development that did not meet local affordable needs. To do so would mean that those needs would remain unmet and more sensitive sites would have to be developed causing harm and compromising the primary purpose of the AONB designation.
- 5.3.6 Although it is now somewhat dated, at its time of publication, the Housing Needs Survey for the AONB identified a need for 72 affordable houses between September 2014 and September 2019 (5 years) for people living in the AONB. Since then, no additional Housing Needs Survey has been undertaken. The aforementioned Needs Survey identified a need within the Lancaster part of the AONB for 39 affordable homes and 47 open market homes. With this in mind, even if 50% of new homes on the sites allocated in the current local plan are provided as affordable homes, as required by policy AS03, there will remain a significant shortfall in meeting the need for affordable housing. It is therefore important that each site provides an appropriate amount of affordable housing and this scheme is able to contribute a further 6 affordable units to the area's shortage of affordable homes.

- 5.3.7 Policy DM2 requires all new homes to meet the Nationally Described Space Standards and for at least 20% of the dwellings to be meet the M4(2) requirements set out in Building Regulations for accessible and adaptable dwellings. Due to the application seeking outline permission only, this is not something which can be assessed on the basis of the current submission. However, a suitably worded planning condition can be imposed to secure compliance with these requirements.
- 5.3.8 Accordingly, in light of the above commentary, the broad principle of residential development on this site is deemed to be something that the Local Planning Authority are able to support subject to material planning considerations as set out below.
- 5.4 **Consideration 2 Highway Matters and Access: NPPF Chapter 9 paragraphs 108-111 (Promoting Sustainable Transport) and Chapter 12 paragraph 127 (Achieving well-designed places); Strategic Policies and Land Allocations (SPLA) DPD policies T2: Cycling and Walking Network; Development Management (DM) DPD policies DM29: Key Design Principles, DM60: Enhancing Accessibility and Transport Linkages, DM61: Walking and Cycling, DM62: Vehicle Parking Provision**
- 5.4.1 Although this is an outline application, the means of access is to be considered and is not a reserved matter. This therefore enables the Local Planning Authority to assess the scheme's potential impact on the existing highway network and whether or not the proposed accesses onto the highway are appropriately positioned and designed.
- 5.4.2 From a National Planning Policy perspective, paragraph 108 of the NPPF advises that where appropriate, schemes should secure safe and suitable access to the public highway for all applicable users. The NPPF further advises that sustainable transport modes should, where possible and relevant, be taken up and encouraged although this will of course depend on the type of development and its location. This requirement is reflected in policy DM29 (Key Design Principles) which requires proposals to deliver suitable and safe access to the existing highway network whilst also promoting sustainable, non-car dominated travel.
- 5.4.3 As illustrated on the submitted drawings, two new access points onto Sand Lane are proposed. The 'main' access will be used to serve the majority of the development whereas the smaller access (to the east of the main access) will serve a lesser number of residential units. Given the space available within the site and the proximity of the accesses to each other, it is likely that the main access will serve up to 10 units whilst the secondary access to the east will serve up to 2 units. This avoids 12 individual access points being installed onto Sand Lane which would ultimately give rise to a very urban character and would result in a less efficient use of the land with the proposed public open space likely compromised.
- 5.4.4 With respect to the design of the main access, prior to submitting this application, a pre-application enquiry was submitted to the County Council. This highlighted that the existing access to Hutton Garden acts as a constraint to any further new access points as a further access directly opposite the existing arrangement would give rise to potential safety concerns. Accordingly, the access has been positioned as far to the East as is possible without infringing upon the existing access into Hutton Gardens. Furthermore, based on the advice offered from the County Council, the main access has been designed so that it is 5.5m wide with a 6m radii at the entrance. The submitted plan also indicates that a refuse truck is able to enter and leave the site in forward gear without crossing over to the opposite side of the highway. On this basis, the main access and spine road are capable of being installed to an adoptable standard by the Highway Authority and this can be controlled via a planning condition.
- 5.4.5 Currently, Sand Lane is subject to a speed limit change from 20mph to 30mph (when driving towards Warton) and comments from the Highway Authority advise that the road suffers from a speed compliance issue although data in support of this has not been provided. It is therefore important to ensure that the visibility splays delivered are appropriate for the actual speeds of motorists using the highway. Although a speed survey was requested by the Highway Authority at the pre-application stage, one was not provided in support of the application. As it stands, it is noted the access points are located within a 30mph zone and that based on the guidance issued by the County Council, splays of 2.4m x 24m would appear to be sufficient. However, following clarification between the case officer and the Highway Authority, the need for a speed survey in advance of determining the application has been established. This is because prior to the specification and

design of the visibility splays being finalised, the average speed of those using the public highway must be understood so that both Authorities may be satisfied that adequate land (not falling under private ownership) is available for the creation of a safe access.

5.4.6 On the 21 June 2020, speed survey data was shared with the Local Planning Authority and this confirmed that the 85<sup>th</sup> percentile speed of Sand Lane (when measured at the proposed location of the site frontage) was 30mph Westbound and 33mph Eastbound. Accordingly, amended visibility splays have been proposed as demonstrated on the revised site layout plan and they are as follows:

- East: 2.4m x 40.8m
- West: 2.4m x 52.4m

Based on the revised layout plan, it is clear that these splays can be secured within land that is under the control of the applicant, within the red edge of the site location plan or across land under the control of the Highway Authority. The speed survey data and the amended visibility splays have been shared with the Highway Authority, who have raised no objection but have requested a minor increase in the eastern splay to 43m. In response to this, the applicant's Highway Consultant has provided the detailed calculations (pursuant to the Manual for Streets) and evidence that the proposed splays are based on the road's 5% gradient and therefore suggests that they are in accordance with the required standard. Further comment from the Highway Authority is awaited to ascertain if the Eastern splay should be increased from 40.8m to 43m. This minor detail, given the land available, need not however delay the determination of the application.

5.4.7 It is important to note that the comments from the Highway Authority suggest that removing sections of the hedgerow would be preferable to secure the appropriate visibility splays. However, given the value of the hedgerow to the street scene and its vital role in softening the development that will eventually be positioned behind it, removing the hedge in its entirety is not something that the Local Planning Authority would advocate. Instead, it is the Council's preference that the hedge is translocated and simply moved out of the visibility splays as required by the Highway Authority. This allows an appropriate balance between highway safety and the preservation of the locality's vernacular to be secured. Ultimately, the location of the hedge will prove to be paramount in securing the required visibility splays and its position/angle must be compatible with the visibility requirements. The submitted plans illustrate that the hedge will be translocated but this detail is indicative as noted on the plans. Accordingly, this is something which will need to be controlled via condition but given the wording required, it will be removed from the main highway's improvement condition for the sake of clarity and readability.

5.4.8 In addition to the need to translocate the existing hedge which fronts onto Sand Lane, the Highway Authority has advised that a range of additional highway improvement measures should also be secured through this application. The indicative layout plan demonstrates a new footpath connection being installed to the East of the site adjacent to the dwellings which benefit from the private access. It is noted that this will require the existing hedge to be translocated further North than the adjacent segment of hedge. However, without a footpath connection the site would be poorly accessible to pedestrians and the inclusion of this path allows the scheme to link with the existing footpath provision off site. The benefit of including a footpath along the entirety of the site's frontage is noted but this would further erode the site's existing character and it would appear visually prominent given the linear nature of Sand Lane. The creation of a new footpath connection (as demonstrated on the submitted layout plan) is therefore something which can be secured via a planning condition.

5.4.9 The Highway Authority has also advised that the following highway improvement measures should be secured by way of a planning condition:

- Measures to influence vehicle speeds along Sand Lane (to be agreed with Highway Authority but likely to include new road markings, additional signage, potential speed limit extension and thermoplastic lines)
- Review of street lighting arrangements within the vicinity of the proposed access points
- Review of location of existing speed signage to ensure that new access points into site are not obstructed

A request for mobile speed indication equipment has also been made but this is not something which can be secured via a planning condition; this essentially involves supplying the Parish Council or



the local community with equipment as opposed to a fixed infrastructure and cannot therefore be controlled through a planning condition. Furthermore, given the scale of the development (maximum of 12 units), the aforementioned requirements of the recommended condition are deemed to be adequate, within the context of paragraph 55 of the NPPF, to justify not seeking such mobile equipment.

5.4.10 Within the formal comments offered by the Highway Authority, it is noted that the scheme is described as being car dominated due to its location away from what the Highway Authority defines as acceptable walking distances. It is noted that occupants of the site would, to a degree, need to rely on motor vehicles to access certain services and local facilities; namely in Carnforth which is, in itself, a sustainable settlement. However, Warton is able to offer a post office, a public house, a primary school and a church, all of which are likely to be frequented by the occupants of a further 12 dwellings. In addition, the area is served by regular bus services (49 & 51) which provide access to Carnforth, Silverdale and Lancaster. Warton's sustainability is of course, to a degree, buoyed by the proximity of Carnforth but given the town's allocation under policy SP2 (settlement hierarchy), the proposal is not considered to represent an unsustainable form of development.

5.4.11 With respect to the parking of vehicles, policy DM62 of the Development Management DPD sets out that development proposals must meet the levels of prescribed parking as illustrated in Appendix E of the DPD. Due to the outline nature of the application, the precise number of required car spaces cannot be accurately calculated at this stage. However, the indicative site layout plan demonstrates that adequate off street parking can be provided.

