



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 11 OCTOBER 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 13th September 2021 (previously circulated).

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.

5	A5 19/01100/REM	Ward Field Farm Main Road Galgate	Ellel Ward	(Pages 5 - 19)
		Reserved matters application for the demolition of existing agricultural buildings, retention and residential conversion of stone barn for up to 2 dwellings and erection of up to 68 dwellings with associated access.		
6	A6 21/00694/REM	Land East Of Scotland Road Carnforth	Carnforth and Millhead Ward	(Pages 20 - 27)
		Reserved matters application requesting consideration of scale and appearance for 213 dwellings.		
7	A7 21/00543/FUL	Jackdaw Quarry, Capernwray Road, Capernwray, Carnforth	Kellet Ward	(Pages 28 - 34)
		Erection of 19 holiday chalets with associated access, car parking, landscaping, retention of existing soil mound and installation of a package treatment plant.		
8	A8 20/00964/FUL	J Wedlake And Son Wheatfield Street Lancaster	Castle Ward	(Pages 35 - 47)
		Change of use and conversion of existing warehouse (B8) to student accommodation (C3) comprising of 16 1-bed studios, erection of 3-		

storey side extension, installation of dormer extensions, installation of new window and door openings, installation of rooflights and solar panels to the roof and erection of a 3-storey building for student accommodation comprising 8 1-bed studios with associated plant room and bin store and erection of a bin store and installation of drainage infrastructure.

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|-----------|---|--|----------------------------|------------------------|
| 9 | A9 21/00551/FUL | Storeys FC York Road Lancaster | Scotforth West Ward | (Pages 48 - 51) |
| | | Demolition of two outbuildings, erection of single storey side extension and erection of detached outbuilding. | | |
| 10 | A10 21/00801/CU | 11 Berwick Way Heysham | Heysham South Ward | (Pages 52 - 56) |
| | | Retrospective change of use of dwellinghouse (C3) to a residential care home for children (C2). | | |
| 11 | A11 21/00820/FUL | 49 Bare Avenue Morecambe | Bare Ward | (Pages 57 - 59) |
| | | Retrospective application for the retention of a single storey rear extension. | | |
| 12 | Delegated List (Pages 60 - 71) | | | |

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 and Malcolm Thomas

(ii) Substitute Membership

Councillors Alan Biddulph (Substitute), Mandy Bannon (Substitute), June Greenwell (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute) and Peter Yates (Substitute)

(iii) Queries regarding this Agenda

Please contact Eric Marsden - Democratic Services: email emarsden@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

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

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

Published on 27th September 2021.

Agenda Item	A5
Application Number	19/01100/REM
Proposal	Reserved matters application for the demolition of existing agricultural buildings, retention and residential conversion of stone barn for up to 2 dwellings and erection of up to 68 dwellings with associated access
Application site	Ward Field Farm Main Road Galgate Lancaster
Applicant	Hollins Homes
Agent	N/A
Case Officer	Mrs Jennifer Rehman
Departure	No
Summary of Recommendation	Approve

1.0 Application Site and Setting

- 1.1 The site relates to a 4.5 hectare parcel of agricultural land associated with Ward Field Farm located to the north of Galgate village, approximately 4 miles south of Lancaster City centre. The site lies adjacent to the existing built-up area of the village within a Countryside Area designation. The site is predominately 'greenfield' but comprises a small farmstead including a traditional stone-built farmhouse and stone barn, a large portal framed agricultural building and two smaller outbuildings. The site last operated as an agricultural enterprise with a small butchers/farm shop with a dog kennels business. The farm is served by a single vehicular access taken off the A6 (Preston-Lancaster Road) to the south side of the farmhouse with a driveway along the southern edge of the complex and parking to the north via the courtyard.
- 1.2 The site borders two major transport corridors. The West Coast Main Line runs alongside the western boundary of the application site with a landscaped embankment forming a strong linear feature along the edge of the development site in this location. The A6 runs along the eastern boundary of the site and provides a major transport corridor between the M6 motorway, Preston and Lancaster city centre. Agricultural land extends to the north of the application site where the topography begins to gradually rise to 31.5 Above Ordnance Datum (AOD) in the far northwest corner of the site. The River Conder forms a strong boundary along south-eastern edge of the site where the site is at its lowest elevation (19.3m AOD). The river itself is defended by a 1.3 metre high sectional concrete flood defence wall, which separates the river channel from the proposed field. A vehicle scrap yard neighbours the southern part of the site. This is separated by a post and wire fence and high conifer trees (on the scrap yards side). The red edge extends to the western side of the scrap yard towards the rear of properties on Salford Road.
- 1.3 The application site straddles across floodzones 1, 2 and 3 with parts of the site affected by surface water flooding. The site is also located on land identified as mineral safeguarding land. The public right of way (FP2) previously running through the site (between the A6 and the WCML) has now

been formally diverted. There are no designated heritage assets (DHAs) directly affected by the proposals. The closest listed buildings are those associated with Galgate Silk Mill and Chapel Cottages to the east side of Chapel Lane, with a grade II listed structure (Galgate Old Bridge) to the south of the site on Salford Road. The existing farmhouse and barn on the site are non-designated heritage assets (NDHAs). There are no protected trees on or within the vicinity of the application site nor are there any ecological designations affecting the site directly. The site is located circa 250m (from Galgate Bridge) to the village's Air Quality Management Area (AQMA).

2.0 Proposal

2.1 The applicant has applied for reserved matters following the grant of outline planning permission. An application for approval of reserved matters is not an application for planning permission. Reserved matters are those aspects of a proposed development that an applicant can choose not to submit details of with an outline planning application (i.e. they can be 'reserved' for later determination). An outline planning permission allows for the general principles of how (and if) a site can be developed. In this case, the site benefits from an outline planning permission, subject to several conditions and a legal agreement. Condition 1 of the planning permission requires the subsequent approval of the appearance, layout, scale and landscaping of the development, herein the 'reserved matters'. Only these 'reserved matters' are the subject of this application. Matters relating to traffic, access, air quality, flood risk, biodiversity and impacts on local infrastructure such as school places, have been considered and previously accepted as part of the outline planning permission. Despite the number and level of objections raised by local residents and the Parish Council in relation to such matters, this application is not a re-examination of these key planning considerations and the principle of residential development on the site.

2.2 The application includes reserved matters details relating to the conversion of the existing stone barn into 2 dwellings and the erection of 67 dwellinghouses within the developable area identified and conditioned as part of the outline planning permission (condition 2). The access to serve the development is taken off the A6 in the location determined and granted under the outline planning permission (condition 7). Of the 69 homes overall, 21 homes have been identified as affordable homes, equating to 31 percent of the dwellings overall. The breakdown of the proposed accommodation is as follows:

- 6 one-bedroom apartments
- 4 two-bedroom bungalows
- 3 two-bedroom dwellings
- 24 three-bedroom dwellings (including barn conversion)
- 24 four-bedroom dwellings
- 8 five-bedroom dwellings

2.3 The proposal includes fifteen different housetypes, comprising a mix of apartments, bungalows, terraced, semi-detached and detached dwellings. These are two-storey in scale finished in either (or a combination) of natural stone, brick and render under grey slate roofs with black uPVC rainwater goods. For the new build dwellings, windows are proposed to be white uPVC with stone surrounds/heads and cills. The barn conversion adopts a more bespoke approach.

2.4 Extensive landscaping is proposed within the southern part of the site, which includes an informal circular path, an equipped play area and trim trail. The landscaping plans also mark up a bund along the southern edge of the site, which is intended to mark out the area for a potential new flood defence structure. This does not form part of the application. Its inclusion is to demonstrate that the proposed landscaping would not compromise any potential Environment Agency proposals in the area.

2.5 The layout of the development accommodates the bus layby (required as part of the outline planning permission) and a pumping station.

3.0 Site History

3.1 The outline planning permission is the only relevant planning application to consider. The outline planning permission was for 68 dwellings and the conversion of the existing barn to two dwellings

with access considered. The outline development was approved conditionally and with a s106 planning obligation securing the following:

- Affordable Housing Scheme to be agreed at reserved matters stage;
- Applicant to agree a scheme for the provision of the Education Contribution with the County Council prior to the submission of the first reserved matters application;
- Public Open Space Contribution to be calculated at reserved matters stage;
- Details of the Play Provision to be agreed as part of the reserved matters approval
- Provision, Management and Maintenance of on-site Open Space.

The development has not commenced and nor have any of the pre-commencement conditions (pursuant to the outline planning permission) been satisfied. No applications to satisfy conditions have been received at this stage.

Application Number	Proposal	Decision
17/00944/OUT	Outline application for the demolition of existing agricultural buildings, retention and residential conversion of stone barn for up to 2 dwellings and erection of up to 68 dwellings with associated access.	Approved

4.0 Consultation Responses

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

Consultee	Response
Ellel Parish Council	<p>Objection on the following grounds:</p> <ul style="list-style-type: none"> • The site is in a flood risk area; • The additional traffic cannot be accommodated by the current highway. • Amenities in the village already at capacity with no planned facilities to accommodate the development; • The development will pull the development closer to the boundary with Lancaster.
Local Highway Authority (Lancashire County Council)	<p>Following submission of amendments, the LHA have confirmed that their initial concerns have been addressed and that they no longer have any objections to the proposals, subject to a Construction Management Plan condition.</p> <p><i>NB: The imposition of a CMS condition is not a matter relevant to reserved matters approval.</i></p>
Highways England	No comments to make in respect of this reserved matters application.
Environment Agency	<p>No objection noting the proposed layout accords with the requirements of the approved Flood Risk Assessment in relation to the location of development (ensuring the development will not be at an unacceptable risk of flooding or exacerbate flooding elsewhere) and that the layout includes the required compensatory storage to provide the bus layby. The EA have provided further comments on the revised landscaping plan, confirming the inclusion of the flood defence bund aligns with the discussions between the EA and Hollins Homes and that there are no objections to this.</p>
Lead Local Flood Authority	<p>Initial objection removed (absence of any surface water drainage details to evidence the layout accommodates sufficient space for attenuation). Following further re-consultation, the LLFA have raised no objection subject to a precise SW drainage condition.</p> <p><i>NB: this is a matter controlled by the outline planning permission.</i></p>

<p>United Utilities</p>	<p>The following comments (summarised) have been received:</p> <ul style="list-style-type: none"> • UU had previously commented on the outline planning application; • Standard advice received in relation to sustainable drainage design and maintenance; • A sewer crosses the site and easements will be required suggesting the layout may need to be modified. <p>No further comments received in relation to the amended plans. However, the drainage strategy plans show buildings clear of the sewer easement.</p>
<p>Galgate Flood Action Group</p>	<p>Objection on the following grounds:</p> <ul style="list-style-type: none"> • Proposal makes inadequate provision for flooding; • No protection is made for the protection (against flooding) for existing houses on Main Road and Salford Road; • No provision to upgrade the 60 year old flood defence walls on the River Conder; • The emerging Local Plan includes a zone for separation between the southern boundary of the Garden Village allocation and Galgate village. This means the development will join Galgate to south Lancaster.
<p>Conservation Team (Lancaster City Council)</p>	<p>The Conservation Team initially raised several design concerns relating to the design of the barn conversion, its setting and the layout and design of the new dwellings and landscaping. The Conservation team recognise that there have been some improvements to the proposals, though some issues remain. These include:</p> <ul style="list-style-type: none"> • excessive number of rooflights and their size, • window to the sliding door is a poor detail, • highway layout around the barn is overly standardised and adversely affects the setting of the historic buildings, • while recognising there has been marginal improvements to the layout, concerns remain over the excessive and inefficient use of detached dwellings, which are at odds with the largely terraced character of the village and, • landscaping would benefit from more tree planting as it seems quite sparse. <p>Additional consultation has been undertaken based on the latest amendments submitted. No further comments have been received. A verbal update shall be provided if comments are received.</p>
<p>Historic Environment Team (Archaeology) Lancashire County Council</p>	<p>Comments received reminding the developers archaeological work conditions are imposed on the outline planning permission that need to be satisfied before development commences.</p>
<p>CLOUD (Citizens of Lancaster Opposed to Unnecessary Development)</p>	<p>Objection on the following grounds:</p> <ul style="list-style-type: none"> • After providing context to the decision-making process of the outline planning permission and having regard to emerging plans for South Lancaster, CLOUD raise concerns over the cumulative effects of development in advance of strategic plans being put in place to deliver appropriate infrastructure to support such development. The main concerns relate to the impacts of additional traffic on the existing, constrained highway network, the effects on climate change and the increased risk of flooding.

	<ul style="list-style-type: none"> • CLOUD provide detailed comments over some of the outcomes of the Environment Agency’s recommendations to Ou Beck, Whitley Beck and the Conder following the November 2017 floods. They note concerns over the methods for calculating and designing SuDS in new development having particular regard to the effects of climate change. • Criticism over the effectiveness of the private management and maintenance of SuDS; • Concerns that pumping stations demonstrates the site is an unsafe site for development; • Developing more houses and roads in flood risk areas is unwise and will make existing situations significantly worse; • Existing drainages system unable to cope with expansion. This was clear during the flood event: • Insufficient school places to meet the demands of new development. Nearby schools are inaccessible by public transport therefore likely that traffic and air pollution would increase as a consequence. • Poor and unsafe pedestrian connections between the site and the local primary school – the provision of a signalised crossing would help pedestrians but would exacerbate air pollution in the village; • Impact on existing services, in particular the overloaded medical practice.
<p>Waste and Recycling (W&R)Team (Lancaster City Council)</p>	<p>The Waste and Recycling (W&R) Team initially raised several concerns over the road layout and design. These have in-part been addressed although the latest position from the W&R team maintain concerns over the road layout adjacent to plots 6, 22, 31 and 58 and request sept path analysis to demonstrate the roads can be used by large refuse vehicles.</p> <p>Additional consultation has been undertaken based on the latest amendments submitted. No further comments have been received. A verbal update shall be provided if comments are received.</p>
<p>Environmental Health Service</p>	<p>No comments</p>
<p>Network Rail</p>	<p>Holding Objection for the following reasons:</p> <ul style="list-style-type: none"> • Drainage proposals must be agreed with Network Rail and the Council must ensure suitable arrangements are in place for the future maintenance of the drainage systems • Network Rail to review and agree methods of construction in close (10m) proximity to railway. • Provision of a 1.8m palisade fence to the boundary of the railway land, all fencing on the applicant’s land and 1m away from the railway boundary. Agreement will be required with Network Rail for any fencing along the boundary with railway.

	<ul style="list-style-type: none"> • Developer required to provide Risk Assessment and Method Statements to Network Rail. • Protection of the operational railway and liabilities during construction and once the development is operational. • 3m easement between buildings and structures and the railway land • Noise mitigation to be provided given proximity of the railway line. • No tree planting within the boundary of the railway land (with some exceptions). • Measures to prevent vehicle incursion onto the railway land. • A BAPA (Basic Asset protection Agreement) will be required from Network Rail. <p>Following the submission of amended plans, Network Rail have not removed their holding objection and reiterated the need for a BAPA. No detailed comments have been provided in relation to the submitted layout, boundary treatments or landscaping.</p>
<p>Lancashire Constabulary</p>	<p>The following comments have been received:</p> <ul style="list-style-type: none"> • Scheme to be designed to ‘Secure by Design’ Homes 2019; • Recommendations over the design of the brick/timber fence boundary treatments to avoid ledges which would aid climbing; • Open space must benefit from natural surveillance; • Equipped play area to be relocated closer to the new development; • Fencing alongside POS to be increased in height with defensible planting adjacent; • Rear alleyways to be avoided or fencing reduced in height with trellis tops and lit with locked gates; • Standard security measures to be incorporated into the building design (glazing, lock specifications and alarm systems); • Site to be secure during construction.
<p>Lancashire Fire and Rescue Service</p>	<p>Standard Advice received in connection with Part B5 of Building Regulations ‘Access and facilities for the Fire Service’.</p>
<p>Planning Policy</p>	<p>Comments received in relation to the housing mix for the affordable housing and the need for 1-bedroom rented homes.</p> <p><i>NB: since their initial comments, the Policy team are satisfied with the revised housing mix and affordable housing scheme (a matter for the s106).</i></p>
<p>Arboricultural Officer</p>	<p>Comments that the green infrastructure is squeezed into pockets of the site, and recommends the following (assuming the layout is agreed):</p> <ul style="list-style-type: none"> • plant more standard trees within the existing hedgerow boundary with the A6 and if possible use larger growing species such as oak, sycamore, beech etc. • The northern boundary could also take some larger species rather than a group of birch and a group of field maple. • The internal layout means planting is restricted to lot of cherry, which would be good to change is space allows.