5.5 **Consideration 3 Design and Landscape Impacts** (NPPF: Chapter 12, Chapter 15 paragraph 170 and 172 -177 (Conserving and Enhancing the Natural Environment); Strategic Policies and Land Allocations (SPLA) DPD policy EN2 (Areas of Outstanding Natural Beauty) Development Management (DM) DPD policies DM29: Key Design Principles, DM45 (Protection of Trees, Hedgerows and Woodland) and DM46 (Development and Landscape Impact; Arnside and Silverdale AONB Development Plan Document 2019: Policy AS21 W88 Land North West of Sand Lane)

5.5.1 Collectively, the above referenced national and local planning policies seek to protect and, where applicable, enhance designated landscapes and other unique and valued landscapes which contribute to the locality's sense of place. The application site lies within the designated Arnside and Silverdale AONB and as such, ensuring the development is visually appropriate within the context of the AONB is of paramount importance.

5.5.2 From a national perspective, paragraph 172 of the NPPF advises that great weight should be given to conserving and enhancing landscape and scenic beauty in designated Areas of Outstanding Natural Beauty. This requirement is reflected through policy EN2 of the SPLA DPD document which requires all development proposed within the AONB to be consistent with primary purpose of the relevant DPD or Management Plan. Policy DM46 offers further detailed advice with respect to proposals and their impact on the landscape but remains consistent with the main thrust of the NPPF and strategic policy EN2. Ultimately, development proposals should, through their siting, scale, massing, materials, landscaping, vernacular style and design seek to contribute positively to the conservation and enhancement of the protected landscape and its setting.

5.5.3 Paragraph 4.45 of the Development Management DPD clarifies that residential development in sustainable settlements within Areas of Outstanding Natural Beauty will be supported subject to constraints of the protected landscape and where a landscape capacity approach has been taken in the preparation of the relevant DPD. In this instance, policy AS21 of the Arnside and Silverdale DPD offers bespoke guidance on the site's design constraints and it requires the submission of a landscape and visual impact assessment (LVIA) to ensure that the site's design and layout is suitably sympathetic towards the AONB's landscape character.

5.5.4 However, although policy AS21 of the AONB's DPD expressly states that a LVIA should be submitted, due to the application being in outline form with only access to be considered, such an assessment would not offer any significant or substantial benefit at this stage in the application process. In addition, the evidence which underpins the AONB's DPD clarifies that the principal need for the LVIA is to ensure that any development proposed within the site is appropriately designed in

terms of its external appearance. This is not a matter which can be considered in detail through the current outline application as the final design, layout and scale will be concluded at the reserved matters stage. Accordingly, a sufficiently detailed LVIA would be expected by the Local Planning Authority at the Reserved Matters stage so that the scheme's impact upon the AONB can be accurately and objectively considered.

- 5.5.5 Notwithstanding this, the application is supported by a basic document entitled "Landscape and Visual Impact Notes". This is not a formal LVIA which complies with the widely recognised Guidelines for Landscape and Visual Impact Assessment (GLVIA3), but it does provide an overview of the development's impact. It concludes that given the site's allocation for a small cluster of dwellings (policy AS21) and the degree of spatial arrangement within the site, an adverse impact is not considered likely. The current indicative scheme illustrates that the majority of the roadside hedge will be retained and that there is potential for a verdant Northern boundary to be achieved; both of which are required by the DPD to ensure that the impact upon the AONB is minimal, or at the very least, is not adverse.
- 5.5.6 In addition, with respect to the impact upon the AONB, formal comments have been submitted by the Arnside & Silverdale Area of Outstanding Natural Beauty Partnership. Although no objection has been raised, their formal comments raise concern that the Northern boundary is inadequate and would potentially conflict with policies AS02 IV and AS08 II in terms of the impact upon the AONB and its visual amenity. This is on the basis that the proposed fencing would be visually harmful and not suitably sensitive. This point is fully noted but given the outline nature of the proposal, this is something which can be controlled via condition to ensure that boundary treatments which comply with the AONB's DPD are secured. This, ultimately, would likely require the installation of a new Limestone wall or significant boundary planting. A visually harsh and exposed boundary fence which would be prominent from the adjacent footpath (1-35-FP2) is unlikely to be supported.
- 5.5.7 The application is also supported by an indicative cross section which runs from the South East to the North East of the site. Although the final design and layout would not necessarily mirror the details submitted, the cross section and street scene attempts to show how the development will relate to off site development and how it will be experienced by those using Sand Lane. This demonstrates that when seen from Sand Lane, the site is able to accommodate the proposed number of units without appearing as cramped or overdeveloped. The dwellings do not appear squeezed together and by ensuring that adequate spacing is left between the built form, the proposal does not present itself as excessively urban or one which appears as out of character when seen in context with the wider urban grain. The proposed section drawing gives an indication of the potential finished levels and how they relate to the existing built form but due to the outline nature of the application, this would need to be further controlled by way of a planning condition.
- 5.5.8 The submitted plans also indicate that the existing stone wall to the North East of the site will be retained along with the site's existing front hedge. The AONB DPD does not require the existing stone wall to be retained but this is considered to represent an attractive boundary treatment which is suitable for the AONB designation. The retention of the site's front hedge is an important factor as previously discussed and its retention / translocation will be controlled by way of a planning condition.
- 5.6 **Consideration 4 Amenity Impacts and Open Space** (NPPF: Chapter 8 paragraph 91 (Promoting Healthy and Safe Communities), Chapter 12 paragraphs 124, 127 and 130 (Achieving Well-Designed Places), and paragraphs 178 – 183 (Ground Conditions and Pollution); Development Management (DM) DPD policies DM2 (Housing standards), DM29 (Key Design Principles), DM30 (Sustainable Design), DM31 (Air Quality Management and Pollution), DM32 (Contaminated Land) and DM57 (Health and Well-Being).
- 5.6.1 In conjunction with the National Planning Policy Framework, the development plan requires development proposals to be of a high quality so that they contribute positively to the locality's sense of place and the community's wider health. In this regard, the Council expects proposals for new residential development to deliver a good standard of amenity whilst also being attractive and accessible to all. The delivery of on-site open space significantly enhances a scheme's design credentials whilst also providing an important community asset to those who live, work and play in the area.

- 5.6.2 Policy DM29 of the DM DPD (and the design and well-being chapters of the NPPF), requires new residential development to have no significant detrimental impacts to the amenity of existing and future residents by way of overlooking, visual amenity, privacy, outlook and pollution. In this instance, existing residential development is adjacent to the site and separated by Sand Lane. Residential dwellings are also located to the North East and South West of the development site. The development (once built and occupied) will not affect the residential amenity of existing dwellings although this would need to be considered in more detail at the reserved matters stage. In particular, it would be necessary to ensure sensitive window positioning when considering the design of the end plots that share boundaries with existing residential developments. Naturally, there may be some disturbance caused during the construction phases of the development but given the modest nature of the scheme, this is not likely to be so substantial that specific mitigation measures are required.
- 5.6.3 Ultimately, the amenity of future occupants is predominantly a matter for the reserved matters application as the current submission does not include detailed drawings that would enable the Council to comment on this aspect meaningfully. All new residential dwellings, noting that the reserved matters application may seek permission for less than 12 units, will be required to meet the amenity standards set out in policy DM29 insofar as it relates to outlook, the garden sizes, separation distances and parking provision (as covered by policy DM62). The provision of private gardens and accessible open space is crucial to not only the health and well-being of potential future residents but also the wider community. To this end, in considering a reserved matters application, the Local Planning Authority would encourage any potential developer to consider the prescribed garden standards as a minimum as opposed to being a maximum.
- 5.6.4 The submitted indicative site plan illustrates how the site is able to accommodate the proposed quantum of development without a significant degree of policy conflict arising. The site incorporates adequate space to allow for a well designed layout to be secured the units provided should, given the space on site, all be capable of meeting the nationally prescribed space standards.
- 5.6.5 Policy DM27 'Open Space, Sports and Recreational Facilities' states that proposals which seek to protect and enhance existing designated open spaces, sports and recreational facilities, that are provided for their important value, will be supported by the Council. The policy further clarifies that where a development proposal is located in an area that is recognised to be deficient in open space, sports and recreational facilities, there is a requirement to provide appropriate contributions towards these forms of open space provision; either through on-site or a financial contribution toward the creation of new or the enhancement of existing open spaces, sports and recreational facilities off-site.
- 5.6.6 Based on the indicative plans, the Council's Public Realm Officer has confirmed (based on the methodology outlined within the Council's Planning Advisory Note (PAN) on Open Space) that the proposed development will require approximately 220m<sup>2</sup> of usable on-site amenity space. The submitted layout plan illustrates that this is achievable and that it will likely be positioned to the front of the dwellings so as to create a soft entrance and gateway into the site. In addition to on site provision, initial comments from the Public Realm Officer suggest that a financial off-site contribution of £30,556 may also be required at the reserved matters stage to support some upgrading works to paths and signage within the Warton Crag (a natural / semi natural open space owned by Lancaster City Council) in line with the Open Space PAN. Within their response, Public Realm have not identified any deficiencies of other typologies of open space and as such, the request is only in relation to natural and semi natural open space and improvements to existing recreational routes through the Crag. However, Officers are seeking further clarification on the identified project and the sum of money based on the indicative bedroom numbers to ensure that such an approach is CIL compliant in light of the adopted development plan policies. A verbal update on this matter will be provided at the Committee meeting. Any financial contribution sought, however, would need to be necessary, directly related to the development and fairly and reasonably related in scale and kind to the development. Nonetheless, the applicant has agreed to an obligation requiring the financial contribution referred to subject to the further clarification being sought by Officers.
- 5.6.7 With respect to air quality, the site is not located within any of the District's Air Quality Management Areas and owing to the modest nature of the scheme, a significant amount of traffic is not likely to be generated by the development. It is noted that the Council's Air Quality Officer has not raised an

objection or requested any site specific mitigation. However, policy DM31 of the Development Management DPD requires all development to demonstrate how they will seek to minimise and reduce air polluting emissions. Given the site's location, albeit within a sustainable settlement, there will be a degree of reliance upon private vehicles. Accordingly, it is considered reasonable to impose a condition which requires the scheme to deliver electric charge points and cycle storage facilities, especially as much of the traffic generated by this development will be travelled through Carnforth's Air Quality Management Area.

- 5.7 **Consideration 5 - Biodiversity** (NPPF: Chapter 15 paragraph 170 and 174-177 (Habitats and biodiversity); Strategic Policies and Land Allocations (SPLA) DPD policies SG1 Lancaster South Broad Area of Growth and EN7 (Environmentally Important Areas); Development Management (DM) DPD policies DM44 (Protection and Enhancement of Biodiversity), DM45 (Protection of Trees, Hedgerows and Woodland))
- 5.7.1 As required by the National Planning Policy Framework at paragraphs 8c, 170 and 175 the Local Planning Authority has a duty to consider the conservation of biodiversity and to ensure that valued landscapes or sites of biodiversity interest are protected when determining planning applications. The NPPF indicates that when determining planning applications, Local Planning Authorities must aim to conserve and enhance biodiversity and that opportunities to incorporate biodiversity in and around developments should be encouraged (Paragraph 175). This is underpinned by Paragraph 8 of the Framework, which details the three overarching objectives that the planning system should try to achieve, and it is here that the Framework indicates that planning should contribute to conserving and enhancing the natural environment. At a local level, this requirement is reflected through policies SP8 and DM44. Accordingly, the application is supported by a phase 1 biodiversity survey. The objectives of such an assessment are to identify potential habitats on or within a development site and to determine the suitability for protected or notable species. In addition, the survey should also seek to clarify what species may be on the site and what impacts, if any, may arise in the event of the development taking place.
- 5.7.2 The submitted biodiversity survey clarifies that the site (including trees and vegetation) have a low bat roost potential whilst offering potential bird nesting potential. In considering the potential impact upon bats, the Local Planning Authority, as the competent Authority must have regard to the Conservation of Habitats and Species Regulations 2010. The Regulations transpose certain prohibitions against activities affecting European Protected Species. These include prohibitions against the deliberate capturing, killing or disturbance and against the damage or destruction of a breeding site or resting place of such an animal. The Habitats Directive provides for the derogation from these prohibitions for specified reasons and providing certain conditions are met. In this instance, the submitted biodiversity survey confirms that a preliminary roost assessment took place in conjunction with an activity survey. No evidence of emerging bats was found, and the report therefore concludes that no further surveys or mitigation measures for roosting bats are required.
- 5.7.3 With respect to other species which may be marginally impacted by the development (predominantly birds, brown hares and badgers) the submitted ecology report recommends mitigation measures (timing of clearance, checking the site etc). In the event that planning permission be granted, such measures could be reasonably conditioned in accordance with the NPPF's advice and policy DM44. The biodiversity survey further recommends several enhancement measures in order to ensure the development secures biodiversity net gain, which would further secure compliance with paragraph 170 of the NPPF. Such measures could also be reasonably controlled through the imposition of a suitably worded planning condition requiring the submission of project appropriate enhancement measures.
- 5.7.4 In addition to the site specific biodiversity matters, due to the site's proximity to Morecambe Bay (450m), the application has been screened under the Habitats Regulations by the Local Planning Authority. Whilst the application does not result in any 'land take' from the designated site, the proposal does have potential for impacts to the designated areas from recreational disturbance. It would, for example, be possible to walk from the site to these areas given the close proximity. Mitigation could be put in place to reduce the potential use of the designated areas and adjacent functionally linked land.

- 5.7.5 Having undertaken an Appropriate Assessment, the Local Planning Authority concludes that the potential impacts from increased recreational pressure are considered to be limited by the relatively small size of the proposed development. However, to mitigate any potential increase in recreational pressures caused by the development, homeowner packs can be provided to each dwelling, as identified within the HRA for the Local Plan. The homeowner packs would be expected to include details of the adjacent designated sites (and the wider Morecambe Bay coastline), their sensitivities to recreational pressure and promote the use of alternative areas for recreation, in particular dog walking areas. This can be adequately covered by a condition on a planning consent and formal comments from Natural England confirm that they deem this approach to be appropriate.
- 5.8 **Consideration 6 Flood Risk and Drainage Matters**(NPPF: Chapter 14 paragraphs 150 and 153 (Planning for Climate Change) and paragraphs 155-163 and 165 (Planning and Flood Risk); Development Management (DM) DPD policies DM33 (Development and Flood Risk), DM34 (Surface Water Run-off and Sustainable Drainage), DM35 (Water Supply and Waste Water); Strategic Policies and Land Allocations (SPLA) DPD policies SP8 (Protecting the Natural Environment); Surface Water Drainage, Flood Risk Management and Watercourses Planning Advisory Note (PAN) (2015))
- 5.8.1 The NPPF advises that Local Planning Authorities should avoid permitting development in areas at the greatest risk of flooding and instead, it should directed towards the areas with a lower flood risk. This national requirement is reflected in policy DM33. The application site in question is wholly within flood zone 1 and is not therefore subject to the sequential or exception test as set out within the NPPF and there is no evidence within the submitted application which would suggest that the scheme is likely to exacerbate flooding in other locations.
- 5.8.2 With respect to surface water run off, policy DM34 advises that all new development should manage surface water run off in a sustainable way and that the design of all proposed surface water drainage systems should have regard to the surface water drainage hierarchy as set out below with 1 being the preference and 4 being the least preferred method:
1. Into the ground (infiltration at source);
  2. Attenuated discharge to a surface water body, watercourse or the sea;
  3. Attenuated discharge to surface water sewer, highway drain or another drainage system;
  4. Attenuated discharge to a combined sewer (as a last resort only in exceptional circumstances where it can be demonstrated that no other options higher up the hierarchy are feasible).
- 5.8.3 In this instance, although policy DM35 requires major developments to submit a drainage strategy, owing to the outline nature of the proposal, a final drainage scheme has not yet been designed. Instead, the application is supported by a planning statement which confirms the intention is to use soakaways for each dwelling with the driveways being constructed from permeable pavements. A basic percolation test has also been undertaken which confirms that two trial pits have been excavated and both drained successfully. However, these tests were conducted in May 2020 in dry conditions and this means that in winter months, performance may be significantly different.
- 5.8.4 Despite this, United Utilities has reviewed the submitted information and their response dated 25 June confirms that they do not object to the use of soakaways based on the data provided. A full investigation into the most appropriate method of surface water drainage, in accordance with the hierarchy is still recommended however.
- 5.8.5 The proposal has also been reviewed by the Lead Local Flood Authority(LLFA) given their statutory position as the responsible risk management authority pursuant to the 2010 Flood and Water Management Act. The LLFA has identified that the wider area does, at times, suffer from localised flooding due to the locality's existing drainage infrastructure being at capacity. However, subject to standard conditions relating to the submission of a final drainage scheme and its maintenance, the LLFA have raised no objection to the proposed development. The comments from the LLFA also recommend that a condition be imposed to control surface water drainage during the development's

construction phase and this is deemed to be both reasonable and necessary by the Local Planning Authority.

5.9 **Other matters for consideration**

5.9.1 **Education Infrastructure**

Paragraph 94 of the NPPF and policy DM58 of the Development Management DPD requires local planning authorities and developments to take a positive and collaborative approach to ensuring future residents of new development have access to school places. In this case, the Education Assessment from the Schools Planning Team requests a contribution of £23,061.75. However, this is based on hypothetical dwelling sizes and bedroom numbers. The final figure would need to be recalculated at the reserved matters stage once the final number of dwellings and bedroom numbers are known. This will be included within the planning obligation should the proposal be supported.

5.9.2 **Cultural Heritage**

With respect to cultural heritage, policy AS21 of the AONB's DPD provides that an investigation and recording of any archaeological interest on the site must be undertaken in line with relevant policies of the Lancaster Local Plan. However, in response to their formal consultation the Lancashire County Council Historic Environment team have confirmed that no such investigation is necessary.

**6.0 Conclusion and Planning Balance**

6.1 In conclusion, this scheme represents a policy compliant proposal that Officers feel is capable of being supported. The site is allocated for housing under the AONB DPD and policy SP2 of the SPLA DPD identifies the village of Warton as being a sustainable settlement capable of accommodating a degree of residential growth. The final details of the proposal will be considered through the submission of a reserved matters application but the principle of residential development on the site is supported. In addition, the Council's lack of a 5 year housing supply means that the proposal must be considered within the context of the NPPF's presumption in favour of sustainable development and this is a material consideration within the decision making process.

6.2 Based on the current submission and the site's ability to accommodate the proposed quantum of development to a satisfactory standard, no material reasons to refuse the development have been identified by the Local Planning Authority. Ultimately, the proposal will make a positive contribution in terms of providing additional homes (albeit modest), a degree of useable open space and it will also make a likely contribution towards the locality's education provision depending upon the details submitted at the reserved matters stage. The scheme will also deliver up to 6 affordable units and all dwellings delivered will be required to meet the nationally described space standards as well being designed to be M4(2) compliant (accessible and adaptable homes). These are factors of significant benefit that weigh in favour of the scheme.