4.2 At the time of compiling this report, **49** objections have been received. A summary of the reasons for opposition are as follows:

- **Principle matters** including: unnecessary development, loss of agricultural land; lack of demand for housing, land could be put to better use such as planting trees, lack of jobs to support increased population, lack of jobs likely to increase commuting needs (to the cost of the

environment, economy and health and well-being of the community), cumulative impacts of housing growth ahead of the emerging Local Plan, removes the zone of separation between Galgate and future growth in South Lancaster (Bailrigg Garden Village), concerns the scheme is being dealt with separately from the Garden Village.

- **Flood risk concerns** including: adequacy of the flood risk assessment, inappropriate location for housing as the site floods, exacerbates existing flooding problems in South Lancaster and Galgate, concerns about the drainage proposals including, lack of detail and uncertainty in the submission; whether SuDS will work on land susceptible to flooding; questions the evidence/data to be used to design a suitable SuDS scheme taking account of climate change; poor management of private SuDS likely to increase flood risk; effectiveness and purpose of a pumping station; existing sewerage system unable to cope with additional development, flood storage provision benefits the development only; the LPA should have regard to the Environment Agency's report of the November 2017 flood event; the proposals could compromise potential flood improvement plans.
- **Infrastructure concerns** highway impacts noting no further development in Galgate should be considered until Junction 33 is reconfigured, increase in traffic on already constrained highway network, access is unsafe, parking to be provided on site to alleviate congestion on the A6 including, insufficient infrastructure and services to support the development including, an inadequate drainage system; an oversubscribed primary school with little prospect of expansion, and; increased demand on local healthcare provision that is already over-stretched;
- **Amenity and Design concerns** including adverse impact on amenity (loss of privacy and daylight) and the health and well-being of existing residents; location of open space between a railway line and river is dangerous; location of open space inappropriate due to flooding, ground conditions and proximity to neighbouring dwellings; house designs are characterless and boring, landscaping insufficient to screen development; village identity will be lost, there is scope to provide more 'green features' and set a standard for future development in the Garden Village.
- **Other matters** including: concerns over the decision to grant outline planning permission despite the level of public objection and the implications of the Council's own Climate Emergency in assessing development proposals and decision-making, adverse impacts on Biodiversity (both flora and fauna) including, loss of habitat in particular hedgerows, wildlife corridors destroyed, increased pollution (air/dust/noise) exacerbating existing poor air quality and increase risk to health;

1 letter neither objecting or supporting the development raising the following points:

- The village is short of parking spaces, the proposed site offers an opportunity to provide a public car park given its within easy walking distance of local services. This would be a gesture to the community with the precise details of the car park and its operation and management to be agreed with the local authority.

5.0 Analysis

5.1 Procedural Matters

5.1.1 Reserved matters are those aspects of a proposed development that an applicant can choose not to submit at the outline stage. They are fundamentally details reserved for subsequent approval. Reserved matters applications are not applications seeking 'planning permission'. The grant of planning permission is established under the outline planning permission. Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines reserved matters as access, appearance, landscaping, layout and scale. In this case, only access was applied for and considered as part of the outline planning permission.

5.1.2 The applicant has chosen to submit all the remaining reserved matters (appearance, layout, scale and landscaping) as part of this pending application. The submission of this application for reserved matters complies with condition 1 of the outline planning permission (and therefore section 92 of the Town and Country Planning Act 1990) in relation to the time limit within which an application for reserved matters approval can be made pursuant to the outline permission.

5.1.3 The local planning authority can only assess the details submitted relating to the 'reserved matters'. Matters relating to the principle of the development, such as the need for housing, traffic impacts, flood risk, loss of agricultural land, impacts on geodiversity and ecology are matters previously considered and accepted conditionally as part of the approval of outline planning permission. This does not mean that some aspects covered by the outline permission, such as landscape/townscape considerations will not be assessed as part of the consideration of reserved matters, but such will relate only to whether the proposed reserved matters enables or prejudices compliance with the outline permission. In short, consideration of the reserved matters is not an opportunity to re-examine the principle of the redevelopment of the site for residential development. This has been accepted by the grant of outline planning permission in February 2019.

5.2 The key considerations in the assessment of this application for reserved matters approval are:

- Design, landscape and open space considerations;
- Residential amenity considerations;
- Accessibility and parking considerations;
- Compliance with outline conditions and s106 planning obligation.

5.3 **Consideration 1 - Design, landscape and open space** (NPPF: Chapter 8 paragraphs 92 -94, 98-100 (Promoting healthy and safe communities), Chapter 11 (Making effective use of land) paragraphs 124-125, Chapter 12 (Achieving Well-Designed Places) paragraphs 124-136), Chapter 15 paragraph 174 (Conserving and Enhancing the Natural Environment and Chapter 16, paragraphs 197 and 203 (Conserving and enhancing the historic environment); 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), DM41 (Development affecting non-designated heritage assets), DM43 (Green Infrastructure), DM45 (Protection of Trees, Hedgerows and Woodland), DM46 (Development and Landscape Impact) and DM57 (Health and Well-Being).

5.3.1 Housing Design

The layout of the development has first and foremost been based on the developable area plan approved as part of the outline planning permission. This sought to limit the built development (the dwellings) to floodzone 1, with open space and recreational facilities within floodzones 2 and 3 to the south of the proposed dwellings. The layout to the development has also been designed around the approved access arrangements, including closing off the existing farmhouse access. The reserved matters detail also include the retention of the barn for conversion into two dwellings.

5.3.2 As the principle of residential development on this site is accepted, the main objective is to ensure the layout, scale, appearance and landscaping of the approved development is acceptable, constitutes high quality design and therefore accords with the Development Plan. Since the planning permission was granted, the new Development Plan has been adopted and the NPPF has been updated. Promoting good design and the creation of high quality beautiful and sustainable places is considered fundamental to what planning should achieve. These objectives are equally

reflected in the development plan policies centred around design and ensuring new development in in scale and keeping with landscape character and townscape settings.

- 5.3.3 When considering and subsequently granting the outline planning permission, it was recognised that the location where the dwellings would be located would appear slightly divorced from the main built-up part of the village. This is an inevitable consequence of the site's relationship to the river and the fact it straddles floodzones 1, 2 and 3. The gap between the existing built-up area and the proposed development will be transformed into a public area of open space. This will offer recreational facilities to existing and future residents and will provide enhanced green infrastructure in the centre of the village. Whilst the gap provides community and environmental benefits, it does not remove the fact the new buildings will appear disconnected from the village.
- 5.3.4 The existing built environment in the immediate vicinity of the application site is characterised by high-density, linear rows of terraced housing built in natural stone under slate. Properties here are predominantly two-storey with some taller buildings as they form bookends to the terraces. The building vernacular is relatively simple and understated. Common architectural features, which contribute to the character and beauty of the built environment, include chimneystacks, stone window surrounds, slate roofed canopies to ground floor windows/bays and traditional eaves details (exposed rafters to the roof). The roofscape is simple and generally undisturbed. This high-density development is primarily arranged around and alongside the highway network in the historic core of the settlement. However, lower density development (mainly detached and semi-detached/mews houses) is mainly located on the periphery of the village, such as the Laund's Field Persimmon Homes development, Story Homes development (off Stoney Lane) and most recently the new development off Chapel Lane.
- 5.3.5 Amongst other reasons, officers considered the initial proposal unacceptable because it failed to positively reflect or compliment the appearance and character of the existing settlement. Nor did the layout positively protect or enhance the non-designated heritage asset (NDHA) on the site. As such, Officers have been in negotiation with the applicant for some time to secure improvements to the layout and appearance of the proposed development. The most fundamental changes relate to the appearance and design of the housetypes, their general form and arrangement and the layout of the development around the retained barn (identified as a NDHA).
- 5.3.6 While there remain a high proportion of detached and semi-detached dwellings across the site, the applicant has now introduced several short rows of terraced dwellings and apartments, which positively reflect, and complement the existing character and appearance of the village. The fenestration has been amended to respond better to the local vernacular and the materials proposed consist of natural stone, slate roofs, brick and render. The use of brick within the development is judged acceptable (brick is not uncommon in the village; however, it is more reflective of the village's industrial heritage), provided brick samples positively complement the stone and render. The amended proposal ensures the dwellings fronting Main Road and the area of public open space are predominately stone. This will provide a visual connection to the existing settlement – despite the development's separation from existing properties. The amendments to the housetypes have been very positive. The proposed dwellings have been simplified (through the removal of dormer windows, gablet and gable features and the loss of three storey dwellings) and include many of the traditional architectural features found on existing buildings.
- 5.3.7 The types of housing proposed is varied reflecting housing needs and the local housing market. For a scheme of this scale, it would not be appropriate (from a housing needs perspective) to secure all the dwellings as terraced houses (to reflect the immediate built environment). A mix of housing types is necessary and inevitable. The challenge has been securing a suitable housing mix, which overall, positively reflects and compliments its surroundings. The initial proposals included a greater proportion of terraced dwellings fronting the A6 (but these were located north of the existing farmhouse and barn) and a greater proportion of detached dwellings along the western boundary and south of the existing farmhouse. A combination of townscape consideration, acoustic considerations, and highway concerns (to be discussed below) has led to a slight reduction of terraced properties fronting the A6 and a greater proportion located along the western boundary of the site. The slightly lower density development to the north also provides greater opportunity for landscaping to provide a suitable transition between the built-up part of the village and the surrounding countryside.

- 5.3.8 The barn conversion proposals have also undergone several changes during the determination of this application. The amendments relate mainly to the removal of an excessive number of overly large rooflights to the front roof slope, the window arrangements generally and alternations to the detached garage. This is now in the form of two simple car port structures set either side of the barn. The housing layout around the barn has also been improved to enable the setting of the barn to be better revealed (and enjoyed) from within the development itself and when viewed along the A6. The Conservation Officer's last set of comments were encouraging in relation to the barn conversion, despite their remaining some areas of concern over the use of detached dwellings, the highway layout around the barn and the quality of the landscaping. No formal comments have been provided on the latest plans; however, the main areas of concern would remain (housing mix/types).
- 5.3.9 Subject to conditions securing the precise details/specifications/samples of the elevation features/roof details/external surfacing treatments and materials, overall the proposed dwellings and the barn conversions are considered acceptable and compliant with the key design principles set out in policy DM29 and DM41.
- 5.3.10 Landscape and Open Space
Good design is about the interaction of buildings and spaces around them. In this case, the open space and landscaping areas are notably separate from the housing area. This is an inevitable consequence of the floodzones that straddle the site. Notwithstanding this, the open space and landscaping to the south of the developable area is extensive and far exceeds (in area) what would be required for a development of this scale. The open space provides general amenity space, a circular footpath with connections to the A6 and to the southern boundary of the site (to the rear of Salford Road) if future connections later become feasible in this location (currently there is private land between the site and the adopted part of the highway) and play facilities. Landscaping is also proposed within the open space land.
- 5.3.11 The equipped natural play area / trim trail comprises a climbing frame, scramble net and boulder steps, pendulum swing, inclusive play equipment, stilts, a Willow den, balancing logs, stepping logs and slide. This type of equipment and its general arrangement will suitably cater for children and young persons (a requirement of the s106). Examples of the type of equipment proposed have been provided as part of the submission. The position of the main play area has been relocated further away from the river for safety reasons (during the determination period). While there remains some equipment closer to the river as part of the trim trail, this does not make the proposals unacceptable, particularly given such uses are considered water-compatible uses within the NPPG's flood risk vulnerability classification table. The equipment will be positioned a substantial distance from existing property (more than 20 metres from the rear garden boundaries of property Main Road to the play equipment) to prevent any unacceptable impacts on residential amenity. Planning policy recognises that access to good quality open space is a vital component to the delivery of sustainable and healthy places. Overall, the open space and play provision forming part of this application (and the associated requirements set out in the outline planning permission) exceeds policy requirements and will offer a bespoke, high quality area of open space for future residents of the development and the wider public to enjoy. The proposals fully accord with the NPPF and policies DM29 and DM27 of the Development Management DPD.
- 5.3.12 The landscaping of the southern section of the site is well-planned and comprises a good mix of planting typologies. This includes appropriate wetland planting in areas alongside the river with a mix of wildflowers wet grassland. This serves to provide an ecology buffer between the built development and recreational facilities and the river itself. Native mixed planting is proposed along the wooded embankment to the WCML with shrub and mixed grassland planting within the amenity areas and around the recreational facilities. Tree planting is not extensive in this area and requests have been made to enhance this, but overall, the level of planting and landscaping is acceptable and will complement the functionality of the proposed open space land. Landscaping within the developable area is largely restricted to street trees and ornamental planting to the front of houses. The development has been pulled away from the northern boundary to provide a new native hedgerow and planting along the street frontage to visually help soften the edge of the development when approaching the village. The hedgerow to the eastern boundary shall be protected and retained, with new planting alongside this to help bolster this landscape feature. Further planting is proposed around the pumping station to screen this essential infrastructure – recognising its position against the access is not ideal. The western woodland embankment (outside the application site) will be retained and within the open space land this will be enhanced. Collectively the proposals will

secure valuable green infrastructure and open space to the benefit of the local environment and to the health and well-being of the wider community. In this regard, the proposal is considered to accord with policies DM43, DM45 and DM46.

- 5.4 **Consideration 2 – Residential Amenity** (NPPF: Chapter 8 paragraph 91 (Promoting Healthy and Safe Communities), Chapter 12 (Achieving Well-Designed Places) paragraph, 130 and paragraphs 183 – 186 (Ground Conditions and Pollution). Strategic Policies and Land Allocations (SPLA) DPD policy SG1 Lancaster South Broad Area of Growth and EN7 (Air Quality Management Areas); 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).)
- 5.4.1 National and local planning policy requires new development to provide a high standard of amenity for all. Policy DM29 specifically sets out key design principles to help achieve this, such as (not exclusive to) providing suitable interface distances between dwellings and securing adequate garden space. The layout, scale and orientation of dwellings has been amended during the determination period to remove initial concerns of overlooking and overbearingness (due to properties being too close together). The scheme largely meets the recommended interface distances of 12 metres and 21 metres (habitable windows to blank walls and habitable windows to habitable windows respectively) and all plots have acceptable garden space. There remain a few pinch points within the scheme where interface distances are not met, but this is limited to no more than eight plots. The plots affected are separated by the estate road with separation distances more than 17 metres but under 21 metres. Scope to increase the interface distances would comprise the garden depths to the plots backing the WCML, which was deemed a greater requirement. On balance, the slightly reduced interface distances for these eight plots would not result in serve impacts on future residential amenity to substantiate a refusal of reserved matters. Given the separation between the developable area and existing development along Main Road/Salford Road, the proposed dwellings will not impact existing residential amenity.
- 5.4.2 The principle of providing open space and recreational facilities in the southern section of the site (to the rear of properties on Main Road) has been established by the grant of outline planning permission. Whilst existing residents will experience a change in their outlook from previously agricultural land to amenity open space and play provision, the provision of such would not lead to significant adverse impacts on amenity. In terms of the play equipment, the main play area has now been located further away from existing properties (and the river). Some equipment is located off the circular path which runs along the back of Main Road, but these are not significant pieces and given the natural play theme, such featured will not be visually intrusive or result in a loss of privacy given the minimum 20 metres separation. There is also no direct physical connection between the open space land and existing residential property due to the river dissecting these land uses.
- 5.4.3 Given the proximity of the development to the WCML and the A6, necessary acoustic mitigation will be required. It is anticipated that the scheme for noise mitigation (required by condition of the outline planning permission) shall include a combination of measures, such as acoustic glazing and ventilation to achieve internal noise levels and layout and acoustic barriers to provide external noise levels within the external garden areas. The submitted Boundary Treatments plan proposes a 2.2m acoustic fence backing the rear gardens of the properties running alongside the WCML. This will not be a visually prominent feature given the orientation of the dwellings. Along the A6, there are two sections where solid stone walls at 1.8 metres high are proposed. Subject to the precise details of the stone walling, these will not be visually harmful. The existing hedgerow will to a certain extent also help screen these boundary walls. The layout could have been improved to address noise from the WCML (such as not having gardens directly backing onto the railway line), however, other considerations (such as highway design, residential amenity, townscape/design matters) have led to the current layout. Given mitigation options remain feasible (based on the outline noise report) the proposed layout would not be unacceptable and would not compromise future compliance with the outline planning permission. Thus, future residents would be protected from environment noise sources in the vicinity of the site.
- 5.4.4 Unlike when the outline planning permission was determined, planning policy now requires new housing development to meet the national described space standards (DM2). This is a matter initially raised with the applicant upon receipt of the application. Whilst most of the larger units meet the standards, the smaller units fall short. Unfortunately, having obtained legal advice from Counsel

on this matter, the local planning authority cannot impose these standards (or prescribe a specific housing mix) as part of the reserved matters application in the absence of planning conditions imposed to secure such on the planning permission (noting the reserved matters is not an application for planning permission).