6.3 Overall, the scheme is considered to be one which is able to deliver a degree of material benefits to the locality whilst contributing positively to the area's shortfall in housing needs. Whilst a number of local objections are noted, Officers have not identified any material or significant reasons which would suggest that the scheme should be refused.

**Recommendation**

It is recommended that Outline Planning Permission **BE GRANTED** subject to a planning obligation securing the following:

- 50% affordable housing provision
- Education contribution (1 x secondary place but to be confirmed at reserved matters stage)
- Provision of onsite amenity space to be calculated and agreed as part of the reserved matters application
- Off-site public open space financial contribution to be agreed at reserved matters
- Provision of Management Company to manage and maintain open space, landscaping and other land/infrastructure that is not adopted by public bodies.

and the following planning conditions:

Condition no.	Description	Type
1	Time limit and submission of reserved matters	Standard
2	In accordance with plans	Standard
3	Land contamination condition	Pre commencement
4	Submission of a surface water drainage scheme	Pre commencement
5	Submission of a surface water drainage scheme during construction	Pre commencement
6	Submission of access details	Pre commencement
7	Submission of site level details	Pre commencement
8	Hedge translocation and delivery of visibility splays	Pre commencement
9	Off site highway works	Pre commencement
10	Provision of pedestrian linkage	Pre commencement
11	Boundary treatments	Above ground level
12	EV points and cycle stores	Above ground level
13	Submission of foul drainage scheme	Pre occupation
14	Verification / maintenance for surface water drainage	Pre occupation
15	Ecological enhancements	Pre occupation
16	Homeowner packs	Pre occupation
17	Specification of internal estate road	Pre occupation
18	Ecological mitigation measures (site specific)	Compliance
19	Houses to be NDSS compliant	Compliance
20	20% of houses to be compliant with M4(2) Building Regulations	Compliance
21	Removal of permitted development	Compliance
22	Subject to the scheme agreed under condition 8, retention of hedge	Compliance

**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

## LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
19/00507/VCN	Mellishaw North Development Site, Mellishaw Lane, Heaton With Oxcliffe Erection of four buildings comprising a total of 20 industrial units (B1a Office, B1c light industrial, B2 general industrial and B8 storage and distribution), the creation of associated access, internal roads and parking and erection of sub-station (pursuant to the variation of conditions 2, 4, 5, 6, 8, 9, 10 and 11 on planning permission 18/00434/FUL to amend the approved plans to alter the elevations, and provide details of surface water drainage, site levels, highways improvements, materials, boundary treatments and cycle storage for Aston Cox Ltd (Westgate Ward 2015 Ward)	Application Permitted
19/01575/FUL	Land At, 2 Hall Garth Close, Capernwray Road Erection of a dwelling (C3) and detached garage with associated landscaping and access for Mr & Mrs R+L Jackson (Kellet Ward 2015 Ward)	Application Permitted
20/00047/FUL	Escowbeck Farm, Quernmore Road, Caton Demolition of existing steel/block agricultural buildings and re development of site to provide 5 residential dwellings, including conversion and extension of existing barn and outbuilding (to form 3 dwellings) and erection of 2 new dwellings with associated access. for Mr Grant Parker (Lower Lune Valley Ward 2015 Ward)	Application Permitted
20/00111/FUL	3 Croftlands, 28 Westbourne Road, Lancaster Erection of a three storey side extension and a front porch, creation of an 8-bed HMO (sui generis), one 5-bed HMO (C4), one 3-bed HMO (C4), two 2-bed flats (C3) and one 1-bed flat (C3), erection of a bin store, cycle store, installation of fence and gates, installation of solar panels and replacement windows for Mr Simon Gershon (Castle Ward 2015 Ward)	Application Permitted
20/00112/DIS	Land South Of Playing Field Trumacar Lane, Middleton Road, Heysham Discharge of conditions 3,4,5,6,7,8,9,10,11 and 13 on approved application 17/00848/OUT for Stanley Investments Ltd And Jigsaw Homes (Overton Ward 2015 Ward)	Split Decision
20/00590/FUL	Craggs Cottage, Craggs Lane, Tatham Change of use of agricultural land to residential land in association with Craggs Cottage and erection of an outbuilding to create annex accommodation in association with Craggs Cottage for Mr Robert Guy (Lower Lune Valley Ward 2015 Ward)	Application Permitted



LIST OF DELEGATED PLANNING DECISIONS

20/00820/VCN	179 Torrisholme Road, Lancaster, Lancashire Erection of a single storey rear extension, a first floor side extension, two storey front extension, installation of a raised replacement roof and construction of a rear terrace (pursuant to the variation of conditions 2 and 3 on planning permission 19/00770/FUL to alter the material of the external walls from render to Blenheim multi red brick for Mr Tom Hill (Torrisholme Ward 2015 Ward)	Application Permitted
20/00821/FUL	39 Woborrow Road/28 Bailey Lane, Heysham, Morecambe Change of use of dwelling (C3) to a dwelling (C3) and self contained holiday accommodation (C3) including installation of garage door to storage area and replacement window with Juliette balcony for Mr. & Mrs K. Wareing (Heysham Central Ward 2015 Ward)	Application Permitted
20/00874/FUL	Green Farm, Mewith Lane, Tatham Erection of single storey garage and office extensions to existing detached building on ancillary garden area for Mr M Harrison (Lower Lune Valley Ward 2015 Ward)	Application Refused
20/00879/FUL	The High Farm, Docker Lane, Arkholme Erection of a 2 storey agricultural worker's dwelling and drainage infrastructure for Mr and Mrs Geoff and Deb Pye (Kellet Ward 2015 Ward)	Application Permitted
20/00915/FUL	Silverwell Hotel, 20 West End Road, Morecambe Construction of a dormer extension to the rear elevation, removal of fire escape staircase and installation of new and replacement windows for Mr.&Mrs. D. Rees (Harbour Ward 2015 Ward)	Application Refused
20/00937/VLA	Site Of Former Warton Grange Farm, Farleton Close, Warton Variation of legal agreement attached to planning permissions 15/00847/OUT and 18/01603/FUL to amend the affordable housing provision for Mr Byran Wilson (Warton Ward 2015 Ward)	Application Permitted
20/01034/FUL	Hill Top Farm, Hill Lane, Nether Kellet Relevant demolition of agricultural buildings, change of use of two agricultural barns to one dwellinghouse (C3), change of use of agricultural land to residential land in association with the proposed dwelling, creation of a new vehicular access point, excavation of land to create a driveway and construction of a car port for Mrs M Cornthwaite (Kellet Ward 2015 Ward)	Application Withdrawn
20/01052/FUL	New House Farm, Littledale Road, Littledale Erection of a cattle housing building, excavation of land and creation of a slurry store for Stephen France (Lower Lune Valley Ward 2015 Ward)	Application Permitted
20/01068/FUL	Field At Grid Reference 351438 465800, Kirkby Lonsdale Road, Halton Change of use of agricultural land to site 2 stable blocks and a tack room for Mr. G. Howard (Halton-with-Aughton Ward 2015 Ward)	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

20/01097/FUL	36 Poulton Road, Morecambe, Lancashire Change of use of two flats to three 1-bed flats, erection of a three storey southwest side extension, replacement of existing ground floor bay window, removal of existing shopfront fascia and alterations to windows and doors for Mr P McChrystal (Poulton Ward 2015 Ward)	Application Permitted
20/01119/ELDC	3 Waterside Barn, Stodday Lane, Lancaster Existing lawful development certificate for use of land as ancillary residential land in association with 3 Waterside Barns for Mr David Costley-Wood (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted
20/01144/FUL	11 Marine Drive, Hest Bank, Lancaster Creation of a dropped kerb for Mr Peter Buckley (Bolton And Slyne Ward 2015 Ward)	Application Permitted
20/01167/FUL	Highfield, Cove Road, Silverdale Change of use of agricultural land to residential land in association with Highfield, removal of existing greenhouse, construction of a tennis court and retrospective alterations to land levels for Mr R Young (Silverdale Ward 2015 Ward)	Application Refused
20/01173/FUL	Sunningdale, Holme Lane, Brookhouse Retention of fence including creating a living wall and change of use of grass verge to residential land in association with Sunningdale for Mr N Whiley (Lower Lune Valley Ward 2015 Ward)	Application Refused
20/01175/PLDC	7 Prospect Street, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey outbuilding to rear for Mr Jack Baldwin (John O'Gaunt Ward 2015 Ward)	Application Withdrawn
20/01191/FUL	Land At, Carnforth Business Park, Kellet Road Erection of a retail food store (use class E) with associated parking, access, gates and boundary fencing, construction of a bin store and landscaping for Mr Oliver Whiley (Carnforth And Millhead Ward 2015 Ward)	Application Refused
20/01192/VCN	Land Adjacent To The Willows, Moor Close Lane, Over Kellet Erection of a two storey detached dwelling (C3) incorporating balconies with associated access and installation of a package treatment plant (pursuant to the variation of conditions 2,3,4,5, 6 and 8 on approved application 19/01462/FUL to amend the approved plans including alterations to the footprint, the internal layout, window arrangement, the balustrade material, include a chimney and agree details on materials, landscaping, surface water and foul drainage) for Mr George Whiley (Kellet Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

20/01193/VCN	The Willows, Moor Close Lane, Over Kellet Change of use of agricultural land to domestic garden, demolition of existing dwelling and erection of a part single storey and part two storey replacement dwelling incorporating terrace and installation of a package treatment plant (pursuant to conditions 2, 4, 5, 6, 7 and 9 on approved application 19/01555/FUL to facilitate a garage to the south western elevation, design changes to the elevations, alter the balustrade material, include a chimney and agree details on materials, landscaping, surface water and foul drainage) for Mr and Mrs Simon Whiley (Kellet Ward 2015 Ward)	Application Permitted
20/01205/FUL	NGW 165601 Telephone Exchange, Cawthorne Street, Lancaster Installation of 3 replacement antennas and associated apparatus for Cellnex And EE Ltd And Hutchison 3G UK Ltd (Castle Ward 2015 Ward)	Application Permitted
20/01217/FUL	24 Hala Grove, Lancaster, Lancashire Demolition of side extension to existing dwelling and erection of a dwelling on land adjacent for Mr L Deighton (Scotforth East Ward 2015 Ward)	Application Permitted
20/01218/FUL	Brookhouse Old Hall, Brookhouse Road, Brookhouse Erection of a two storey detached dwelling and boundary wall, construction of a decked area to the side and a raised area of hardstanding to the front for Mr M Horner (Lower Lune Valley Ward 2015 Ward)	Application Permitted
20/01219/LB	Brookhouse Old Hall, Brookhouse Road, Brookhouse Listed building application for the erection of boundary walls and creating an opening within existing boundary wall for Mr M Horner (Lower Lune Valley Ward 2015 Ward)	Application Permitted
20/01222/FUL	1 Hazelrigg Barn, Hazelrigg Lane, Scotforth Change of use of ancillary granny annexe (associated with Hazelrigg Barn) to an independent residential dwelling with associated external store, garden, access and parking for Mr Guy Constantine (University And Scotforth Rural Ward)	Application Permitted
20/01232/FUL	Treatment Plant, Stoneleigh Court, Silverdale Erection of a pump house to accommodate an existing water treatment plant for N Parry - Chairman (Silverdale Ward 2015 Ward)	Application Permitted
20/01299/LB	19 Shore Road, Silverdale, Carnforth Listed Building application for the installation of two rooflights to an existing outbuilding for Ms Sue Crossley (Silverdale Ward 2015 Ward)	Application Permitted
20/01301/FUL	Beech House, Back Lane, Priest Hutton Erection of a single storey side extension and construction of external steps for Mr Shuttleworth (Kellet Ward 2015 Ward)	Application Permitted
20/01320/FUL	12 Fife Street, Lancaster, Lancashire Construction of a dormer extension to the rear elevation for Mr. J. Short (Marsh Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

20/01331/LB	Watson House, Whitebeck Lane, Priest Hutton Listed building application for the removal of partition walls, removal of door, installation of replacement window, blocking up and alterations to existing openings, blocking up of door opening, alterations to cill levels, creation of new openings and installation of bi-fold doors for Mr and Mrs Andrew Foulds (Kellet Ward 2015 Ward)	Application Permitted
20/01363/LB	75 Church Street, Lancaster, Lancashire Listed building application for the infilling a doorway and removal of an internal wall at ground floor level and installation of new steelwork for Kate Knight (Castle Ward 2015 Ward)	Application Permitted
20/01377/FUL	12 Tomlinson Road, Heysham, Morecambe Erection of a two storey rear extension for Mr Thomas Macintyre (Heysham South Ward 2015 Ward)	Application Permitted
20/01393/FUL	2 Melling Hall, Melling Road, Melling Removal of existing septic tank and installation of new sewage treatment plant for Kevin Barrett (Upper Lune Valley Ward 2015 Ward)	Application Permitted
20/01409/FUL	83 White Lund Road, Morecambe, Lancashire Erection of a single storey side/rear extension for Mr.&Mrs. J. Miller (Westgate Ward 2015 Ward)	Application Permitted
20/01412/FUL	The Tall Cottage, Main Road, Thurnham Erection of a single storey rear extension for Mr. D. Hope (Ellel Ward 2015 Ward)	Application Refused
20/01437/VLA	Land South Of Playing Field Trumacar Lane, Middleton Road, Heysham Variation of legal agreement attached to planning permission 17/00848/OUT to amend the affordable housing provisions for Miss Maria Runaghan (Overton Ward 2015 Ward)	Application Permitted
20/01444/FUL	6 Lindow Street, Lancaster, Lancashire Change of use of ground floor flat (C3) and house in multiple occupation (C4) above into one dwelling (C3) for Hafsha Hafeji (Castle Ward 2015 Ward)	Application Permitted
20/01446/FUL	56-58 King Street, Lancaster, Lancashire Installation of lighting to illuminate existing fascia signs on South and East elevations for Mr A Parkinson (Castle Ward 2015 Ward)	Application Permitted
20/01449/FUL	Asda, Ovangle Road, Morecambe Erection of a replacement canopy in car park for grocery collection service for Taylor-Smith (Westgate Ward 2015 Ward)	Application Permitted
20/01451/PLDC	44 Balmoral Road, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) and construction of dormer extension to the rear elevation and two rooflights to the front elevation for MCV Investments Ltd (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