5.5 **Consideration 3 – Accessibility and parking (NPPF: Chapter 9 paragraphs 104 -105, 107, 110-112 (Promoting Sustainable Transport) and Chapter 12 paragraphs 126 – 131, 134 and 135 (Achieving well-design places); Strategic Policies and Land Allocations (SPLA) DPD policies T2: Cycling and Walking Network and T4: Public Transport Corridors; Development Management (DM) DPD policies DM29: Key Design Principles, DM60: Enhancing Accessibility and Transport Linkages, DM61: Walking and Cycling and DM62: Vehicle Parking Provision.**

5.5.1 The proposed access was considered as part of the outline planning approval and therefore is not a matter to be re-examined as part of this application for reserved matters approval. The main considerations relate to highway safety, accessibility throughout the development and parking provision. The proposed layout has undergone several changes. These changes have been driven by feedback from the local highway authority and the Council's Waste and Recycling team concerning the estate road layout, its geometry and turning provision for emergency and refuse vehicles (as well as providing a safe environment for pedestrians). The revised scheme has now resolved earlier concerns (indicating the scheme has now been design to suitable adoptable standards) enabling the estate to be a safe and accessible place for all. There is good pedestrian connectivity between the development and the open space and onto the A6 and the proposed new bus layout. Overall, the development is considered compliance with the Framework and policies DM60 and DM61.

5.5.2 The proposed layout of the development, and particular housetypes (with garages) ensures adequate off-road parking is provided as part of the development. This is generally proposed as driveway parking. Some larger dwellings have larger driveways or detached/integrated garages to provide additional parking space. Given the sites highly sustainable location, the provision of one parking space for each of the one-bedroom apartments and two to three/four spaces for the larger dwellings is acceptable and conforms with policy DM62 of the DM DPD. A condition is required to ensure parking provision is provided and retained for such purpose.

5.5.1 The provision of electric charging points is a matter controlled under the outline planning permission and therefore is not relevant to assess at this stage. The provision of cycle parking is a requirement of the Travel Plan condition (also pursuant to the outline planning permission). No details have been provided at this stage but it is anticipated that such provision can be suitably catered for within each residential plot. As both matters are controlled by the outline planning permission, no further assessment is required as part of the reserved matters.

5.6 **Consideration 4 – Compliance with outline planning permission and s106 planning obligation.**

5.6.1 The outline planning permission requires the development to be restricted to the Developable Area Plan approved as part of the outline (condition 2). This essentially limits the new dwellings to floodzone 1 only. The submitted layout accords with this requirement. The layout has been designed around the approved access (although precise details of the access and off-site highway works are controlled by condition on the outline planning permission. Officers are satisfied that schemes for noise mitigation and ecology mitigation (both required by condition on the outline planning permission) are capable of being achieved based on the reserved matters details being sought as part of this application. The layout of the development will not prejudice the requirements to secure a scheme for the provision of electric charging points and cycle provision for each dwelling, nor the requirements for the outline conditions pertaining to tree protection, site levels, site investigations and archaeological investigations. Furthermore, the delivery of the barn conversion (as part of the whole development) can be controlled as part of the phasing plan condition pursuant to the outline consent. This leaves the matter of site drainage. The outline planning permission requires details of a surface water drainage scheme to be submitted and satisfied before development commences. To assist in the determination of the reserved matters application (i.e. to ensure the layout would not compromise the ability to secure a suitable surface water drainage scheme), the applicant has submitted their drainage strategy. This has not been scrutinised as part of the reserved matters application – as it is not a reserved matter. The strategy recognises that attenuating surface water

in the southern section of the site (the open space land) is unlikely to be feasible, as this land would be inundated with flood water in extreme events. This means that attenuation will be required within the developable area. Due to competing requirements in the developable area (not least making an efficient use of the land for housing), it is highly probably that attenuation will need to be catered for within the highway. The drainage strategy drawings indicate this could be a combination of over-sized pipes and attenuation tanks/storage in parking court areas. Surface water would then be discharged at a controlled greenfield rate (yet to be determined) to the adjacent watercourse. At this stage, the evidence presented offers a feasible drainage proposal and as such, there are no grounds to suggest the amended layout would compromise the ability to comply with the outline drainage condition.

5.6.2 With regard to the S106, a summary of the main terms are set out below, together with commentary regarding compliance (where relevant):

- *Prior to or as part of the first Reserved Matters Application, an Affordable Housing Scheme shall be submitted to the Council for approval and development shall not commence until the AHS has been approved in writing by the Council.*

Following amendments to the scheme, an AHS has been submitted which comprises 31% of the total number of dwelling units (21 dwellings). These are well distributed across the scheme and include 10 affordable rented units and 11 shared ownership units. The submitted scheme is acceptable and accords with planning policy and the terms of the agreement.

- *Prior to the submission of the first Reserved Matters Application, a scheme for the provision of the Education Contribution must be submitted to and approved by Lancashire County Council (as the Education Authority).*
- The applicant has obtained an updated Education Assessment from the County Council which confirms (based on the amended proposal) a requirement for a contribution of £284,749.32 towards the provision of 17 primary school places (Ellel St Johns Primary School or Cockerham Primary School); and a contribution of £161,432.25 towards the provision of 7 secondary school places (Lancaster Central or Our Lady's Catholic College). The applicant has submitted a scheme to the County Council for approval including these contribution figures, plus details of payment triggers. The s106 required this scheme to be agreed prior to the submission of Reserved Matters. This is impractical as the scheme has been amended, which would affect the Education Scheme. The County Council were satisfied to undertake the assessment once the layout had been agreed. Final agreement of the Education Scheme remains outstanding. This does not affect the determination of the reserved matters application – rather becomes a matter to be pursued under the s106 (in terms of compliance).
- *The Public Open Space (POS) contribution to be calculated at Reserved Matters stage.*
- Based on the amended layout/bedroom mix, the POS contribution equates to £80,272.95. This contribution shall be spent on improvements to the recreational grounds (cricket/football pitches and/or a MUGA) at the village hall in accordance with the terms of the agreement. The applicant has not yet confirmed agreement to this figure. A verbal update will be provided but nonetheless, this would not prohibit determination of this reserved matter application.
- *Prior to or as part of any Reserved Matters Application, to submit to the Council for approval details (as part of an approved site layout plan) of play facilities (children and Young Person play) and open space land (landscaping). An Open Space Management Scheme to be provided to the Council for approval before the commencement of development.*

The amended site layout plan provides for a natural children's/young persons' play area/trim trail, significant areas of amenity space and landscaping. Recognising there have been previous concerns raised by the Planning Committee over the proximity and use of flood risk

areas for POS, the latest amendments seek to reposition the children’s play facilities further away from the river. This has been discussed in the earlier section of the report.

5.7 Other Matters

- 5.7.1 The submitted application has given rise to significant public objection to the scheme. As set out in the consultation section of this report, the majority of concerns relate to matters of principle. Whilst the concerns remain valid material considerations, the acceptance of the redevelopment of the site for housing and open space has been established by the grant of outline planning permission. During the course of the determination process, concerns over design and landscaping have evolve and improved to hopefully address some public concern over the character and identity of the village.
- 5.7.2 Network Rail have imposed a holding objection relating to matters largely controlled by conditions on the outline planning permission and/or the need for the developer to enter into Basic Asset Protection Agreement (BAPA) with Network Rail (a separate process from planning). Officers are trying to establish whether there are any elements of the layout before us that cause concern at this stage. A verbal update will be provided in relation to this matter.
- 5.7.3 The submitted landscaping plans mark up a potential area/proposal being investigated by the Environment Agency as part of potential plans to review and improve the existing flood defences alongside the site. This application has not assessed the merits of these plans. The purpose for the inclusion of the bund on the landscaping plan is to demonstrate that the proposals will not prejudice potential flood defence works should they come to fruition.

6.0 Conclusion and Planning Balance

- 6.1 The layout, scale, appearance and landscaping (the reserved matters) of the proposed residential development and associated open space and landscaping, satisfactory addresses the requirements of the Framework and policies of the development plan. Despite there being a noticeable gap between the existing built environment and the proposed development, the proposal (in its amended form) is considered a well-planned proposal that constitutes high-quality design positively complementing the existing build form and settlement pattern of the village. The open space proposals are extensive, bespoke and offer an exciting natural play offer for the development and the wider community. This also provides a functional and attractive space that will create a degree of environmental and social cohesion between existing and new development in the village. Furthermore, despite some shortcomings the development overall will provide acceptable standards of amenity for all and will not compromise the residential amenity of exiting residents. The layout and design of the development is also considered safe (for all users) from a highway perspective with adequate off-street parking provided as part of the proposals. To ensure the development remains compliance with the Development Plan several conditions are required including the removal of permitted development rights. It is recognised that the removal of permitted development rights should only be used in exceptional circumstances to demonstrate the tests of necessity are met. In this case, the effects of domestic permitted development and some minor operations would lead to potential adverse townscape and residential amenity impacts which would result in a conflict with the Development Plan. The conditions listed below have been accepted by the applicant and are considered to meet the relevant tests set out in paragraph 56 of the NPPF. Finally, the applicant has demonstrated that the proposals would not conflict with the outline planning permission and its associated legal agreement. For the reasons set out above, it is recommended that the reserved matters details submitted are conditioned granted approval.

Recommendation

That Reserved Matters Consent BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Time limit	Control
2	Approved plans list	Control
3	Parking provision plan	Pre-commencement

4	Precise details and samples of materials to be submitted for approval for elevations, external treatments and boundaries.	Before commencement of development above slab level
5	Precise details of architectural features (eaves/fascia's, windows/doors inc. reveals).	Before commencement of development above slab level
6	Precise details for windows, doors, rooflights to barn conversion).	Before commencement of works to development of barn conversion
7	Details of bin storage for apartments	Before commencement of development above slab level
8	Precise details of all play equipment, street furniture and paths to Open Space to be provided in accordance with the POS plans	Before any works to the open space land or first occupation
9	Landscaping maintenance plan	Before implementation of the landscaping or before first occupation
10	Landscaping scheme to be implemented	Control
11	Removal of PD (Parts 1, A – G, Parts 2, A and C)	Control

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

Officers have made this 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 decision has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item	A6
Application Number	21/00694/REM
Proposal	Reserved matters application requesting consideration of scale and appearance for 213 dwellings
Application site	Land East Of Scotland Road Carnforth Lancashire
Applicant	Rowland Homes Ltd
Agent	Mrs Helen Binns
Case Officer	Mrs Jennifer Rehman
Departure	N/A
Summary of Recommendation	Approval

1.0 Application Site and Setting

- 1.1 The application site relates to a 16.8 hectare parcel of land comprising undulating pastoral land located north of the main built up area of Carnforth on land designated as open countryside. The Carnforth and Leeds railway line runs along part of the southern boundary to the site with a small group of employment premises (known as the Midland Units) abutting the south western corner of the site. Scotland Road (the A6) runs adjacent to the western boundary with further commercial premises (Travellers Choice coach depot) directly opposite the proposed access. The River Keer runs along the northern boundary of the site with Truck Haven services located on the opposite side of the watercourse. Beyond Truck Haven services the strategic highway network (A601M) connects to the A6 where further employment premises are located, together with Pine Lakes leisure complex. Open pastureland, Netherbeck Holiday Park and a small cluster of existing dwellings sit alongside the eastern boundary of the site off Carnforth Brow.
- 1.2 The existing site is accessed via field accesses off Scotland Road and Carnforth Brow. The former public right of way (PROW) (1-3-FP-26) that passed through the site, alongside the southern boundary before it crosses the railway line and links back to Carnforth Brow, has now been stopped up and diverted in accordance with the terms of the planning permission and the Diversion Order.
- 1.3 The site comprises several agricultural field parcels. Tree cover is largely restricted to the southern and eastern boundaries and internal field hedgerows. The northern third of the site is also identified as priority habitat (Coastal Floodplain Grazing Marsh) and is part of a much larger Nature Improvement Area. The River Keer lies outside the application site but abuts the northern boundary. A smaller watercourse (Nether Beck) passes through the site in a general west-east direction with a series of connected ditches within the northern parcel of the site. The northern part of the site is around 5m Above Ordnance Datum (AOD) and subsequently lies within flood zones 2 and 3. The southern part of the site is between 10m and 20m AOD and lies within flood zone 1.

- 1.4 Following the approval of the outline planning permission, the Council have adopted a new Local Plan. The site does not benefit from any housing or other land-use allocation. Instead, the site is subject to Countryside Area and Natural Improvement Area designations (as was the case when the outline planning permission was granted). The site is not within the Conservation Area nor are there any listed buildings within or near likely to be affected by the proposals. Nevertheless, the site occupies a gateway location into the town. It is, however, very close to the south-eastern boundary of the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) and reasonably close to the nature conservation sites associated with Morecambe Bay (Special Protection Area, RAMSAR and Site of Special Scientific Interest). The site is also allocated as a Minerals Safeguarding Area.
- 1.5 Carnforth town centre is located approximately 800-1000 metres from the site and provides a range of local services and facilities, including a medical centre, supermarkets, post office, some comparison retail, offices, restaurant/cafes/public houses and employment land. The railway station is located around 1300 metres from the centre of the site. The closest bus stop on the A6 is around 520 metres south west of the site at its closest point and around 900 metres from the centre of the site. Primary and secondary schools are situated off either North Road or Kellet Road and are also around 1200-1300 metres walking distance from the centre of the site.

2.0 Proposal

- 2.1 The applicant has applied for reserved matters following the grant of outline planning permission. An application for approval of reserved matters is not an application for planning permission. Reserved matters are those aspects of a proposed development that an applicant can choose not to submit details of with an outline planning application (i.e. they can be 'reserved' for later determination). An outline planning permission allows for the general principles of how (and if) a site can be developed. In this case, the site benefits from an outline planning permission, subject to several conditions and a legal agreement. Condition 1 of the planning permission requires the subsequent approval of the appearance and scale of the development, herein the 'reserved matters'. Only these 'reserved matters' are the subject of this application. Matters relating to traffic, access, air quality, flood risk, biodiversity and impacts on local infrastructure such as school places, layout, housing mix/tenures and landscaping have all been considered and previously accepted as part of the outline planning permission and subsequent permission pursuant to Section 73. This application is not a re-examination of these key planning considerations and the principle of residential development on the site.
- 2.2 The application includes reserved matters details for 213 dwellings based on the following housing mix approved as part of the latest planning permission (pursuant to Section 73):
- Affordable Homes (85 units):
8 x one-bedroom apartments
7 x two-bedroom bungalows
25 x two-bedroom dwellings
45 x three- bedroom dwellings
- Open Market Homes (128 units in total):
40 x three-bedroom dwellings
88 x four-bedroom dwellings
- 2.3 The applicant has had pre-application discussions with the Council ahead of the submission of this reserved matters application. The proposal includes seventeen different housetypes (with some variations to specific housetypes depending on plot orientation), comprising a mix of apartments, bungalows, terraced, semi-detached and detached dwellings. Except for the bungalows, these are all two-storey in scale finished in either (or a combination) of natural stone, brick and roughcast render under grey concrete roof tiles. Windows, fascia, soffit and bargeboards shall be finished in white PVCu with black PVCu rainwater goods. In addition to the details of the appearance of the dwellings, details of the external surfacing treatments and boundary details have been submitted.

3.0 Site History

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

Application Number	Proposal	Decision
21/00073/DIS	Discharge of conditions 3,7,8,13,19 and 25 on approved application 20/00607/VCN	Pending Consideration
21/00118/DIS	Discharge of conditions 10,11 and 21 on approved application 20/00607/VCN	Pending Consideration
21/00119/DIS	Discharge of conditions 5,6 and 17 on approved application 20/00607/VCN	Pending Consideration
20/00607/VCN	Outline application for residential development comprising 213 dwellings (Use Class C3) with associated vehicular and cycle/pedestrian access to Scotland Road and cycle/ pedestrian access to Carnforth Brow/Netherbeck, public open space, creation of wetlands area, construction of attenuation basins, erection of sub-station, installation of a pumping station and associated earthworks and land re-grading and landscaping (Pursuant to the variation of conditions 2, 5, 6, 7, 10, 11, 14, 16, 18, 24, 25, 26 and 27 on planning permission 18/00365/OUT to take account of amendments to the layout of the residential development, changes to the housing mix, alterations to the associated earthworks and land re-grading scheme, amendments to the drainage scheme and changes to public open space and landscaping (including the removal of additional hedgerow)	Approved
18/00365/OUT	Outline application for residential development comprising 213 dwellings (Use Class C3) with associated vehicular and cycle/pedestrian access to Scotland Road and cycle/ pedestrian access to Carnforth Brow/Netherbeck, public open space, creation of wetlands area, construction of attenuation basins, erection of sub-station, installation of a pumping station and associated earth works and land regrading and landscaping	Approved
17/01383/EIR	Screening opinion for erection of up to 250 dwellings	Not EIA development

4.0 Consultation Responses

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

Consultee	Response
Town Council	At the time of compiling this report, no comments received.
Local Highway Authority (Lancashire County Council, LCC)	No objection
Highways England	No objection
School Planning Team (LCC)	In line with the requirements of the S106 Agreement, a reassessment has been undertaken confirming no requirement for an Education Contribution.
Environment Agency	No objection
GMEU	No comment on the reserved matters (ecology matters controlled by the outline planning permission).
Natural England	No objection
Arboricultural Officer	At the time of compiling this report, no comments received.