20/01454/PLDC	42 Balmoral Road, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) and construction of dormer extension to the rear elevation and two rooflights to the front elevation for MCM Investments Ltd (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
20/01455/LB	Redmayne House, Back Lane, Wrayton Listed building application for the installation of replacement windows to the front elevation, ground floor WC window to the east elevation, the ground floor lounge window to the rear elevation and replacement of the windows and door to the porch on the front elevation for Miss Helen Reid (Upper Lune Valley Ward 2015 Ward)	Application Permitted
20/01456/PLDC	3 Alan Grove, Heysham, Morecambe Proposed Lawful Development Certificate for the construction of a hip to gable extension, construction of a dormer extension to the rear elevation, installation of replacement door and window to the ground floor side elevation and a rooflight to the front elevation for Mr.&Mrs. P. Marrin (Heysham South Ward 2015 Ward)	Lawful Development Certificate Granted
20/01459/FUL	Royal Lancaster Infirmary, Ashton Road, Lancaster Relevant demolition of 2 single storey buildings and erection of a 2 storey extension to medical unit 1 to house bed elevators and a mattress evacuation stair for Mark Hampton (Scotforth West Ward 2015 Ward)	Application Permitted
20/01460/LB	Royal Lancaster Infirmary, Ashton Road, Lancaster Listed building application for relevant demolition of 2 single storey buildings and erection of a 2 storey extension to medical unit 1 to house bed elevators and a mattress evacuation stair for Mark Hampton (Scotforth West Ward 2015 Ward)	Application Permitted
20/01461/LB	Lancaster Railway Station, Westbourne Road, Lancaster Listed building application for installation of real time bus information display for Mr John Holden (Castle Ward 2015 Ward)	Application Permitted
21/00003/FUL	19 Leslie Avenue, Caton, Lancaster Erection of a part two storey part single storey rear and side extension for Mr and Mrs Gott (Lower Lune Valley Ward 2015 Ward)	Application Refused
21/00004/ADV	118 - 120 Heysham Road, Heysham, Morecambe Advertisement application for the display of internally illuminated digital poster board to the side elevation for Wildstone Group Limited (Heysham North Ward 2015 Ward)	Application Refused
21/00005/FUL	19 Chapel Lane, Overton, Morecambe Erection of single storey front extension, conversion of garage into habitable room and erection of detached outbuilding to front garden for Mr Simon Ward (Overton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00008/PLDC	64 Newsham Road, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) and construction of dormer extension to the rear elevation and two rooflights to the front elevation for MCV Investments Limited (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted
21/00016/LB	Baines Bagguley Penhale Solicitors, 22 Sun Street, Lancaster Listed building application to facilitate the conversion of offices into dwellinghouse comprising of alterations to internal partition walls on the first floor to create kitchen and shower room, repairs to windows and shutters, repairs to roof timbers and replacement of roof for Mr & Ms Robert & Gina Williams Aylward (Castle Ward 2015 Ward)	Application Permitted
21/00017/LB	98 Church Street, Lancaster, Lancashire Listed building application for the installation of replacement windows and doors to the front elevation for Mr Andrew Dennis (Castle Ward 2015 Ward)	Application Permitted
21/00018/CU	Baines Bagguley Penhale Solicitors, 22 Sun Street, Lancaster Change of use of offices (Class E) into one dwellinghouse (C3) for Mr & Ms Robert & Gina Williams Aylward (Castle Ward 2015 Ward)	Application Permitted
21/00022/DIS	Christ Church, Broadway, Morecambe Discharge of conditions 3 and 7 on approved application 20/00293/FUL for Philip Lambert (Bare Ward 2015 Ward)	Application Permitted
21/00023/DIS	Halton Training Camp, Halton Road, Halton Discharge of conditions 3 and 7 on approved application 20/00079/FUL for Mark Heginbotham (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00024/PLDC	2 Eden Grove, Bolton Le Sands, Carnforth Proposed lawful development certificate for the erection of a single storey side extension for Mr. D. Robinson (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
21/00025/PLDC	50 Foxfield Avenue, Morecambe, Lancashire Proposed lawful development certificate for construction of a dormer extension to the rear elevation and installation of a first floor window to the side elevation for Mr. & Mrs. T. Huartson (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted
21/00031/DIS	The Gardens, Dallas Road, Lancaster Discharge of conditions 3, 4, 5, 9, 10 and 11 on approved application 20/00276/FUL for Mr Neale Goddard (Castle Ward 2015 Ward)	Application Permitted
21/00034/FUL	Sellerley Farm, Conder Green Road, Galgate Retrospective permission for the erection of an agricultural building for livestock for Mr Edward Newsham (Ellel Ward 2015 Ward)	Application Permitted
21/00040/FUL	1 Mallside Close, Lancaster, Lancashire Retrospective application for the retention of 18 solar panels on the south (front) and west (side) facing roofs for Mr Mourughan Kalyanasundaram (Bulk Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00041/DIS	Low Hall Farm, Main Street, Whittington Discharge of conditions 3 and 4 on approved application 19/01510/LB for Mrs Louise Collinson (Upper Lune Valley Ward 2015 Ward)	Split Decision
21/00042/DIS	Low Hall Farm, Main Street, Whittington Discharge of conditions 3 and 4 on approved application 19/01509/FUL for Mrs Louise Collinson (Upper Lune Valley Ward 2015 Ward)	Split Decision
21/00042/VCN	Laund Garage And Ellel Institute, Stoney Lane, Galgate Demolition of village institute (D1), garage and office units (B2) and erection of a replacement single storey garage (B2) with associated access, car parking, boundary fencing, gate, new retaining wall to rear and side, and alterations to land levels (Pursuant to the variation of condition 2 on planning permission 19/00215/FUL to amend the proposed plans in relation to materials and install solar panels) for Mr David France (Ellel Ward 2015 Ward)	Application Permitted
21/00045/DIS	Land Rear Of Launds Field, Stoney Lane, Galgate Discharge of conditions 3, 6 and 7 and part of conditions 4 and 5 on approved application 20/01335/VCN for Mr Lee Norman (Ellel Ward 2015 Ward)	Split Decision
21/00046/LB	Old Vicarage, Burrow Road, Tunstall Listed building application for removal of roof slates, installation of insulation and roofing felt and replacement of existing roof slates for Mr and Mrs Walkden (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00047/DIS	The Lodge, Cragg Road, Wray Discharge of condition 3 on approved application 20/00360/FUL for Mr & Mrs Bowyer (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00047/PLDC	48 Balmoral Road, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) and construction of dormer extension to the rear elevation and two rooflights to the front elevation for MCV Investments Limited (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
21/00049/DIS	Lower House Cottage, Park House Lane, Wray Discharge of condition 4 on approved application 20/00390/FUL for Mrs Rebekah Huddleston (Lower Lune Valley Ward 2015 Ward)	Split Decision
21/00049/FUL	2 Ailsa Walk, Heysham, Morecambe Construction of a Juliet balcony to the rear elevation for Mrs Claire Lawton (Heysham South Ward 2015 Ward)	Application Permitted
21/00051/DIS	Land At Grid Reference 351057 464848, Low Road, Halton Discharge of condition 3, 4 and 5 on approved application 20/00277/FUL for Cadman (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00051/FUL	Ocean Edge Holiday Park, Moneyclose Lane, Heysham Construction of a pergola, extension to existing decking area with external seating and lighting, installation of new ramp and steps for David Kidd (Overton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00053/DIS	Higher Croasdale Grains, Petersbottom Lane, Lowgill Discharge of condition 5 on approved application 20/00107/FUL  for F & K Estates (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00054/DIS	Library, Library Avenue, Lancaster University Discharge of conditions 3, 5 and 7 on approved application 19/00319/FUL for Mr David Griffiths (University And Scotforth Rural Ward)	Application Permitted
21/00058/FUL	Lancaster Royal Grammar School, East Road, Lancaster Erection of a replacement gate to the rear (Moorgate entrance) and erection of new gates and railings to the front (East Road entrance) for Mr Richard Gittins (Bulk Ward 2015 Ward)	Application Permitted
21/00059/DIS	Land Off Bye Pass Road And , Land Rear Of 18 To 24 Monkswell Avenue, Bolton Le Sands Discharge of condition 9 on approved application 18/01493/FUL for Mr J Grafton (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00059/LB	Lancaster Royal Grammar School, East Road, Lancaster Listed building application for the erection of a replacement gate to the rear (Moorgate entrance) and erection of new gates and railings to the front (East Road entrance) for Mr Richard Gittins (Bulk Ward 2015 Ward)	Application Permitted
21/00062/DIS	The Lodge, Cragg Road, Wray Discharge of condition 3 on approved application 20/00361/LB for Mr And Mrs Bowyer (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00062/FUL	3 Kenwood Avenue, Morecambe, Lancashire Demolition of existing garage and erection of a replacement attached garage for Mr. J. Tate (Harbour Ward 2015 Ward)	Application Permitted
21/00063/PLDC	240 Lancaster Road, Morecambe, Lancashire Proposed lawful development certificate for erection of a single storey side extension for Mr. C. Wilde (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
21/00066/DIS	Land North Of Hala Carr Farm, Bowerham Road, Lancaster Discharge of conditions 5, 6 and 7 on approved application 19/01158/FUL for Oakmere Homes (University And Scotforth Rural Ward)	Application Permitted
21/00066/FUL	The Bungalow, Peter Lane, Yealand Conyers Erection of single storey rear extension with balcony above, re-positioning of windows and doors and re-rendering of external walls for Mr & Mrs M Allen (Warton Ward 2015 Ward)	Application Permitted
21/00067/DIS	Ivy Cottage, Low Road, Halton Discharge of conditions 3 and 5 on approved application 20/00278/VCN for Mr Richard Hepwood (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00068/DIS	4 -5 Stonewell, Lancaster, Lancashire Discharge of condition 3 on approved application 20/00990/FUL for Mr Peter Mercer (Bulk Ward 2015 Ward)	Application Permitted



## LIST OF DELEGATED PLANNING DECISIONS

21/00069/DIS	West Penwyth, Kirkby Lonsdale Road, Over Kellet Discharge of condition 5 on approved application 20/01083/VCN for Mr and Mrs Oliver Whiley (Kellet Ward 2015 Ward)	Application Permitted
21/00070/DIS	Land North Of Stonesby House, Stanmore Drive, Lancaster Discharge of conditions 3 and 4 on approved application 20/01009/FUL for Munshi (Scotforth West Ward 2015 Ward)	Application Permitted
21/00071/DIS	Halton Training Camp, Halton Road, Halton Discharge of condition 4 on approved application 20/00079/FUL for Mark Heginbotham (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00082/FUL	18 Lordsome Road, Heysham, Morecambe Demolition of existing single storey rear extension and erection of a part two/part single storey rear/side extension for Mr.&Mrs. R. Blundell (Heysham North Ward 2015 Ward)	Application Withdrawn
21/00084/FUL	67 Sea View Drive, Hest Bank, Lancaster Construction of dormer extensions to both side elevations for Mr Robert Cousins (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00085/LB	Monastery Of Our Lady Of Hyning, Main Street, Warton Listed building application for internal modifications to the first and second floors to provide ensuite bedrooms including reconfiguration of layout, refurbishment doors, ceiling, skirting boards and architraves, thermal and acoustic upgrades and refurbishment of ground floor wc areas and external refurbishment including repairs to rooflight and windows for The Trustees Of The Bernardine Sisters (Warton Ward 2015 Ward)	Application Permitted
21/00088/LB	7 - 9 Chapel Street, Lancaster, Lancashire Listed building application for the installation of new ground floor window to the side elevation for Mr Peter Hearne (Bulk Ward 2015 Ward)	Application Permitted
21/00089/PLDC	6 Golgotha Road, Lancaster, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the rear elevation for Mr M Collins (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
21/00090/HLDC	Websters Farmhouse And Websters Croft, Conder Green Road, Conder Green Application for certificate of lawfulness of proposed works to a listed building for replacement of slates, installation of breathable membrane, rebatten, replace existing usable slates and replace any damaged slates to match existing for Mr Piers Martin (Ellel Ward 2015 Ward)	Lawful Development Certificate Granted
21/00092/FUL	22 Kings Drive, Carnforth, Lancashire Demolition of existing garage and erection of a two storey side extension and single storey front extension for Mr. Piotr Stryj (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00094/FUL	4 Lonsdale Road, Hest Bank, Lancaster Erection of single storey rear extension, two storey side extension and rear raised patio for Mr & Mrs D Yates (Bolton And Slyne Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00109/FUL	3 Africa Drive, Lancaster, Lancashire Conversion of existing garage to create ancillary accommodation for Mrs Rebecca Goulds (Marsh Ward 2015 Ward)	Application Permitted
21/00110/FUL	Queen Elizabeth Court, West End Road, Morecambe Creation of four additional car parking spaces and provision of disabled parking bay for Mr Richard Hope (Harbour Ward 2015 Ward)	Application Permitted
21/00117/FUL	64 Lancaster Road, Carnforth, Lancashire Part retrospective application for partial demolition of rear boundary wall and rebuilding at 1.8m high and set back 1.7m from the rear highway for Mr Michael Cooper (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00118/NMA	Land North Of Hala Carr Farm, Bowerham Road, Lancaster Non material amendment to planning permission 19/01158/FUL for changes to plots 6, 7, 14, 15, 16, 17, 18 and 19 to amend the rear garden plot levels and boundary treatments for Oakmere Homes (University And Scotforth Rural Ward)	Application Permitted
21/00119/VCN	Land Adjacent Burrow House, Burrow Heights Lane, Lancaster Reserved matters application for the erection of two detached dwellings (Pursuant to the variation of condition 2 on planning permission 20/00836/REM to amend previously approved plans) for Mr Stainton (University And Scotforth Rural Ward)	Application Permitted
21/00120/FUL	Beaumont Cote Manor, Strellas Lane, Slyne Installation of sewage treatment plant for Mr & Mrs Procter (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00147/ELDC	Overtown Farm, Woodman Lane, Cowan Bridge Existing lawful development certificate for the use of land as residential land ancillary to Overtown Farm, including garden and parking areas for Mr and Mrs Simon and Sarah Cleaver (Upper Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
21/00149/FUL	Workshop Rear Of, Brook Street, Lancaster Recladding of existing elevations, installation of new fascias and guttering and erection of metal boundary fence and gate for Mr Mark Goodwin (Castle Ward 2015 Ward)	Application Permitted
21/00152/FUL	Honeysuckle Hill, Lindeth Road, Silverdale Erection of single storey rear extension, alterations to land levels to create raised patio area to the rear with elevated walkway, handrails and balustrade, and creation of a driveway for Mike and Rita Walker (Silverdale Ward 2015 Ward)	Application Permitted
21/00153/FUL	6 Sunningdale Avenue, Hest Bank, Lancaster Erection of single storey side extension with replacement roof to rear for Mr & Mrs Michaels (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00155/FUL	8 Crag Bank Crescent, Carnforth, Lancashire Retrospective application for the installation of a telescopic mast and amateur radio aerials for Mr Darren Owen (Carnforth And Millhead Ward 2015 Ward)	Application Refused