Arnside and Silverdale AONB Unit	<p>Concerned about the use of red brick, red roof tiles and red chippings to external surfaces, noting such would not reflect local landscape character and would conflict with the AONB planning policies. The AONB Partnership recommend the use of limestone and render and slate grey roof tiles. The AONB Partnership continue to comment on the requirement for more tree native planting to help reduce the visual impact on the AONB.</p> <p>Following the submission of amendments, the AONB Partnership have commented they have no further comments and that the material changes address their concerns.</p>
Environmental Health Service	No adverse comments commenting the layout and specifications of the acoustic barrier fencing appears satisfactory.
Strategic Housing Officer	Comments that the provision of 40% affordable housing is positive and supported and that whilst the overall mix of houses broadly accords with the Strategic Housing Market Assessment, some changes are recommended to better meet the housing needs for Carnforth.
Conservation Team	Commented that they have no comments on the application.
Lancashire Archaeology	At the time of compiling this report, no comments received.
Network Rail	<p>No objection to the principle of the proposal.</p> <p><i>NB: Network Rail repeat a series of asset protection measures and recommend conditions relating to matters controlled by the outline planning permission.</i></p>
Lancashire Fire & Rescue Service	No objection – standard recommendations provided for Building Regulations
Lancashire Constabulary	<p>Comments as follows:</p> <ul style="list-style-type: none"> • Landscaping to be kept to a minimum with trees and foliage allowing for surveillance. • Low lying shrubs along budling frontages • Street furniture can be valuable but can also attract anti-social behaviour – questions raised over the use and purpose of the internal footpaths • External lighting required 24 hours along the footpaths to reduce the risk of crime and anti-social behaviour.
Waste and Recycling Team	Concerns raised in relation to the layout of the development and the requirement of additional refuse collection points.
Lancaster Canal Trust	No comments to make on the application.
Public Rights of Way Officer (LCC)	At the time of compiling this report, no comments received.
Ramblers Association	At the time of compiling this report, no comments received.
Electricity North West	At the time of compiling this report, no comments received.
Cadent Gas	At the time of compiling this report, no comments received.

4.2 At the time of compiling this report, one letter of objection has been received stating that there is a perfectly good brownfield site closer to the town centre and greenfield sites should remain second to brownfield sites.

5.0 Analysis

5.1 Procedural Matters

5.1.1 Reserved matters are those aspects of a proposed development that an applicant can choose not to submit at the outline stage. They are fundamentally details reserved for subsequent approval. Reserved matters applications are not applications seeking 'planning permission'. The grant of planning permission is established under the outline planning permission. Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines reserved matters as access, appearance, landscaping, layout and scale. In this case, access, layout and landscaping were applied for and considered as part of the outline planning permission.

- 5.1.2 The applicant has chosen to submit the remaining reserved matters (appearance and scale) for the whole development as part of this pending application. The submission of this application for reserved matters complies with condition 1 of the outline planning permission (and therefore section 92 of the Town and Country Planning Act 1990) in relation to the time limit within which an application for reserved matters approval can be made pursuant to the outline permission.
- 5.1.3 The local planning authority can only assess the details submitted relating to the 'reserved matters'. Matters relating to the principle of the development (including the access, layout and landscaping), such as the need for housing, traffic impacts, flood risk, loss of agricultural land, impacts on geodiversity and ecology are matters previously considered and accepted conditionally as part of the approval of outline planning permission. This does not mean that some aspects covered by the outline permission, such as landscape/townscape considerations will not be assessed as part of the consideration of reserved matters, but such will relate only to whether the proposed reserved matters enables or prejudices compliance with the outline permission. In short, consideration of the reserved matters is not an opportunity to re-examine the principle of the redevelopment of the site for residential development. This has been accepted by the grant of outline planning permission in August 2019 and the subsequent grant of the Section 73 permission. The only matters for consideration as part of this application relate to the scale and appearance of the development, largely the dwellings, boundary treatments and external surfacing details.
- 5.2 The main planning issues in the consideration of this application solely relates to the effects of the appearance and scale of the development on the character and the visual amenity of the area and whether overall the proposal constitutes good design.
- 5.3 **Consideration 1 - Design and Amenity Chapter 12 (Achieving Well-Designed Places) paragraphs 124-136) and Development Management (DM) DPD policies DM29 (Key Design Principles) and DM46 (Development and Landscape Impact).**
- 5.3.1 Planning policy requires development outside protected and designated landscapes to be in scale and in keeping with the landscape character in terms of siting, scale, massing, design, materials and landscaping. National and local planning policy also strongly promotes high quality design, for development to positively contribute to local distinctiveness to contribute to the creation of beautiful places. This is particularly important here given the scale of the development and the sites gateway location on approach to Carnforth, together with the site's position within the setting of the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB).
- 5.3.2 The effects of the development on landscape character and the visual impacts of the development from the AONB (and from a townscape perspective too) were matters considered in depth at the point of granting the outline planning permission. It was the landscape reasons that led to the submission of an outline planning application including consideration of access, layout and landscaping. Consequently, the impacts on landscaping character have been previously addressed with extensive landscape mitigation included as part of the original grant of planning permission. For this reserved matters application, it is simply a matter of ensuring the scale and appearance of the proposed dwellings complement the approved layout and landscaping of the approved development and is appropriate for the sites prominent position alongside the A6 on approach to Carnforth and within the setting of the AONB.
- 5.3.3 The scale of the proposed development (bungalows and two-storey dwellings) is appropriate and reflective of the existing built environment surrounding the site – largely to the north. The housetypes proposed are taken from a selection of standard housetypes constructed by Rowland Homes. The selected housetypes are the basis of pre-application discussions and where certain housetypes occupied corner plots (requiring dual frontages or active elevations) adaptations to these standard housetypes have been provided. Given the scale of the development, the applicant has appropriately produced a good mix of different housetypes to provide interest and variation across the site. There is a strong synergy between the different housetypes, which positively reflect and complement the local vernacular.
- 5.3.4 The material palette is also varied with a mix of brick (three types proposed), natural stone and roughcast render. For a development of this size, it is appropriate to have a varied mix of elevation treatments/finishes to ensure it is attractive and interesting and creates its own sense of place. Officers have negotiated changes to the material palette during the determination period. This has

largely led to the use of natural stone (rather than a reconstituted stone), an increase in the use of Render, the loss of the red brick (as per the specification initially submitted), the removal of red roof tiles as well as the removal of any red external surfacing treatments. These changes have now resolved the initial concerns of the AONB Partnership and also better reflect local distinctiveness. A grey roof tile is accepted, though Officers are still in negotiation over the precise tile to be used. If this matter is not resolved ahead of the Planning Committee, this is capable of being controlled by condition. The use of brick remains a dominant material, which given the amended mix across the site is acceptable in principle. However, the amended brick specifications submitted remain unacceptable, mainly due to their colour and texture and the compatibility with one another and the stone and render when viewed as a site wide material composition. Officers have provided suitable examples for the developer to consider and submit more appropriate, alternative samples ahead of determination. A verbal update will be provided. In any case, a planning condition is required to secure suitable sample panels of the render, brick and stone (including pointing and mortar details) ahead of the construction of the dwellings.

5.3.5 In addition to the appearance of the dwellings themselves, details of the boundary treatments and external surfacing for the roads and paths throughout the development have also been provided. The external surfacing treatments have been amended to remove the use of red materials (following officer concerns and those of the AONB Partnership) with the amended proposal utilises a mix of black and grey tones/textures. This maintains a degree of variety to add interest to the appearance of the development and to reflect the road hierarchy within the estate. This is a suitable and acceptable approach and will contribute to the overall design of the development.

5.3.6 The boundary treatments comprise a mix of closed boarded timber fencing and feature walls (stone/brick) in prominent street locations. The acoustic timber fence details have been amended to demonstrated compliance with the noise mitigation condition (pursuant to the outline), with the standard timber fencing constructed with a gap at their base for hedgehog pathways (also requirement by condition pursuant to the outline). Where dwellings back or side onto the open space land or the green corridors throughout the development, the proposed boundary treatments will be complemented by extensive landscaping, approved under the outline planning permission, and would not lead to adverse visual impacts.

5.3.7 In terms of residential amenity, the layout of the development (previously considered as part of the outline planning permission) ensures an acceptable standard of amenity is provided in terms of interface distances and garden sizes in particularly. The appearance of the dwellings does not alter the relationship between the approved dwelling locations. However, it is recognised that the insertion of new windows into back walls of the housetypes proposed could lead to increased overlooking and loss of privacy. As such, it is recommended that a condition removing permitted development in insert any new windows should be imposed to maintain compliance with policy DM29 and paragraph 130 of the Framework.

5.3.8 Overall, and subject to securing an acceptable selection of bricks to be used, the proposed scale and appearance of the dwellings, the external surfacing and boundary treatments is considered acceptable. The varied house designs and the use of a high-quality mix of materials (complemented by the extensive landscaping approved as part of the planning permission) will create a vibrant and attractive development with a own strong sense of place. Furthermore, with the amendments sought to the materials, the development is considered to respond well to its surroundings and will not result in adverse effects on the setting of the AONB. Subject to agreement over the brick specifications, the reserved matters details are considered acceptable and compliant with polices DM29 and DM46 of the Development Plan and the design objectives required by the Framework.

5.4 **Consideration 2 - Compliance with outline planning permission and s106 planning obligation.**

5.4.1 The applicant has submitted the remaining reserved matters for the whole site. This complies with the requirements of condition1 of the outline planning permission. Consideration of the appearance and scale of the development does not affect compliance with the outline planning permission in the same way an application for reserved matters which includes consideration of layout and landscaping. One condition that is relevant, however, relates to acoustic mitigation. The amended acoustic fence details now ensure compliance with this condition, with the Council's Environmental Health Service confirming such is suitably adequate. The applicant has submitted three discharge of condition applications to the Council which are in the process of being assessed and determined.

The outcome of this reserved matters application will not prejudice or compromise consideration of these pending condition applications.

5.4.2 Regarding the Section 106 planning obligation, the following terms required consideration at the reserved matters stage:

- *Prior to or as part of the first Reserved Matters Application, an Affordable Housing Scheme shall be submitted to the Council for approval and development shall not commence until the AHS has been approved in writing by the Council.*

An Affordable Housing scheme (AMS) has been submitted with this application which aligns with the overall provision of 40% affordable homes and the housing types identified as affordable homes as part of the s73 planning application (planning permission). The submission of this AHS complies with the requirements of the s106. Approval of this AHS must be obtained before development starts. A copy of the AHS has been shared with the Strategic Housing Officer and legal and approval of such shall be provided in writing to the developer in due course. This does not delay determination of the reserved matters.

- *At the point when the scale of the dwellings is determined as part of the reserved matters application, in short, the Education Contribution to be determined.*

In line with the original s106 and the latest Deed of Variation, Lancashire County Council (School Planning Team) have confirmed an education contribution is no longer required from this development.

The remaining terms of the planning obligation remain valid but are not triggered by the submission of a reserved matters application.

6.0 Conclusion and Planning Balance

6.1 For the reasons set out above and subject to securing agreement over suitable brick and roof tile specifications, the amended details pertaining to the scale and appearance of the approved development is acceptable and conforms with the policies of the Development Plan and the Framework. Taking account of the layout of the development and the extensive open space and landscaping already approved, collectively the scale and appearance of the development will deliver an attractive, high-quality development that not only ensures the development will have its own sense of place, but that it will positively respond to local distinctiveness, its gateway position, and the setting of the AONB. On this basis, this application for reserved matters approval is recommended for approval.

Recommendation

That Reserved Matters Consent BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Time Limit	Control
2	Approved Plans List	Control
3	Notwithstanding the brick details submitted, sample panels of brickwork, render and stonework to be agreed.	Before construction of the dwellings above slab level
4	Roof tile specification to be agreed (TBC)	Before construction of the dwellings above slab level
5	Removal of Permitted Development to allow for the insertion of windows/doors	Control

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

Officers have made this 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 decision has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item	A7
Application Number	21/00543/FUL
Proposal	Erection of 19 holiday chalets with associated access, car parking, landscaping, retention of existing soil mound and installation of a package treatment plant
Application site	Jackdaw Quarry, Capernwray Road, Capernwray, Carnforth
Applicant	Hack Enterprises Ltd
Agent	Mrs C Wilkinson
Case Officer	Mr David Forshaw
Departure	No
Summary of Recommendation	Approval - subject to Legal Agreement (However, delegate back to Head of Planning and Place to enable further publicity to expire on 15 October 2021, subject to no new material planning considerations being raised).

1.0 Application Site and Setting

- 1.1 This application relates to the established Capernwray Diving Centre at the flooded former Jackdaw Quarry. The site operates primarily as a diving and open water swimming centre, with an ancillary shop, café, changing facilities, office and holiday lodges. The centre is located east of Capernwray Road and northwest of the open water body. The location for this proposal is north and northeast of the water. South of the centre is a residential property and the existing holiday lodges.
- 1.2 The site boundary areas contain woodland of varying thickness with agricultural land beyond to the south, east and north. The nearest settlement is Over Kellet approximately 1.5km to the south. The surrounding area is characterised by agricultural fields separated by hedgerows, pockets of woodland and a number of other holiday accommodation sites of varying sizes including New England Caravan Park to the north and Old Hall Caravan Park to the southeast.
- 1.3 The site is located within the Open Countryside but outside any AONB. It is part of a larger Biological Heritage Site (Overhead Quarry) and many trees, both within and around the borders of the site are covered by Tree Preservation Order 664 (2018). It is within a mineral safeguarding area, class 4 radon protection area where basic measures are necessary, partly in the Shell Stanlow-Grangemouth ethylene pipeline outer zone and within a SSSI impact zone. A public footpath is located 130m to the east.

2.0 Proposal

- 2.1 The proposal has been amended at officer's request to improve the layout to protect existing trees and provide greater landscaping. An existing soil bund has been added to the description as it was unauthorised. As a result of the amendment, the number of chalets has been reduced by one and the locations of the outside row of chalets moved out of the TPO protected woodland. This does

push the front row further south along the edge of the quarry. The application is now for siting 19 no. holiday chalets around the northern and northeast of the quarry. 14 chalets will be situated on the cliff edge overlooking the water. The access track will run behind them beyond which will be the other 5 chalets. Two of these are proposed abutting the woodland in the northeast corner and three partially screened by the bund to the north. All chalets will be located at a higher level than the water and dive centre buildings. Towards the rear of the chalets the land falls away to the adjacent fields.

2.2 These chalets will be served by dive centre's existing access off Capernwray Road through its car park and via a new track leading to the chalets and dedicated parking spaces. Also proposed is a new sewage packet treatment plant to serve the new chalets.

2.3 The chalets will be a mix of 2 and 3 beds over 1 and 2 floors. The two floor chalets will make use of level changes. All chalets will be constructed of timber cladding (stained dark grey) and natural slate roofs overlain with a green roof of wildflower planting.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. In 2005 outline planning permission was granted on appeal for 15 holiday homes (application 04/00877/OUT). The first phase of this development, comprising 8 units south of the centre complex, was implemented following a reserved matters application (06/01077/REM) and the second phase of the development on part of the current site for the remaining 7 units was permitted under 08/01308/REM. This phase remains extant due to the ground works carried out and discharge of relevant conditions. The most relevant history is noted below.

Application Number	Proposal	Decision
21/00596/EIR	Erection of 20 holiday chalets with associated access, car parking and landscaping and installation of a package treatment plant	EIA not required.
20/00265/PRETWO	Tourism development	Advice provided
19/00675/VCN	Outline application for 15 holiday homes (pursuant to the variation of condition 9 on planning permission 04/00877/OUT to allow ground clearance and investigations to be undertaken in advance of the submission of foul and surface water details)	Approved
09/00490/FUL	Amendment to application 06/01077/REM to change the design of plots 6, 7 and 8 (Type C100)	Approved
08/01308/REM	Reserved matters application for the erection of 7 holiday units	Approved
06/01077/REM	Reserved matters application for the erection of 8 holiday units	Approved
04/00049/REF (04/0877/OUT)	Outline application for 15 holiday homes	Appeal allowed

4.0 Consultation Responses

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

Consultee	Response
Environmental Health Officer	No objection – conditions requested covering EV (4 bays), contamination, construction in accordance with the submitted management plan to minimise dust
Arboricultural Officer	No objection to revised layout
Parish Council	Concerns over incremental increase in tourist accommodation in the Parish and effect on Biological Heritage Site
Environment Agency	Condition requested for approval of foul water drainage system
County Highways	No objection

GMEU	Welcomes removal of the chalets that would cause further BHS habitat loss. Accepts the conclusion of the updated Biodiversity Metric that a net gain will occur. Would prefer improvement of the grassland than as much additional tree planting but this can be conditioned. A nest on the quarry face is located well away from the site and would not be impacted.
Natural England	No Objection and agrees with Habitat Regulation Assessment/Appropriate Assessment – homeowner packs to be conditioned
Fire Officer	Standard advice
CSTEP	Further detail required by condition
Shell UK & BPA	Pipeline unaffected
LLFA	No objection subject to standard conditions
Canal and River Trust	No comments to make
County Minerals and Waste	No comments received
United Utilities	No comments received
Waste and recycling	No comments received
Woodland Trust	No comments received
RSPB	No comments received
Engineering	No comments received
Policy	No comments received
County Ecologist	No comments received

4.2 The following responses have been received from members of the public:

3 objections

- Planning Permission already exists for 15 holiday homes, of which 7 are on this site
- Disproportionate increase
- Scale and design inappropriate and detrimental to character of area
- Clearance under previous permission went beyond to clear way for this development
- Potential pollution of canal if sewage plant fails
- Potential worsening of surface water flooding on Capernwray Road and canal
- Similarly designed chalets used in area fit better into natural landscape as not in elevated positions
- Planting inadequate
- Light pollution
- Chalets should be controlled as holiday homes only
- Traffic already queues on country lane trying to access site at weekends and at opening times
- Noise nuisance
- Effect on wildlife and BHS
- Loss of property value

1 support

- Well considered extension to residential facilities.
- However, safety of Capernwray Road / Borron Lane should be reviewed due to large and speeding vehicles

5.0 Analysis

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

- Principle of the development
- Design, scale, massing and landscape considerations
- Impact of development on nearby residential amenity
- Traffic/parking management and impacts on the highway network
- Impact upon trees, Biodiversity net gain and habitats protection requirements
- Utilities, drainage and mineral safeguarding.

5.2 **Principle of Development** SPLA policy: EN3; DMDPD Policies: DM47, DM52; NPPF Chapter 6

5.2.1 Within the open countryside development should be carefully managed through application of DMDPD policies DM47 and DM52 to ensure that it is of an appropriate scale and does not adversely affect the wider rural character.

5.2.2 Extant permission exists on the majority of this site for 7 chalets, so the principle to consider is of the additional 12 chalets and slightly larger site area required. The proposal represents development that would maintain and enhance the existing business and therefore rural vitality and character overall. Being located on the site of the implemented extant development it is being suggested by the applicant that the site is previously developed. In any case, the development is directly linked to the existing business and so this is the appropriate site to benefit from combined management and linked trips by customers. As discussed below it is considered the scale, design and materials are appropriate to the locality, there will be no adverse landscape or highways impact and a net gain in biodiversity will be achieved. Overall, the development complies with the relevant requirements of policies DM47, DM52 and EN3 and is acceptable in principle.

5.3 **Design, scale, massing and landscape considerations** DMDPD Policies DM29, DM30; DM46; NPPF Chapter 12

5.3.1 There are three chalet designs with the following dimensions:

	Type A (2 floors/3 bed)	Type B (2 floors/2 bed)	Type C (1 floor/2 bed)
External Footprint	14m x 7.1m	10.4m x 6m	14m x 6.95m
Internal Floorspace	140m ²	129m ²	97m ²
Eaves height	3m	3.5m	2.3m
Ridge height	6m	6m	5m

All will have 2 dedicated parking spaces and a sitting out terrace or patio.

5.3.2 There will be 14 no. type A chalets will be located close to the cliff edge, slightly overhanging the lower surface level before the rock face falls vertically into the water. Each chalet will have its narrow, glazed elevation facing the water and the longer elevations running back away from the edge. A terrace to the side will allow external seating overlooking the water. These will not be visible outside the site due to woodland surrounding the whole former quarry. They will be readily visible from the residential and holiday properties across the opposite side of the open water, as those properties will be from the new development. However, although visible, especially at night when internally lit, the appearance would not have such a detrimental impact within the former quarry justifying refusal.

5.3.3 There will be 2 no type B chalets are proposed against the woodland edge on the other side of the access road from the type A chalets. These are the smallest chalets of single storey and present their long elevations to the road and woodland. These two chalets are closer to the boundary than those approved under the extant permission and will be visible from outside the site with some views filtered by existing woodland, even in winter. This woodland is proposed to be densified through additional planting which, over time, will further filter views.

5.3.4 There are 3 no type C chalets are proposed rear of the type A's against the retained bund. A bund was approved as part of the 08/01308/REM phase 2 scheme. However, this bund has been created further north than approved and is unauthorised. The bund has been created from soil and rubble arising from clearance of the site to implement the second phase reserved matters permission. It is located at the top of an existing slope which falls away to the north to adjacent fields. It appears from outside the site as a natural extension of the slope. It will be planted up as part of the overall significant new landscaping scheme set out below and is considered acceptable in landscape terms. The bund will screen the rear elevations of the chalets from the north. The chalet roofs will be visible above the bund but because they are green roofs they will appear from distance as an extension of the slope. As the new planting on the downward slope north of the chalets establishes this view will be filtered then screened over time.

- 5.3.5 The timber and slate/green roof materials are appropriate for the location. Although the buildings on the opposite side of the quarry are predominantly stone, the proposed chalets are seen against the backdrop of trees and timber is therefore a softer, more sympathetic material. The chalets fronting the water would be acceptable with those facing elevations in stone but timber is not inappropriate and stone cannot be insisted on. A fabric first approach has been taken to efficient thermal design and these materials will provide a minimum 30% improvement on current Building Regulation standards. Heating of space and water will be by air source heat pumps and controlled with low water volume settings.
- 5.3.6 The proposed landscaping scheme is significant. In total 176 trees and a 366m length of new hedge will be planted made up of native broadleaf species appropriate to hedgerows, woodland and whips as required. This will suitably boost the existing woodland cover, filling in gaps and providing new where not currently present to further assimilate the chalets into the landscape when viewed from outside, providing a net gain in green infrastructure and making a positive contribution to the character of the area.
- 5.3.7 The submitted landscape and visual impact assessment identifies visual receptor groups within a 3km radius made up of residents and those using local roads and PRowS, including within the Silverdale and Arnside AONB. In all, 7 sample viewpoints have been assessed which are between 106m and 3.45km from the site. The scale of landscape effect ranges from small within 500m of the site reducing to negligible beyond. The scale of visual effect would be between minor/negligible adverse, small and neutral in the medium term while the planting establishes to permanent effects of negligible/neutral to moderate/minor adverse once planting has matured. It is not considered these effects are sufficient to justify refusing permission.
- 5.4 **Impact of development on nearby residential amenity DMDPD Policy DM29; NPPF Chapter 12**
- 5.4.1 The only residential property within influencing distance of the proposal is south of the dive centre on the opposite side of the water. Further south of this are 8 holiday lodges extending along the edge of the quarry away from the site. Such is the distance there will be no undue loss of amenity for occupiers of these properties from noise, disturbance or overlooking. When internally lit, the chalets will be very obvious from the house but light levels are not expected to cause nuisance. Environmental Health raise no objections on amenity grounds.
- 5.5 **Traffic/parking management and impacts on the highway network DMDPD Policies DM29, DM60, DM62; NPPF Chapter 12**
- 5.5.1 The existing dive centre access off Capernwray Road will be used. Each chalet will have two dedicated parking spaces close to it and an additional 9 overspill spaces will be provided adjacent the access road. The amount of traffic is not expected to be significant and County highways raise no objections.
- 5.6 **Impact on Ecology, Trees and Biodiversity Net Gain DMDPD Policies DM44 and DM45; NPPF Chapter 15**
- 5.6.1 The site is part of a larger Biological Heritage Site (BHS) identified for its grassland. The implementation of reserved matters approval for the second phase of chalets has cleared the vast majority of the site's surface already. This has had a significant effect on the BHS which the current proposal will worsen slightly by extending into the woodland edge. The base line position for calculating biodiversity net gain is primarily the bare ground as existing. Some areas around the chalets will be planted with neutral semi-improved grassland and amenity grassland although the precise proportion of trees and grassland is proposed to be conditioned to result in planting better reflecting the original BHS designation. The chalet roofs will be planted with a wildflower mix. Significant new tree, hedgerow and woodland enhancement planting will take place which will create new habitats on site. All areas will be subject to long term management. The overall biodiversity net gain amounts to a 32.5% better ecological position post development than pre-development.
- 5.6.2 All protected species have been reasonably discounted with risks for badger and reptiles able to be dealt with by reasonable avoidance method statements required by condition. A neighbour has highlighted the existence of an important nest in the quarry. However, this is located some distance

from the site and the birds have flourished in close proximity to activity at the dive centre so the additional development is not considered likely to have an adverse effect on it. Effects from additional recreational pressure on the Morecambe Bay designated areas can be adequately mitigated by provision of homeowner packs to each chalet.

5.6.3 Objections were originally raised to siting of 4 chalets extending into the woodland. The amended scheme moves the whole development closer to the quarry edge and reduces the number of chalets against the woodland to two. Furthermore, these would not extend into the woodland in the same way, now only requiring removal of a small section of hawthorns on the woodland edge. Removal of this type of vegetation and replacement with heavier native trees will improve the structure and long term value of the woodland. There are a number of ash trees suffering from die-back which will need to be removed irrespective of the development.

5.6.4 Although the development is within a BHS, the site has already been cleared in accordance with the previous reserved matters approval. The proposed development will result in a small area of further habitat clearance comprising woodland edge hawthorns. Replacement planting will significantly improve overall ecological value and the woodland from which the hawthorns are being removed. The development is therefore acceptable and complies with policies DM44 and DM45.

5.7 **Utilities, drainage and mineral safeguarding** DMDPD policies DM34, DM35; NPPF chapter 14

5.7.1 A packaged treatment plant is proposed to treat foul water before infiltration into the ground at the bottom of the slope north of the site. The site is within the River Keer catchment and could potentially impact the water quality of Morecambe Bathing Waters. There is an existing permit in place for the discharge of sewage from 8 properties, any change to this permitted discharge would need to be assessed by the Environment Agency and a permit application or application to vary the existing permit made. A condition is proposed requiring further details to be submitted.

5.7.2 The site is within flood zone 1 (lowest risk of flooding). Surface water is proposed to be dealt with by SuDS techniques using green roofs and permeable paving to the access and parking areas. This will maintain the pre-development run off rate. The LLFA has no objection to the principle of this and requests standard conditions covering final design and maintenance.

5.7.3 The site is served by power and telecommunications but a new water main is required from Over Kellet. The site is within a minerals safeguard zone. However, given that minerals have been extracted from the former quarry it is considered unlikely this will be carried out in the future.

6.0 Conclusion and Planning Balance

6.1 The benefits of the proposal arising from enhancement of the tourism business and rural economy and increase in biodiversity are considered to outweigh the negatives from slight loss of further BHS habitat and some external visual impact on the landscape. Accordingly, on balance the development is considered acceptable.

6.2 Further publicity has taken place due to inclusion of the unauthorised bund in the application description. The deadline for comments is Friday 15 October so the recommendation is to delegate the decision to approve to the Head of Planning and Place on the 15th October, subject to no additional issues being raised that have not been addressed in this report.

Recommendation

That Planning Permission BE GRANTED subject to a Legal Agreement controlling occupancy and the following conditions below;

Condition no.	Description	Type
1	Standard timescale 3 years	Standard
2	Approved Plans	Standard
3	Foul Drainage Details	Prior to Commencement
4	Protected Species Method Statement	Prior to Commencement

5	Eradication of Invasive Species	Prior to Commencement
6	Submission of Employment and Skills Plan	Prior to Commencement
7	Contaminated Land	Prior to Commencement
8	Sustainable Drainage Scheme	Prior to Commencement
9	Construction SW Management Plan	Prior to Commencement
10	Materials Samples	Above Ground
11	Finished Floor levels	Above Ground
12	External Lighting	Above Ground
13	Landscape Details and Management Plan	Above Ground
14	Drainage Management Plan/Verification Report	Prior to Use/Occupation
15	Homeowner Pack	Prior to Use/Occupation
16	Electric Vehicle Charging Points	Prior to Use/Occupation
17	Access and Parking	Prior to Use/Occupation
18	Landscaping Implementation	Time Specific
19	Nesting Birds	Time Specific
20	Development in Accordance with FRA	Control
21	Approved Tree Details	Control
22	Approved Biodiversity Enhancements	Control

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

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 taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

Agenda Item	A8
Application Number	20/00964/FUL
Proposal	Change of use and conversion of existing warehouse (B8) to student accommodation (C3) comprising of 16 1-bed studios, erection of 3-storey side extension, installation of dormer extensions, installation of new window and door openings, installation of rooflights and solar panels to the roof and erection of a 3-storey building for student accommodation comprising 8 1-bed studios with associated plant room and bin store and erection of a bin store and installation of drainage infrastructure
Application site	J Wedlake And Son Wheatfield Street Lancaster Lancashire
Applicant	Mr. K. Jayousi
Agent	HPA Chartered Architects
Case Officer	Mr Robert Clarke
Departure	No
Summary of Recommendation	Approval

1.0 Application Site and Setting

- 1.1 The site that forms the subject of this application is a former engineering works situated within a rectangular plot and which includes a large 3-storey building at its eastern end and a large forecourt service yard at the western end. There are also remnants of previous smaller ancillary buildings located on the western and northern boundaries. The site fronts and is accessed from Wheatfield Street and is located close to the junction with Meeting House Lane. The frontage of the site consists of a wide gated access. The existing building is set back within the site, this has a rendered frontage with natural stone walls to the side and rear elevations. The roof is a natural slate pitched roof which sits behind a parapet to the front elevation.
- 1.2 The site is wholly surrounded by residential properties with the 4-storey side elevation of St James Court immediately abutting the northern site boundary. To the south lies Wheatfield Court a complex of residential properties. On the opposite side of Wheatfield Street to the west of the site is a recently built residential development which includes houses and flats on the site of a former car dealership and service garage. Beyond this lies the west coast railway line. To the east are the residential dwellings located on Dallas Road. Land levels to the north of the site are slightly higher as levels decrease from Meeting House Lane down the length of Wheatfield Street.
- 1.3 The site is located within the Lancaster Conservation Area, and in close proximity to the Lancaster Air Quality Management Area. The surrounding highway network forms part of the residential

parking permit scheme. A number of designated heritage assets are located along the northern side of Meeting House Lane including the Grade II* listed Friends Meeting House.

2.0 Proposal

2.1 This application seeks planning permission for the change of use of the existing warehouse building to form student accommodation (Use Class C3) comprising 16 studio apartments and ancillary plant rooms and bicycle storage space. The proposal includes the erection of a 3-storey side extension to the southern elevation, installation of two dormer extensions to the southern roof slope, installation of rooflights and solar panels and installation of new window and door openings throughout. In addition, a new part 3-storey and part single storey building is proposed at the western boundary of the site fronting Wheatfield Street, and which will extend along the northern boundary of the site. This building will comprise of a further 8 student studios (Use Class C3) and associated ancillary plant rooms and bin storage area. An additional bin storage facility is proposed on the southern boundary of the site whilst the proposal also includes drainage infrastructure.