## LIST OF DELEGATED PLANNING DECISIONS

21/00157/FUL	1 Crag Bank Road, Carnforth, Lancashire Demolition of existing conservatory, erection of a replacement single storey rear extension and construction of a raised patio for Mr & Mrs John Morkin (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00159/FUL	1 Wesley Drive, Heysham, Morecambe Erection of single storey front extension for Odipe (Heysham South Ward 2015 Ward)	Application Refused
21/00166/FUL	8 Sunningdale Crescent, Hest Bank, Lancaster Demolition of detached garage, demolition of rear conservatory, and erection of single storey side extension for Mr. G. Dennison (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00167/PLDC	13 Nicholson Crescent, Morecambe, Lancashire Proposed lawful development certificate for erection of single storey rear extension for Mr. & Miss S. Cockburn/ Williams (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
21/00168/FUL	Flat 3, 16 Westminster Road, Morecambe Construction of a dormer extension to the rear elevation. for Mr. G. Winder (Harbour Ward 2015 Ward)	Application Permitted
21/00173/FUL	North Quay, Heysham Harbour, Heysham Installation of 6m high telecommunications mast attached to existing single storey building for Mrs Emma Castle (Overton Ward 2015 Ward)	Application Permitted
21/00182/FUL	Thornfield Barn, Bay Horse Road, Ellel Construction of two dormer extensions to the front elevation and a Juliette balcony to the northwest side elevation for Mr Paul Jones (Ellel Ward 2015 Ward)	Application Permitted
21/00184/PLDC	31 Bowland Drive, Lancaster, Lancashire Proposed lawful development certificate for the construction of a hip to gable roof extension, rear dormer extension and installation of three roof lights to the front elevation for Mrs Karen Abbott (Skerton West Ward 2015 Ward)	Lawful Development Certificate Granted
21/00188/VCN	Royal Lancaster Infirmary, Ashton Road, Lancaster Removal of existing external spiral staircase and erection of a three storey staircase extension to north elevation of Surgical Admissions Building and Education Centre (pursuant to the variation of conditions 2 and 3 on planning permission 20/01128/FUL to amend the approved plans and alter windows) for Mark Hampton (Scotforth West Ward 2015 Ward)	Application Permitted
21/00198/FUL	19 Sharpes Avenue, Lancaster, Lancashire Erection of a first floor front extension for Mr Steven Armer (Scotforth West Ward 2015 Ward)	Application Refused
21/00205/FUL	7 - 9 Chapel Street, Lancaster, Lancashire Installation of new ground floor window to the side elevation for Mr Peter Hearne (Bulk Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00225/FUL	166 Lancaster Road, Carnforth, Lancashire Demolition of existing detached garage and erection of attached garage for Mr Lyle and Mrs Deanne Simpson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00231/FUL	Brookhouse Hall, Brookhouse Road, Brookhouse Retrospective application for demolition of conservatory and erection of replacement single storey extension for Mr Craig Worrell (Lower Lune Valley Ward 2015 Ward)	Application Refused
21/00241/PLDC	6 Duddon Close, Heaton With Oxcliffe, Morecambe Proposed lawful development certificate for the erection of a single storey rear extension for Mr Philip Warwick (Skerton West Ward 2015 Ward)	Lawful Development Certificate Granted
21/00243/ADV	3 Mannin Way, Lancaster, Lancashire Advertisement application for the display of an externally illuminated halo sign for Mrs Cheryl Reeves (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00247/PLDC	7 Cranwell Avenue, Lancaster, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the side elevation and extension to the existing chimney for Mr & Mrs Percival (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
21/00253/PLDC	12 Manor Crescent, Slyne, Lancaster Proposed lawful development certificate for the erection of a garage for Mr Lee Prior (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
21/00261/FUL	Trumley Farm, Trailholme Road, Overton Erection of an agricultural storage building for Mr Wannop (Overton Ward 2015 Ward)	Application Permitted
21/00265/FUL	Honeystones, Melling Road, Melling Construction of roofs over two existing open midden stores for Mr John Clarke (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00275/FUL	Heron House, 67 Queen Street, Morecambe Installation of replacement windows to all elevations for DWP (Poulton Ward 2015 Ward)	Application Permitted
21/00286/FUL	7 Leamington Road, Morecambe, Lancashire Construction of a dormer extension to the side elevation and construction of raised terrace to the rear for Mrs Michelle Jackson (Westgate Ward 2015 Ward)	Application Permitted
21/00298/PLDC	24 Camborne Avenue, Carnforth, Lancashire Proposed lawful development certificate for the demolition of an existing conservatory and erection of a single storey rear extension  for Mrs Y Edgar (Carnforth And Millhead Ward 2015 Ward)	Lawful Development Certificate Granted
21/00315/PLDC	30 Pottery Gardens, Lancaster, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr.&Mrs. J. Toulmin (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