3.0 Site History

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

Application Number	Proposal	Decision
16/01412/OUT	Outline application for the erection one 3 storey and one 4 storey buildings comprising 14 apartments (C3) with associated access and Relevant Demolition of general industrial building (B2) and ancillary outbuildings	Withdrawn
17/01219/OUT	Outline application for the erection of a 2 storey and one 4 storey buildings comprising 12 apartments (C3) with associated access and relevant demolition of general industrial building (B2) and ancillary outbuildings	Permitted
20/00256/PRETWO	Conversion of existing warehouse and construction of new block for residential / student accommodation	Advice provided

4.0 Consultation Responses

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

Consultee	Response
Conservation Team	The principle of development could result in an enhancement to the character of the site and buildings, improving the sites contribution to the Conservation Area. Further information was requested with regards to the proposed material palette.
County Highways	No objection subject to a condition requiring the submission and agreement of a construction traffic management method statement, and provision of cycle storage facilities for a minimum of 12 bicycles.
Environmental Health	Initial objection to the proposed development in light of the advice provided by Network Rail regarding noise and vibration. Following clarification with the Environmental Health Officer, the submitted noise assessment and its recommendations is considered appropriate.

Lead Local Flood Authority	No objection subject to conditions requiring the submission and agreement of a detailed surface water drainage scheme including management plan and verification report.
United Utilities	No objection subject to conditions requiring the submission and agreement of a surface water drainage scheme including management plan, restriction of flow rate and foul and surface water drainage on separate systems.
NHS	Contribution required towards the extension and reconfiguration at Queens Square Medical Practice & King St surgery amounting to £3560.00.
Strategic Housing	No response received
County Strategic Planning and Transport	No response received
Network Rail	Advice provided regarding the potential impact of Network Rail operations upon residential amenity.
Arboricultural Officer	No objection to the development or the recommended tree works.
University of Cumbria	No response received
LUSU Housing	No response received
Lancaster University	Comments provided regarding evidence of the supply and demand for student accommodation, recommendation for the development to form part of the LU Homes scheme, adherence to relevant fire safety requirements and provision of sufficient amenity for residents with respect to outlook, daylight, noise, air quality.
Fire Safety Officer	Advice provided regarding Building Regulation requirements.
Lancashire Constabulary	No response received
Lancaster Civic Society	Broadly in support of the proposal though questions the requirement for further student accommodation instead of an open market residential scheme. The retention and re-use of the existing warehouse building is welcomed, and the proposed new build element appears appropriate.
Engineering Team	No objection subject to conditions requiring the submission and agreement of a detailed surface water drainage scheme including management plan.
Planning Policy	No response received
Waste and Recycling	Advice provided regarding the provision, layout and operation of waste storage facilities.
Natural England	No objection subject to mitigation in the form of homeowner packs being provided to each unit of accommodation and noticeboards being displayed in communal areas.

4.2 3 letters of objection have been received by the Local Planning Authority raising the following matters:

- Impact of development on local parking demand.
- Increases in traffic congestion.
- Worsening air quality/pollution levels.
- Effects of contamination.
- Impact of the construction phases of the development on surrounding residents.

- Need for student accommodation and housing imbalance.

5.0 Analysis

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

- Principle of development and loss of employment use
- Layout, design and heritage
- Amenity and standard of accommodation
- Contaminated land, noise, air quality and vibration
- Highways and parking
- Biodiversity and trees
- Flood risk and drainage
- Other material considerations

5.2 **Principle of development and loss of employment use SPLA DPD Policies SP1: Presumption in Favour of Sustainable Development, SP2: Lancaster District Settlement Hierarchy. Development Management DPD Policies DM1: New Residential Development and Meeting Housing Needs, DM7: Purpose Built Accommodation for Students, DM14: Proposals Involving Employment and Premises. National Planning Policy Framework sections 2, 6, 8, 9, 11, 12 and 16.**

5.2.1 The proposed development will result in the loss of an established employment site, the subject building has historically been utilised for general industrial B2 and B8 uses including engineering operations and associated storage and distribution. Policy DM14 seeks the retention of land and buildings that are in an active employment use, have a previous recent history of employment use, or still have an economic value worthy of retention. Proposals that involve the use of employment land for alternative uses, such as residential, will only be permitted where one of the stipulated criteria are met.

5.2.2 Criteria VII. of DM14 permits the loss of such uses in instances where a particular location has such exceptionally severe site restrictions, due to very poor access or servicing arrangements, or surrounding land uses which make a continuing employment use inappropriate. The subject site is now wholly surrounded by residential properties, the occupants of which would be particularly sensitive and susceptible to noise and disturbance arising from ongoing industrial operations. For this reason, the site is considered to be significantly constrained and is such that its continuing use for industrial purposes would be harmful to the amenity of surrounding occupants.

5.2.3 Furthermore, outline consent has previously been granted under application reference 17/01219/OUT for the erection of a 2-storey building and a 4-storey building comprising 12 apartments (C3) with associated access and relevant demolition of general industrial building (B2) and ancillary outbuildings. It is, therefore, considered that the previous consent has also established the principle of residential development on the site.

5.2.4 The site is situated in a central sustainable location, close to local services and facilities. It is within good walking distance of the University of Cumbria and close to good public transport (bus routes) to Lancaster University. Policy DM7 states that student accommodation should be situated in Lancaster City Centre (or adjacent) subject to the development being appropriate to the character of the local area in terms of design, layout and materials. Policy DM7 also states that proposals for student accommodation may be supported where they would provide an appropriate standard of self-contained accommodation (in accordance with Appendix G of this DPD) and would accord with all other relevant planning policies. Policy DM29 states that development should contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palette of materials, separation distances, orientation and scale.

5.2.5 Matters of design and residential amenity are discussed in more detail below. Subject to the proposal satisfying relevant criteria in this regard and all other material considerations, the site is considered to be suitable for the proposed use as self-contained studio accommodation for student use.

- 5.3 **Layout, design and heritage** Development Management DPD DM7: Purpose Built Accommodation for Students, DM29: Key design principles, DM30: sustainable design, DM38: Development Affecting Conservation Areas, DM39: The Setting of Designated Heritage Assets. National Planning Policy Framework sections 12 and 16.
- 5.3.1 The impact of the proposal on the Conservation Area must be assessed according to the statutory duties of the Local Planning Authority under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, Development Management DPD policies DM38 and DM39 are also relevant to this proposal. NPPF Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.3.2 Consent has previously been granted in 2017 for development which involved the demolition of the existing warehouse building within the site and replacement with new residential buildings. The proposed development now involves the retention and conversion of the existing warehouse structure which is welcomed. The warehouse appears to be an interwar structure the presence of which aids in appreciating the former industrial nature of this part of the Lancaster Conservation Area, which has largely been lost. Local press articles from the 1930s list both a printworks and building contractor's premises on Wheatfield Street as such it is possible that the warehouse building belonged to either of these. The Lancaster Conservation Area Appraisal (2013) concluded that the warehouse made a neutral contribution to the character of the Conservation Area.
- 5.3.3 The retention of this structure presents an opportunity to enhance the character and appearance of the building, thereby improving its contribution to the Conservation Area. The proposal includes the insertion of new floor levels within the building which is facilitated by the generous scale of the building envelope. This will involve the insertion of new window openings throughout the structure. The fenestration of the building is key to understanding the structures industrial nature, warehouse buildings are characterised by large and repetitive window openings in order to provide sufficient daylight internally. The principal elevation of this structure is proposed to feature rows of relatively large and repetitive openings which are considered to replicate the warehouse character. The exact design of the window frames to be used will also be important in expressing the industrial character. Whilst these details are not yet known, the use of slim metal framed units with appropriate reveals and glazing patterns would be appropriate, this can be controlled by way of planning condition.
- 5.3.4 The blank elevations to the north and east of the building will be retained. The existing windows to the southern elevation will be removed and replaced with recessed render panels. The removal of these windows is required given they directly face the adjacent property on Wheatfield Court and would lead to an inappropriate relationship with these residential dwellings, as such their removal is supported. The use of recessed render panels will ensure that the former location of these openings can still be appreciated externally, whilst the render will complement the finish of the front elevation.
- 5.3.5 The proposal also includes the erection of a 3-storey extension to the southern side elevation towards the rear of the building. This will feature an angled footprint with a maximum width of 1.6 metres, length of 4 metres and a flat roof with a height of 8.8 metres. Externally the extension will be finished with zinc cladding and glazed panels. The extension is required so as to provide external access to the bike storage facility on the ground floor and outlook and daylight to studio 8 and studio 13 on the first and second floors. Due to its location, the extension will be relatively inconspicuous when viewed from the site entrance on Wheatfield Street. However, views of this structure will be achieved from Wheatfield Street to the south, particularly from the parking area behind the Dallas Road dwellings. The design of the addition is clearly contemporary, and the use of metal cladding will create a modern yet industrial character which will complement that of the original building. Subject to a condition requiring the agreement of the external cladding, glazing and finer constructional detailing, the extension is considered to be an acceptable addition in design terms.
- 5.3.6 The application also proposes the installation of two flat roof box dormer extensions to the southern roof slope. These will measure 2.8 metres wide, 1.35 metres in height and feature a projection of 1.4 metres. They will also be partly recessed into the roof of the structure and so will feature a flat roof section in front of them. The dormers are required in order to provide suitable outlook to studios 15 and 16 which are located at roof level on the third floor. The dormers proposed are considered to be relatively small and unobtrusive in proportions whilst the use of dark coloured external cladding

will provide a subservient and subdued finish. This finish will also provide continuity with the finish of the side extension which is located on the same elevation. From the front elevation the dormers will be pre-dominantly screened from view by the parapet. As with the extension, subject to a condition requiring the agreement of the external cladding, glazing and finer constructional detailing, the dormers are considered to be an acceptable addition in design terms. The proposal also includes the introduction of rooflights and solar panels to both roof slopes. These are considered to be acceptable in design terms subject to the use of appropriately designed and integrated finishes in order to reduce their prominence and provide a sleek and uncluttered appearance to the roof.

- 5.3.7 The proposed new build residential block fronting Wheatfield Street will reinforce the building line in this part of the Conservation Area. This new building takes design cues from the existing building behind and will serve to create a cohesive identity to the site. The building will measure 10.9 metres in width, 13.2 metres in depth including the rear stairwell and will feature a ridge height of approximately 8.8 metres. The proposed scale and massing are appropriate to the context and raise no concerns. During the determination period, minor design changes have been negotiated with the developer, these include alterations to the 2-storey flat roof element to reduce its prominence and accentuate the gabled frontage, alterations to the fenestration to provide a more industrial character coherent with the wider site and alterations to the rear stairwell to improve the relationship with the adjoining property. To the rear of the new building will be a single storey element which extends along the northern boundary of the site and adjoins the neighbouring building with a canopy. This will feature a length of 16.7 metres, a width of 3.75 metres and a flat roof construction with a height of 3 metres. This element of the proposal will be finished externally with zinc cladding in order to match the proposed side extension and dormers and provide continuity in appearance throughout the finished development. The single storey structure will be screened from view from Wheatfield Street by the larger 3-storey structure. Subject to a condition requiring the agreement of details and samples for the material palette and finer constructional detailing, the proposed new build element of the development is considered to be acceptable in design and heritage terms.
- 5.3.8 The access to the site from Wheatfield Street will be retained, the proposed site plan shows the proposal for both pedestrian and vehicular gates set back within the site. The site has historically benefitted from a gated arrangement, and it is considered the retention of gates would be acceptable in design and appearance terms, subject to the agreement of their final appearance which can be secured by condition.
- 5.3.9 A detached bin store is proposed along the southern boundary of the site, this will feature a combination of walling with a timber fence toppler. This structure will be sited close to the front elevation of the existing warehouse and within a stepped section of the southern boundary and so will be partly screened from view from Wheatfield Street. Views of the site as a whole will be achieved from the private courtyard within the centre of the Wheatfield Court development. From this vantage point the bin store will form part of the southern boundary enclosing the site. Details of both the final materials used in the construction of the bin store as well as the boundaries of the site will be the subject of a condition. The proposed bin store elevation plans allude to a timber close boarded fence along the southern boundary of the site, however, it is considered that a more formal and substantial structure such as a stone or rendered wall would be more appropriate given the location of the site within the conservation area.
- 5.3.10 It is considered that the design, layout and appearance of the proposed development is appropriate to the character of the local area. The proposal presents an opportunity to bring back into use a redundant site and enhance its appearance and improve its contribution to the character and setting of the conservation area. Subject to the agreement of the aforementioned samples and details, the proposal fully complies with the design requirements of policies DM7, DM29, DM38 and DM39.
- 5.4 **Amenity and standard of accommodation** Development Management DPD DM7: Purpose Built Accommodation for Students, DM29: Key design principles. National Planning Policy Framework section 12.
- 5.4.1 The site is located within an urban environment close to Lancaster City Centre, it is an area characterised by a dense pattern of development with reduced separation distances between adjoining properties. As a result of the prevailing built form and reduced separation, there is already a degree of mutual overlooking already established between surrounding buildings. The conversion of the existing warehouse building will result in a change in the manner of its occupation, with

residents present on a more consistent or permanent basis rather than during working hours as would be expected with an employment use.

- 5.4.2 The proposal includes the creation of new window openings on the front western facing elevation which would be the primary outlook for the majority of the studio apartments within. The higher-level windows on this elevation, particularly those serving studios 6/7/11/12 would achieve angled views of the rear elevations of the westernmost Wheatfield Court properties. The separation distance between the studio windows and the windows of the closest Wheatfield Street property will be approximately 19.5 metres. Despite falling slightly below the recommended separation distance of 21 metres for such relationships, it is considered this layout can be supported in this denser urban environment. Furthermore, the separation distance of 19.5 metres falls only 1.5 metres less than the direct relationship achieved between the Wheatfield Court properties themselves.
- 5.4.3 The proposed angular 3-storey side extension will be located on the southern elevation of the warehouse building and close to the southern boundary of the site. A distance of 1 metre extending to 2.1 metres (due to the angled footprint) will be retained between the side elevation of the extension and the shared boundary with No. 1 Wheatfield Court. The extension will reduce the separation distance between the warehouse and shared boundary/rear garden of the adjacent Wheatfield Court property, however, it is considered that it will not be unacceptably overbearing. The warehouse structure already presents itself as a large structure providing a solid and imposing northern boundary to the Wheatfield Court buildings. The developments' location to the north also means that it will not implicate existing daylight levels for surrounding properties nor restrict views of open sky from windows or within the gardens. Therefore, in light of the pre-existing relationship between this dwelling and the warehouse and the siting and subservient form of the angular extension, it is considered that it will not significantly alter or exacerbate the existing relationship between these structures. Furthermore, there is a cluster of mature trees located off-site but which overhang the development site. Whilst pruning works will be required to these trees in order to facilitate the extension and dormers, the trees will be retained and will continue to provide a natural buffer between the development and adjacent garden. It is also necessary to acknowledge siting and layout that was approved as part of the previous 2017 outline application. This development included the erection of a new building in this part of the site to replace the warehouse structure. This new building had a separation distance of 1.3 metres to the shared boundary for the entire 9.3 metres of its southern elevation. Whilst the proposed extension reduces the separation at the closest point to 1 metre, the footprint of the extension is much reduced and a greater separation is retained for the remainder of the buildings length. Relative to the footprint and separation of the previously approved 2017 building, the proposed extension is considered to be appropriately sited and proportionate and maintains an acceptable relationship with the neighbouring dwelling.
- 5.4.4 The proposed angular extension will feature high-level windows to its southern facing elevation, which will directly face the parking area to the rear of the Wheatfield Court properties. These are high level windows intended to provide additional daylight internally to the studio rooms and as such their cill level will be located 1.7 metres above internal floor level according to the submitted plans. Their siting will effectively prevent views of the neighbouring gardens, with the occupants of the studios being able to view open sky and roofscape only. The western facing elevation of the extension provides the principle outlook for studios 8 and 13. The extension features an angled footprint which, combined with the deeper window reveal and formation of an extended side elevation to form a privacy screen, prevents views of the rear elevation of the Wheatfield Court properties. Instead, the views from these studios are directed westwards between the side elevation of the adjacent residential properties and the side elevation of the warehouse structure itself. As a result, the extension will not result in unacceptable levels of overlooking or harm the privacy of the surrounding residents.
- 5.4.4 The proposed dormer extensions are located to the southern roof slope of the warehouse building. The dormers are setback within the roof slope meaning there is a flat roof section and pitched roof section extending in front of them. This flat and pitched roof form serves to restrict downward views from the studios to the residential properties below. Instead, the studios served by the dormers will experience expansive views over the roofscape of the Wheatfield Court and Dallas Road properties but with views of the closest private garden spaces restricted. Studio 14 is proposed to benefit from rooflights to the northern roof slope as its means of outlook. The northern elevation and roof slope of this building abuts the rear gardens of the adjacent dwellings on Meeting House Lane. When originally submitted, the proposal included dormers to this elevation, however, due to the level of

direct overlooking that would have been achieved, this would have resulted in an uncomfortable and oppressive relationship with the adjoining dwellings and their garden space. As such, the dormer to this elevation has been replaced by rooflights. The rooflight proposed, formed by three rooflight units set in a row, will be located with the cill approximately 1 metre above internal ground level. However, due to their position within the roof slope and level change between the rooflight and private garden below, views of this garden will not be achieved. Views of the rear elevation windows of the Meeting House Lane dwellings, in particular No. 21, will be available, but a separation distance of 29 metres is retained, which exceeds the Councils recommended separation distance for such relationships. Furthermore, the private gardens of the Meeting House Lane dwellings are already overlooked to a degree by the northern facing windows of the St James Court properties, which have a direct line of site and reduced separation distance to these dwellings. The presence of higher-level rooflights, as opposed to direct facing dormers, in the northern roof slope will not result in diminished levels of privacy for this dwelling or result in a more oppressive relationship in this context.

- 5.4.5 The front elevation of the new-build structure will feature windows serving the studio apartments, these windows face westwards and towards the recent residential development opposite. The site is located directly opposite the gap between two of the opposing residential blocks and so unimpeded views between these two buildings are achieved. The separation distance between the studio apartment windows and windows of the apartments opposite is around 19 metres which in this more urban environment is considered to be appropriate, particularly as the views are over the intervening public highway.
- 5.4.6 The new build structure also abuts the northern boundary and the southern elevation of the adjacent building of St James Court. Historically, a number of ancillary structures were located along this northern boundary, as such the principle of including built form in this location is supported in layout and design terms. However, there are also a number of windows serving residential flats within the adjacent southern elevation which development must be conscious of. These windows are located in the first-floor level flats and serve the bedroom, kitchen and bathroom of one flat and the bathroom and kitchen of another flat. The new-build structure will feature a two-storey flat roof element which will adjoin the southern elevation of the adjacent property. The flat roof of this part of the structure will sit below the cill of the adjacent window. However, the dual pitch roof will then extend upwards, such that the ridge of the structure would restrict views out of the adjacent windows. The views retained would be of the sloping natural slate roof.
- 5.4.7 It is considered that this relationship can be supported in this instance. Firstly, the bedroom window of the first flat within the adjoining building features a larger primary window on the western elevation overlooking the public highway which would be unaffected by the development. The kitchen windows of both flats are also implicated, however, these are small kitchen spaces and do not include dedicated dining spaces. Such kitchens are not considered habitable spaces in the same manner as combined kitchen, dining and living spaces and so do not require the same level of outlook or natural daylight. Both of these flats benefit from larger lounge spaces which are unaffected by the development and within which living and dining space is provided. Furthermore, it is also acknowledged that whilst the proposal would restrict views from these windows, outlook is not fully prevented. Residents of the adjoining flats would retain a view of the slate roof slope of the development and would also retain views of open sky. As such, whilst outlook would be restricted, it is considered that the implicated windows would still benefit from adequate levels of natural daylight. Finally, the layout of the new-build development and its relationship with the adjacent building is approximately the same as the development approved as part of the 2017 outline application. As such it is considered the precedent for such a relationship has already been found acceptable.
- 5.4.8 With respect to the standard of amenity for residents of the studio accommodation, Policy DM7 and associated Appendix G sets out that standard of accommodation that must be achieved. With respect to self-contained studios, rooms must be a minimum of 19m² in floor area, whilst plans must demonstrate the way in which required furniture can be accommodated. All rooms within the development designed for single occupancy and are of generous proportions with the smallest room measuring approximately 26m². The plans show the way in which the stipulated furniture can be accommodated within each room and how each studio can be segregated into separate zones.
- 5.4.9 All studios must also benefit from acceptable outlook and daylight and in this regard, the proposal development is considered to provide acceptable levels of amenity. The outlook for studios

1/2/4/5/6/9/10/11 faces west towards the blank rear elevation of the new-build structure. There is a separation distance of 17.5 metres between these windows and the adjacent structure which exceeds the recommended 12 metres for such outlook. Studios 8 and 13 are located at the first and second floors towards the rear of the existing warehouse building. The outlook for these studios is located within the angular side extension with the principle window facing westwards. The views achieved from the first-floor window of studio 8 will be framed by the side gable elevation of the adjacent Wheatfield Court property and side elevation of the warehouse building. Whilst this will reduce the field of view for this studio, the view westwards between the structures is unimpeded, as such it is considered that the outlook from this first floor window is acceptable. The high-level window will also serve to complement daylight levels within this space. The view achieved from the second-floor window of studio 13 would be above the ridge of the adjacent residential property and so would not be as restricted as the studio below. It is considered that acceptable outlook and daylight is achieved for both of these studio apartments.

5.4.10 Studios 15 and 16 are to be served by the dormers on the southern roof slope with rooflights within the bathroom spaces. These studios will benefit from unimpeded outlook over the surrounding roofscape as well as acceptable levels of daylight. Studio 14 is also located at roof level on the third floor. This studio will be served by a row of three rooflights over the main habitable space and a single smaller rooflight within the bathroom. In most cases, the use of rooflights as the sole means of outlook is generally avoided. However, it was considered that a dormer on this side of the building, as originally proposed, could not be supported in light of the relationship with the neighbouring dwellings. The rooflights proposed are relatively large and as shown on the submitted section plan, the head and cill of the units are such that an acceptable viewing angle and outlook would be achieved for the occupant without being excessively overbearing for the neighbouring dwelling. The rooflight units would also provide generous levels of daylight. In this particular instance, it is considered that the proposed rooflight arrangement can be supported.

5.4.11 Studio 17, which is located within the single storey structure, and the studios within the three-storey new building structure all benefit from acceptable outlook with adequate separation distances to surrounding buildings as well as acceptable levels of daylight.

5.4.12 Overall, it is considered that the change of use and re-development of this site can be undertaken without resulting in unacceptable impacts upon the standard of amenity that surrounding residents can reasonably expect to enjoy. Furthermore, the proposal is considered to secure an acceptable standard of amenity for the occupants of the proposed studio accommodation. Moreover, the layout of the proposal is such that the building could be converted to a hotel or residential use which demonstrates its flexibility in accordance with Policy DM7.

5.5 **Contaminated land, noise, air quality and vibration** Development Management DPD DM29: Key design principles, DM31: Air Quality Management and Pollution, DM32: Contaminated Land. National Planning Policy Framework sections 11, 12 and 15.

5.5.1 In light of the previous industrial use of this site, the sensitive nature of the use proposed and surrounding land-uses, the application is supported by a preliminary geo-environmental appraisal. This phase 1 desk-survey recommends that further phase 2 survey efforts with respect to contamination and required remediation measures is undertaken. In the context of the history of the site and the nature of the proposed use, it is considered that such further contamination assessment efforts and any necessary remediation measures can be secured by way of planning condition.

5.5.2 The application site is located close to the city centre and in close proximity to operational Network Rail land. Network Rail have provided a consultation response, in which they suggest detailed correspondence between the development and Council be undertaken to fully ascertain the potential impacts of the rail network upon the standard of amenity of the occupants of the accommodation. The application is supported by a noise assessment, this has established background noise levels in this location and recommends a specific glazing and ventilation strategy. This has been reviewed by the Councils Environmental Health Officer who considers the noise assessment methodology to be robust and the glazing specification satisfactory. A condition is recommended to ensure that the windows are installed in accordance with the correct glazing specification. Whilst the report sets out that a ventilation system will also be required and details potential options including trickle vents or a positive input system, a second condition is

recommended requiring the agreement of a detailed ventilation scheme and its installation, given the noise assessment is not conclusive on this matter.

- 5.5.3 The site is also located in close proximity to the city centre and is located close to the Air Quality Management Area. As such the proposal is accompanied by an air quality assessment. This assessment sets out that concentrations of NO₂ and PM₁₀ are below their respective long and short-term objectives at the proposed development site. It is considered therefore that the development site suitable for residential use with regards to air quality. In order to encourage more sustainable forms of travel, the proposal will include sufficient cycle storage facilities for the occupants of the development. Furthermore, the air quality assessment sets out the development will include two electric vehicle charging points which will help encourage low emission vehicle use. The provision of both the cycle storage and two 7.4kW electric vehicle charging points can be secured by condition.
- 5.5.4 The Councils Environmental Health Officer has considered the location of the development and its relationship with the operational rail network with particular reference to the impact of vibration. The application is supported by a letter from the applicant's representative setting out that a full vibration assessment would not be necessary in this instance. The application site lies 38 metres from the nearest railway track and 55 metres from the railway station. In light of this separation distance and the approach taken with other planning applications closer to the rail network, the Councils Environmental Health Officer considers that a vibration assessment is not required in this instance.
- 5.6 **Highways and parking** Development Management DPD DM29: Key design principles, DM60: Enhancing Accessibility and Transport Linkages; DM61: Walking and Cycling; DM62: Vehicle Parking Provision. National Planning Policy Framework sections 9 and 12.
- 5.6.1 The site already benefits from an established point of access from Wheatfield Street which will be retained as part of the development. The proposal has been reviewed by the County Highways Officer who is satisfied that the proposed development and continued use of the existing access will not have a negative impact on the operation of the local highway network.
- 5.6.2 The proposal incorporates 5 on-site vehicular parking spaces and includes sufficient space within the layout of the internal courtyard to enable vehicles to manoeuvre within the site. The operation and management of these parking spaces would be undertaken by the site operator. Clearly, there would not be sufficient parking for all residents of the development, however, the site is located within a central and accessible location close to public transport services which would provide alternative forms of travel. In addition, the local highway network is heavily constrained by traffic and parking controls, including the residential permit holder parking scheme, whilst a number of public car parks are located close by. Whilst concerns have been raised by local residents regarding the effect of the development on parking demand, it is considered that the presence of alternative options for travel and various parking restrictions will ensure that the use of vehicles will be discouraged and parking demand appropriately managed.
- 5.6.3 The proposal includes an internal dedicated bike store to the ground floor of the existing warehouse building with both internal and external access points. Whilst the exact number and details of the storage facilities within this space have not been confirmed, the storage room measures 18m² as such it is considered that sufficient cycle storage for the 24 studios can be provided. A condition requiring the number and details of the storage facilities and their installation prior to occupation is recommended.
- 5.6.4 The County Highways Officer has requested a condition requiring the submission, agreement and implementation of a construction traffic management method statement. The control and use of the highway during the construction phase of the development should be managed through appropriate highways legislation by the County Council themselves rather than through the planning process. As such this condition is not recommended.
- 5.7 **Biodiversity and trees** Development Management DPD DM29: Key Design Principles, DM44: The Protection and Enhancement of Biodiversity, DM45: Protection of Trees, Hedgerows and Woodland. National Planning Policy Framework section 15.

- 5.7.1 There is a cluster of mature alder trees located within the car parking area to the rear of the Dallas Road/Wheatfield Court properties. These trees are located outside of but in close proximity to the development site, both branches and their root systems extend into the development site. Due to the size of these trees and their location within the conservation area, they are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. The application is supported by an Arboricultural Implications Assessment which concludes that an overhanging limb and a number of branches of these trees will require removal as they are in close proximity to the existing warehouse structure and will prevent the construction of both the proposed extension and dormers. Specific details as to which limbs/branches will require removal are provided within the report. Furthermore, due to the proximity of the proposed extension to these trees, the development would conflict with their root systems. In order to avoid this conflict, the proposed side extension will be a cantilevered construction which will prevent disturbance to the root zone of this group of trees. Temporary ground protection around the trees will be required during the construction phases. The Arboricultural Implications Assessment has been reviewed by the Councils Arboricultural Officer who is satisfied with both the works to remove limbs and branches as well as the construction methodology and protection measures for the side extension. A condition to ensure that the development is undertaken in accordance with these details is recommended.
- 5.7.2 In light of the nature of the construction of the building and its deteriorated condition, the site has also been surveyed for the presence of bats and nesting birds. The survey concluded that there was no evidence of use of the site by bats or nesting birds. The report includes a mitigation strategy which should be followed in order to ensure that the welfare of this protected species is maintained during and following the works. A condition to ensure that the development is undertaken in accordance with these details is recommended.
- 5.8 **Flood risk and drainage** Development Management DPD DM29: Key Design Principles, DM33: Development and Flood Risk, DM34: Surface Water Run-off and Sustainable Drainage, DM35: Water Supply and Waste Water. National Planning Policy Framework section 14.
- 5.8.1 The application is supported by a flood risk and drainage strategy which outlines the feasible drainage options for the proposed development. Foul drainage will be discharged to the nearby combined public sewer and will be separate from surface water while on site. Surface water drainage is proposed to be discharged either by way of infiltration or to the combined public sewer. Percolation tests are not currently available and so it is not possible at this stage to ascertain if drainage via infiltration would be possible for this site. Infiltration is the first aim in the drainage hierarchy, and this must be investigated. If this is not feasible, drainage to the combined public sewer would be an alternative. In this instance, surface water flows would be directed to an attenuation tank and flows controlled to a rate of 7l/s. The drainage strategy has been reviewed by the Lead Local Flood Authority and United Utilities as well as the Councils own engineers, all of whom are satisfied with the current detail and, subject to conditions requiring the submission, agreement and implementation of a final detailed drainage design as well as an associated management plan and installation verification report, have no objection to the development. The proposed conditions can be imposed based on the current drainage strategy therefore, the proposal is considered to meet the requirements of policies DM33 and DM34.
- 5.9 **Other material considerations**
- 5.9.1 **Waste Storage** – The proposal includes the provision of two waste storage facilities within the site. The Councils Waste and Recycling Officer has reviewed the proposal and has stipulated the likely number and type of bins that will be required. It is considered that the two bin storage areas combined will provide sufficient space for the required number of bins to serve the development. The Waste and Recycling Officer has also set out that they consider the storage areas to be too far from the entrance to the site, Council collection crews would not move the bins from these storage areas to the front of the site for collection whilst the bin lorry would also not enter the site. The applicant has advised they intend to use a privately managed waste collection service which resolves the matter of bin storage location.
- 5.9.2 **Planning obligations** – A contribution of to £3560.00 has been requested by the NHS to mitigate the effects of the development. Specifically, the consultation response states '*towards the extension and reconfiguration at Queens Square Medical Practice & King St surgery*'. However, the request

fails to meet the required standard tests as precise details of the project to which the money will contribute has not been provided.

5.9.3 Employment Skills Plan – The proposed development is defined as a major development which will result in the provision of 24 studio apartments, therefore in accordance with Policy DM28 of the Development Management DPD and the Employment and Skills Plans SPD, the Council must consider whether the submission of an Employment and Skills Plan would be reasonable. The Council is seeking to play a leading role in improving educational attainment and skills and raise aspirations within the district. It is important to ensure that local people get the right education, skills and inspiration to enable them to get jobs. Preparing and implementing an Employment and Skills Plan (E&SP) for major new development is one of the ways to achieve this. Given the scale of the development proposed exceeding the threshold criteria stipulated within Policy DM28 of the Development Management DPD and the Employment and Skills Plans SPD, it is considered necessary that an E&SP be developed and implemented. This can be appropriately controlled by way of a pre-commencement planning condition.

5.9.4 Sustainability – An energy statement has been submitted which detailed the way in which the development has the potential to achieve a betterment measured against Building Regulations requirements including u-values through measures including enhanced thermal building fabric, appropriate management of solar gain within the constraints of the site, potential for heat recovery and ventilation systems, provision of solar panels and reduction in thermic bridges. The proposal also currently seeks to utilise a hydrogen boiler system. This complies with the requirements of policy DM30.

6.0 Conclusion and Planning Balance

6.1 The existing site and building are in a deteriorated condition and in its current form detracts from the character and appearance of the locality. The retention and redevelopment of the existing warehouse and construction of a new building to provide a frontage to the site, subject to the use of high-quality materials and finishes, will improve the overall visual appearance in the locality and from further afield. The change of use of the site and removal of industrial activities should provide an improved relationship with the surrounding residential properties. The proposed extensions will be expressly visible from surrounding properties and outlook is diminished from some neighbouring windows, however, in light of the site-specific circumstances of this case, it is considered the proposal will not result in unacceptable harm to residential amenity overall. The accommodation is considered to provide generously proportioned studio apartments with acceptable outlook and daylight levels. The proposed development is considered to be acceptable with regard to the other specified material considerations.