21/00326/FUL	14 Carr Lane, Middleton, Morecambe Demolition of existing single storey rear extension and erection of a single storey side and rear extension for Mr. D. Atkinson (Overton Ward 2015 Ward)	Application Permitted
21/00330/FUL	19 Laund Gardens, Galgate, Lancaster Erection of a single storey rear extension for Mr. S. Thomson (Ellel Ward 2015 Ward)	Application Permitted
21/00339/PLDC	88 Torrisholme Road, Lancaster, Lancashire Proposed lawful development certificate for the conversion of a detached garage to create ancillary accommodation in association with 88 Torrisholme Road for Mrs Kimberley Carter (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted
21/00341/FUL	Higher Lythe Barn, Lythe Lane, Tatham Installation of replacement doors and windows to all elevations for Dr Sharon Leak (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00344/FUL	Tithe Barn Cottage, Cantsfield Road, Cantsfield Conversion of passageway to ancillary living accommodation, including the installation of a glazed screen to the front and bi-fold doors to the rear for Mr James Millar (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00347/PLDC	8 Rays Drive, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey side extension for Mrs. C. Moorby (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted
21/00350/FUL	15 Coleman Drive, Lancaster, Lancashire Erection of single storey rear extension and conversion of garage into habitable room for Mr and Mrs Cowey (Bulk Ward 2015 Ward)	Application Permitted
21/00351/FUL	Potters Hill, Elmslack Lane, Silverdale Construction of a first floor balcony to the side and rear elevation for Mr & Mrs Livesey (Silverdale Ward 2015 Ward)	Application Permitted
21/00354/PAC	Blackpool Teaching Hospitals NHS Foundation Trust, Community Health Offices, Slyne Road Prior approval for change of use from office (E) into 13 dwellinghouses (C3) for Healthcare Solutions Ltd (Skerton East Ward 2015 Ward)	Prior Approval Granted
21/00361/FUL	Barley Bank House, Rantreefold Road, Tatham Demolition of existing conservatory and erection of single storey side extension for Ms N Hacking (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00362/FUL	4 Rydal Road, Bolton Le Sands, Carnforth Demolition of existing rear extension, erection of a single storey rear extension with a raised patio area and construction of a raised roof to existing side extension for Mr R Mews (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00381/FUL	27 Hawthorn Road, Bolton Le Sands, Carnforth Erection of two storey side extension and erection of front porch for Mr B Armstrong (Bolton And Slyne Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00384/PLDC	6 Torrisholme Road, Lancaster, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr. C. Murtagh (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted
21/00400/FUL	31 Buckingham Road, Morecambe, Lancashire Erection of a part single storey and part two storey side extension for Mrs. K. Rumney (Harbour Ward 2015 Ward)	Application Permitted
21/00404/PAA	Bullcopy Farm, Kirkby Lonsdale Road, Arkholme Prior approval for the change of use of agricultural building to a dwelling (C3) for Mr And Mrs Mellows (Kellet Ward 2015 Ward)	Prior Approval Granted
21/00405/PLDC	80 Sibsey Street, Lancaster, Lancashire Proposed Lawful Development Certificate for the demolition of existing single storey outrigger and erection of a single storey rear extension for Shirley Leung (Castle Ward 2015 Ward)	Lawful Development Certificate Granted
21/00406/PLDC	Unit 2A, Major Industrial Estate, Middleton Road Proposed lawful development certificate for change of use from B2 into B1 for Mr T Clare (Overton Ward 2015 Ward)	Lawful Development Certificate Granted
21/00407/PLDC	Unit 3A, Major Industrial Estate, Middleton Road Proposed lawful development certificate for change of use from B2 into B1 for Mr T Clare (Overton Ward 2015 Ward)	Lawful Development Certificate Granted
21/00411/LB	Lancaster Golf Club, Ashton Hall, Ashton Road Listed building application for installation of iron hand rails to external East and West staircases for Mr P McNulty (Ellel Ward 2015 Ward)	Application Permitted
21/00413/FUL	11 Stuart Avenue, Morecambe, Lancashire Erection of a first floor rear extension for Mr Paul Harman (Bare Ward 2015 Ward)	Application Permitted
21/00430/FUL	11 Ancliffe Lane, Bolton Le Sands, Carnforth Erection of a single storey side extension for Mr Mark Bellis (Bolton And Slyne Ward 2015 Ward)	Application Refused
21/00433/PLDC	28 Hall Drive, Caton, Lancaster Proposed lawful development certificate for the demolition of existing garage and erection of a single storey rear extension for Mr and Mrs wood (Lower Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
21/00436/PLDC	11 Kayswell Road, Morecambe, Lancashire Proposed lawful development certificate for the demolition of the existing conservatory and erection of a replacement single storey rear extension incorporating a replacement raised roof to part of the existing rear extension for Mr. G. Gregory (Torrisholme Ward 2015 Ward)	Lawful Development Certificate Granted
21/00439/FUL	10 Throstle Grove, Slyne, Lancaster Demolition of existing conservatory and erection of a single storey rear extension for Martin Walmsley (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00448/FUL	12 Crimewell Lane, Heysham, Morecambe Demolition of existing conservatory and erection of a single storey rear extension for Mr & Mrs. M. Nolan (Heysham Central Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00451/FUL	11B The Grove, Carnforth, Lancashire Demolition of existing conservatory and erection of a single storey rear extension with balcony above, erection of a single storey front extension and erection of a 3-storey side extension for Mr D Cardwell (Carnforth And Millhead Ward 2015 Ward)	Application Refused
21/00453/PAA	Barn At Green Hill, Borwick Lane, Borwick Prior approval for the change of use of agricultural building into dwelling (C3) for Mr And Mrs Greenwood (Kellet Ward 2015 Ward)	Prior Approval Granted
21/00462/FUL	40 Chapel Lane, Overton, Morecambe Demolition of existing conservatory and erection of a replacement single storey rear extension for Mrs Pauline Simpson (Overton Ward 2015 Ward)	Application Permitted
21/00463/FUL	7 Westbourne Road, Warton, Carnforth Demolition of existing rear extension and side porch and erection of a two storey rear/side extension, construction of dormer extensions to the front elevation, alterations to the rear dormer and construction of a side porch for Mr Peter Walker (Warton Ward 2015 Ward)	Application Permitted
21/00468/FUL	4 Stainton Grove, Morecambe, Lancashire Erection of a single storey rear extension and construction of a dormer extension to the rear elevation for Mr & Mrs Marsden (Bare Ward 2015 Ward)	Application Permitted
21/00474/PLDC	1 Douglas Drive, Heysham, Morecambe Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr. R. Holmes (Heysham South Ward 2015 Ward)	Lawful Development Certificate Granted
21/00481/AD	Land At Cinderbarrow Farm, Cinderbarrow Lane, Yealand Redmayne Agricultural Determination for a cow track for W R Clarke and Partners Richard Clarke (Silverdale Ward 2015 Ward)	Prior Approval Granted
21/00482/FUL	10 Well Lane, Yealand Redmayne, Carnforth Erection of a single storey rear extension and construction of a dormer extension to the rear elevation for Mr. M. Powell (Silverdale Ward 2015 Ward)	Application Permitted
21/00483/PLDC	4 Chelsea Mews, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted
21/00484/PLDC	5 Chelsea Mews, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted
21/00485/PLDC	6 Chelsea Mews, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

21/00496/PLDC	49 Prospect Street, Lancaster, Lancashire Proposed lawful development certificate for the change of use from 3-bed dwellinghouse (C3) into 3-bed house in multiple occupation (C4) for Mrs Sharifaben Thagia (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
21/00504/NMA	13 Bentham Road, Lancaster, Lancashire Non-material amendment to planning permission 20/00826/FUL to alter approved gable roof to hipped roof for Mr Jeff Pilkington (Scotforth East Ward 2015 Ward)	Application Refused
21/00519/PLDC	53 Patterdale Road, Lancaster, Lancashire Proposed Lawful Development Certificate for the construction of a dormer extension to the rear elevation and the insertion of three rooflights to the front elevation for Mr. G. Tenant (Bulk Ward 2015 Ward)	Lawful Development Certificate Granted
21/00523/FUL	25 Greenwood Avenue, Bolton Le Sands, Carnforth Erection of a single storey side and rear extension for Mr.&Mrs. D. Bond (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00524/PLDC	84 St Georges Quay, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/00525/PLDC	85 St Georges Quay, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/00526/PLDC	86 St Georges Quay, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/00527/PLDC	88 St Georges Quay, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/00528/PLDC	18 Booth Gardens, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/00529/PLDC	24 Booth Gardens, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/00530/PLDC	13 Franklin Street, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted



LIST OF DELEGATED PLANNING DECISIONS

21/00531/PLDC	8 Laund Gardens, Galgate, Lancaster Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Ellel Ward 2015 Ward)	Lawful Development Certificate Granted
21/00568/NMA	7 - 17 Market Street, Lancaster, Lancashire Non-material amendment to planning permission 19/00889/FUL to increase shopfront glazing to Unit A3.2 for Ms R Roberts (Castle Ward 2015 Ward)	Application Permitted
21/00580/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
21/00599/AD	Eskrigge Barn, Eskrigge Lane, Gressingham Agricultural Determination for erection of a storage building for Mr John Lumb (Upper Lune Valley Ward 2015 Ward)	Prior Approval Refused
21/00604/PAC	145 Lancaster Road, Morecambe, Lancashire Prior approval for the change of use of office (E) to dwelling (C3) for Mr Paul Parkinson (Poulton Ward 2015 Ward)	Prior Approval Granted
21/00605/FUL	17 Greenwood Avenue, Bolton Le Sands, Carnforth Erection of a single storey side and rear extension for Mr.& Mrs. J. Duncalf (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00606/FUL	28 Carr Lane, Middleton, Morecambe Demolition of existing rear extensions and erection of a replacement single storey rear extension for Mr.&Mrs. P. Hodgson (Overton Ward 2015 Ward)	Application Permitted
21/00611/AD	Field Head, Littledale Road, Littledale Agricultural determination for construction of roof over existing silo for Mr John Dawson (Lower Lune Valley Ward 2015 Ward)	Prior Approval Not Required
21/00612/AD	Field Head, Littledale Road, Littledale Agricultural determination for the erection of livestock building for Mr John Dawson (Lower Lune Valley Ward 2015 Ward)	Prior Approval Not Required
21/00616/PAM	Public Footway Adjacent To, Westgate Caravan Park, Westgate Prior approval for the installation of a 15m telecommunications pole and 3 associated telecommunications cabinets for CK Hutchison Networks (UK) Ltd (Westgate Ward 2015 Ward)	Prior Approval Not Required
21/00640/PAA	Hillam Farm, Hillam Lane, Cockerham Prior approval for the change of use of two agricultural buildings to three residential dwellings (C3) for Mr Gardner (Ellel Ward 2015 Ward)	Prior Approval Granted
21/00681/AD	Forgelands, Quernmore Road, Caton Agricultural Determination for the replacement of concrete yard for Forgeland Estates (Lower Lune Valley Ward 2015 Ward)	Prior Approval Not Required

LIST OF DELEGATED PLANNING DECISIONS

21/00682/AD	Oxcliffe Hill Farm, Lancaster Road, Heaton With Oxcliffe Agricultural Determination for the replacement of concrete yard for JK Birkett (Overton Ward 2015 Ward)	Prior Approval Not Required
21/00727/FUL	<p>Christ Church Church Of England Primary School, North Road, Carnforth The heating and hot water to the school is currently provided by fossil flue gas fired boilers which are proposed to be replaced. These boilers run on mains gas which is a fossil flue. The school propose to replace the existing boiler plant with a low carbon air source heat pump system. The proposed system is a low carbon efficient system which will provide the school with both heating and hot water. The proposed low carbon system will provide great improvements to the school in reducing their overall carbon footprint, reducing energy consumption and providing the school with a long-term sustainable heating and hot water source.</p> <p>Blackburn Diocese have provided funding as part of their local decarbonisation initiative in which to reduce their carbon footprint of which Christ Church C.E. Primary School is included within this strategy. This funding is driven by the Government and is time limited in that all works must be completed on site by 30th September 2021. for The Governors Of Christ Church C Of E Primary School (Carnforth And Millhead Ward 2015 Ward)</p>	Application Withdrawn
21/00731/CCC	Loyne Specialist School, Sefton Drive, Lancaster Proposed classroom extension including replacement and relocation of existing fencing for Susan Campbell (Skerton West Ward 2015 Ward)	No Objections
21/00735/NMA	Middleton Clean Energy Plant, Middleton Road, Middleton Non material amendment to planning permission 18/01203/FUL to change the maximum output from 49.9MW to 99.95MW for Mr David Evans (Overton Ward 2015 Ward)	Application Permitted