Recommendation

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

Condition no.	Description	Type
1	Time limit	Standard
2	Approved plans	Standard
3	Detailed sustainable drainage strategy	Pre-commencement
4	Detailed foul drainage strategy	Pre-commencement
5	Contaminated land assessment	Pre-commencement
6	Employment Skills Plan	Pre-commencement
7	Details and samples of materials and details of fenestration, external walls, roofs, eaves and fascia, dormers, bin store and boundary treatments	Above ground
8	Details of ventilation systems	Above ground
9	Details of landscaping and associated maintenance	Above ground
10	Details and provision of Homeowner packs and information boards	Prior to occupation

11	Details and provision of cycle storage	Prior to occupation
12	Provision of parking spaces	Prior to occupation
13	Provision of two 7.3kW electric vehicle charging points	Prior to occupation
14	Provision of bin storage facilities	Prior to occupation
15	Windows in accordance with noise assessment glazing specifications	Prior to occupation
16	Lighting details	Prior to occupation
17	Security details	Prior to occupation
18	Drainage Operation and Maintenance Plan and Verification Report	Prior to occupation
19	Approved tree works	Ongoing
20	Ecological mitigation measures	Ongoing
21	Hours of construction	Ongoing
22	Separate drainage	Control
23	Gated access arrangement set back a minimum of 5 metres from highway	Control
24	Restriction to student accommodation	Control

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

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 taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item	A9
Application Number	21/00551/FUL
Proposal	Demolition of two outbuildings, erection of single storey side extension and erection of detached outbuilding
Application site	Storeys FC York Road Lancaster Lancashire
Applicant	Mr Toulmin
Agent	Shaun Graham
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, as Lancaster City Council is the landowner the application must be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 Storeys of Lancaster Football Club is located at York Road playing field in South Lancaster. The site features a pavilion and outbuilding on the north side of the field and is comprised painted brick and render with metal sheeting to the roof. The existing outbuildings are comprised of metal and blockwork and are located to the west of the pavilion. The playing field measures c.4 acres in size.

1.2 The site is located within a residential area with the buildings located behind residential garages to the north. The site features number of access points and the field remains popular with dog walkers.

1.3 The Land Allocations DPD has designated the site as open space.

2.0 Proposal

2.1 This application seeks consent for the demolition of the two outbuildings and erection of a single storey side extension and a detached outbuilding. The extension measures approximately 6.75m in width, 9m in depth with a monopitched roof with a maximum height of 3.75m and is finished in materials to match. The outbuilding measures 2.35m x 3.55m with a 2.5m maximum height and is finished in painted blockwork under a PVC roof.

2.2 Access and transport to the site remains unchanged and the proposal includes no new landscaping or boundary treatments.

3.0 Site History

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

Application Number	Proposal	Decision
20/00903/FUL	Retrospective application for the retention of a single storey rear infill extension to existing pavilion and a single storey outbuilding	Permitted

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection
Environmental Health	No objection (Advised that if the existing structures contain asbestos cement elements an asbestos removal plan will be necessary)
Property Services	No response
Public Realm Officer	No response
Sport England	No objection

4.2 The following responses have been received from members of the public:

- 1 letter of objection received stating issues with weeds and rats. Proposed outbuilding is located too close to boundary which would impact on views across the field.

5.0 Analysis

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

- Principle of development
- Design
- Impacts upon residential amenity
- Impacts upon protected species
- Protection of open space

5.2 **Principle of sustainable development** (NPPF paragraphs 7, 8, 9, 10, 11 & 12 and Policy SP1 of the Strategic Policies and Land Allocations DPD (2020))

5.2.1 The presumption in favour of sustainable development is at the core of the NPPF and requires the decision takers to approve development that accord with an up-to-date development plan without delay.

5.2.2 Given the proposed development is on a site that is located within a sustainable area, to an existing building and use the principle of development can be supported subject to the proposal complying with the relevant policies of the Local Plan outlined below.

5.3 **Design** (NPPF paragraphs 126, 130 & 134 and Policy DM29 and DM34 of the Development Management DPD (2020))

5.3.1 In terms of design, the extension matches the form and materiality of the main building and while commanding a relatively large footprint, appears proportionate to both the building and site. The matching materials are considered acceptable, and the form and appearance of the extension will ensure that the proposal blends into the existing building. The outbuilding is considerably smaller than the proposed extension and is located to the west of the main pavilion. The modest scale and

form will sit comfortably within the site ensuring it does not appear obtrusive.

- 5.3.2 Both the extension and outbuilding are well contained within the enclosed area of the playing field and will be seen within the context of the surrounding buildings. The extension and outbuilding will be largely screened by the existing residential garages when viewed from Wellington Road to the north limiting any visual impact. Considering these matters, the proposal will not cause any visual harm to the existing building, playing field or street scene.
- 5.3.3 The outbuilding will provide storage for the running of the club whilst the extension will serve a meeting room and W.C. The room will be used for committee meetings and for spectators to use on matchdays with matches occurring on Saturdays and Sundays. The meeting room will be open up to 8pm Tuesday to Saturday and 4pm on Sunday. A condition tying the use to the football club is suggested to ensure no inappropriate uses occur. The agent has also confirmed that the facility will not be hired out to any third party users outside of the football club.
- 5.3.4 Suitable drainage is fundamental to good design. The proposal will deal with surface and foul water as per the existing method via mains sewerage. The additional footprint of the proposal is relatively modest and is not considered to generate a significant increase in surface water run-off.
- 5.4 **Impacts upon residential amenity** (NPPF paragraphs 126, 130 & 134 and Policy DM29 of the Development Management DPD (2020))
- 5.4.1 The extension is sited away from the neighbouring boundaries and limited to single storey height to reduce any impact on the neighbouring properties. The window and doors are located to the front and rear facing the garages and playing field and will therefore not overlook residential properties and their associated garden space.
- 5.4.2 The outbuilding has been relocated away from the western boundary in light of public comments and is now approximately 4.25m away from the neighbouring boundary at its nearest point. Similar to the extension, the modest height of the outbuilding combined with the separation distance will ensure that it does not appear overbearing to the nearby residents. The application is currently out for re-consultation with neighbouring properties over the re-siting of the outbuilding. A verbal update will be provided to committee members at committee briefing.
- 5.5 **Impacts upon protected species** (NPPF paragraph 175 and Policy DM44 of the Development Management DPD (2020))
- 5.5.1 The previous application was accompanied with a bat survey submitted by Simply Ecology Limited. The existing building has numerous gaps throughout that potentially allowed easy access into the internal spaces. However due to the internal layout, there was negligible roosting potential within the building as it provided little meaningful shelter. A thorough search found no evidence of bats and it was concluded that a license from Natural England would not be required for works to proceed lawfully.
- 5.5.2 This application has not been submitted with a bat survey but it is pragmatic to consider that the situation has not significantly changed within the course of 6 months. As such, the Local Planning Authority can be reasonably satisfied that the proposal will not have any adverse effects on the local bat population and consequently is seen to comply with Policy DM44.
- 5.6 **Protection of open space** (NPPF paragraphs 98 & 99 and Policy DM27 of the Development Management DPD (2020) and Policy SC3 of the Strategic Policies and Land Allocations DPD (2020))
- 5.6.1 Policy DM27 seeks to protect and enhance existing designated open spaces and prevent the loss of designated open space, sports and recreational facilities unless a certain set of criteria is met.
- 5.6.2 While both buildings are located within the open space land designation, the areas of land on which they are sited does not involve the loss of any playing field. The buildings will provide an upgrade on the existing facilities for the football club providing a meeting room, W.C. and storage in association with the day to day running of the club.
- 5.6.3 Sport England will oppose the granting of planning permission for any development which would

lead to the loss of, or would prejudice the use of all or any part of a playing field. However, there are five exceptions to the rule, the relevant one in this instance is exception 2 and relates to where the proposed development is for ancillary facilities supporting the principle use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

5.6.4 The proposed buildings are clearly integrated into the existing building contained within an existing enclosed area proportionate to the existing building. As discussed above, the additions will provide an improvement to the facilities of the existing football club and will not impinge on the usability of the playing field. By enhancing and investing in the existing facilities, the proposal secures a brighter future for the football club and as such complies with Policy DM27.

5.7 **Any other matters**

5.7.1 Environmental Health raised no objection to the scheme but advised that the existing structures may contain asbestos cement elements and if so, an asbestos removal plan would be necessary. It is considered that this can be covered by a sufficiently worded advice note.

6.0 Conclusion and Planning Balance

6.1 The proposal has a design that is in keeping with the built form and does not occupy a prominent position within the local area nor does it have a detrimental impact upon the residential amenity of the neighbouring properties. The proposal will improve upon the existing facilities and provide an enhancement to the playing fields without having an adverse impact on the local bat population. As such, the proposal is considered to comply with the local and national policies outlined above and is recommended for approval.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard three year timescale	Procedural
2	Development in accordance with amended plans	Procedural
3	Use tied to main use	Control

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

Lancaster City Council has made the decision 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 decision has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item	A10
Application Number	21/00801/CU
Proposal	Retrospective change of use of dwellinghouse (C3) to a residential care home for children (C2)
Application site	11 Berwick Way Heysham Morecambe Lancashire
Applicant	Mr Martin Horner
Agent	Ms Ana Popovic
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval (Subject to no objection from Lancashire Constabulary, and delegation back to the Head of Planning and Place to allow consultation period to expire)

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, the application was called in within 21 days of the application appearing on the weekly list of planning applications by Cllr Colin Hartley and Cllr Mike Greenall who requested the application to be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The property which forms the subject of this application is a two-storey detached residential property on the southern side of Berwick Way in Heysham which lies opposite Heysham Cricket Club. The property has garden to the front and rear with an existing driveway to the front which is able to accommodate 2-car parking spaces. The property is already used as a car home albeit does not have any formal planning permission in place. Historically, the property provided a home to 5 young persons with 1 member of staff.

1.2 The surrounding area is residential in nature with open fields and the Cricket Ground to the north of the site.

1.3 The only notable designation affecting the site is that it suffers from surface water flooding.

2.0 Proposal

2.1 This application seeks to regularise the existing C2 use with some internal alterations in order to provide long term accommodation for vulnerable children who may have emotional and/or behavioural needs. The home will provide care for 3 children between the ages of 8 and 18 with 10 members of staff employed and at least 2 of these members of staff on duty 24 hours a day.

2.2 The existing driveway is to be widened to facilitate an extra 2-car parking spaces to the front of the property. Excluding this element, there are no external alterations proposed to the scheme.

3.0 Site History

3.1 There is no relevant planning history related to this site.

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response
County Highways	No objection (Advise that the dropped kerb requires separate consent under the Highways Act)
Environmental Health	No response (Confirmed no information relating to nuisance logs or ASB)
Fire Safety Officer	No response
Lancashire Childcare Service	No objection (Would not have supported existing 5-bed unit but the change to a 3-bed unit fills a demand and is required within the district)
Lancashire Constabulary	Awaiting response

4.2 **10 pieces** of correspondence of objection have been received. The reasons for objection include the following:

- Retrospective nature of application
- Highways impact
- Safeguarding issue
- Disturbance/ASB/noise and impact on residential amenity of surrounding properties/residents
- Business rather than charity
- Other more suitable locations available
- Inappropriate use
- Overlooking

5.0 Analysis

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

- Principle of the use
- Design
- Impacts upon residential amenity
- Parking and highways

5.2 **Principle of the use** (NPPF paragraphs 7-14 & 92 and Policy DM8 of the Development Management DPD)

5.2.1 Policy DM8 of the Development Management DPD states that proposals for accommodation for vulnerable groups will be supported subject to the proposal meeting the following criteria:

IX. The proposal meets genuine housing needs of the intended occupiers;

X. Provides the appropriate standards regarding accessibility, facilities, independence, support and/or care needs;

XI. Is well located to shops, public transport, community facilities and the social networks appropriate to the needs of the intended occupiers;

XII. Is affordable in the context of financial support available to the intended occupiers;

XIII. Is accompanied by a care plan and needs risk assessment setting out the type and level of support to be provided clearly demonstrating that any perceived risk can be managed appropriately in the proposed setting;

XIV. Facilitates move-on accommodation where appropriate;

XV. That priority is normally given to vulnerable people who have a local connection to Lancaster district over and above households that are otherwise the responsibility of or are owed assistance by another Local Authority; and

XVI. All proposals have the full support of the relevant Commissioning Manager in writing for the relevant vulnerable group and the plans align to Commissioning Plans.

- 5.2.2 The internal alterations to the property will allow for an open plan kitchen/dining space improving accessibility throughout the building and allow for each of the bedrooms to allow for an en-suite improving the quality of accommodation for the residents. The application site is located in a sustainable and accessible location in Heysham close to existing shops, public transport and recreational areas all within walking distance. The proposed use would also provide accommodation for vulnerable group for which there is an identified need.
- 5.2.3 In relation to point XIII, the agent confirmed that each of the individuals has an accompanying care plan. When approached by a local authority with details of a young person, the care provider does an impact assessment, risk assessment and a care journey plan individually tailored to each of the residents needs and requirements.
- 5.2.4 The Commissioning Manager stated that there is a lack of supply for placements in smaller residential care homes (3-bed or less). These are more suitably equipped to meet the needs of young people who have complex behaviour and requirements. The Commissioning Manager also confirmed that the number of placements with the provider is relatively low as their model has been to operate larger provisions in neighbouring Cumbria and Blackpool. The move to a 3-bed model alongside an indication that they will be applying for Lancashire's new commissioning arrangements suggests that there will be greater collaboration with this provider.
- 5.2.5 The letters of objection cite frustration at the retrospective nature, state that building operates as a business rather than charity and is one of an inappropriate use in this location. While the retrospective element is unfortunate, it does not affect applying policy to the proposal. In addition, the change of use occurred prior to the applicant purchasing the property which they are now seeking to obtain the relevant permission. While the comments relating to the business nature and inappropriate use have been noted, the property would not be operating as a traditional business. The use of a building with 3 children and 2 carers is similar to the numbers associated with a residential family home. In addition, the fact that many services are located in close proximity makes it a suitable location for such a use. It is recommended that a condition to ensure that the property is restricted to C2 only is recommended, to ensure that inappropriate uses do not occur within the locality.
- 5.2.6 It is also considered that a cascade condition would be required to ensure that the proposal would meet a local need. This would include a child or young person (under 18 years of age) who have been living in the district for 3 years or more, has a local connection to Lancaster District, has a local connection to North Lancashire, has a local connection to another district within Lancashire. This is to ensure that there is a local need for the residential institution.
- 5.2.7 Considering the points listed above, and subject to the inclusion of the recommended condition, the proposal is seen to comply with Policy DM8 and therefore the principle of the use is supported.
- 5.3 **Design** (NPPF paragraphs 126, 130 & 134 and Policy DM29 of the Development Management DPD (2020))
- 5.3.1 As stated in paragraph 2.2, excluding the alterations to the driveway, there are no external changes to the property. The increased car parking provision will increase the amount of hardstanding to the front but it does not appear disproportionate to the site. The remaining front garden will continue to provide an area of soft landscaping to provide a visual break. As such, the visual impact of the proposed use and additional parking spaces will be minimal and inconspicuous in this residential area.

- 5.4 **Impacts upon residential amenity** (NPPF paragraphs 126, 130 & 134 and Policy DM29 of the Development Management DPD (2020))
- 5.4.1 Many of the comments relate to the impact of the use on the residential amenity of the surrounding properties.
- 5.4.2 As discussed in paragraph 2.1, the property would serve 2 members of staff 24 hours a day to support 3 children, this would be done on a rota basis with other members of staff visiting from time to time. The arrival and departure of staff would result in some activity at certain points in the day however, this is not considered to be dissimilar to school or work runs that one would find within residential areas. Such movements would have minimal disruption on the surrounding area and would not have an adverse impact on the amenity of the neighbouring properties.
- 5.4.3 Further comments related to potential noise and anti-social behaviour from the occupiers on the surrounding properties and occupiers. The Council has been made aware of a number of anti-social activities in the area and while this concern is noted, the reduction of children from 5 to 3 and increase from 1 to 2 full time carers throughout the day will provide a better balance between the carers and the young persons allowing for their behaviour to be better managed. At least 2 members of staff will be on site at all times acting as their carers and will be responsible to ensure that there is no greater noise and disturbance than one would find in a residential home. As such, the management of the occupants should ensure that the occupation of the property would not be unlikely to have an unreasonable impact on residential amenity beyond that of a 5 bedroom dwellinghouse, which could similarly provide residential occupation for children in receipt of care in the form of a more traditional family household. The comment in relation to overlooking is noted but the proposal raises no concerns in terms of overlooking as there are no external alterations/insertion of new windows to the building. The footprint of the building is already established and offers the same views whoever occupies it.
- 5.4.4 While not a statutory consultee, Lancashire Constabulary have been consulted on the application and any comments received will be updated to committee members in due course.
- 5.4.5 The property is considered suitable for the use, with all habitable rooms of sufficient scale and benefiting from outlook and natural light, offering acceptable residential amenity to future occupants.
- 5.4.6 Due to the control of the management of the home, it is not considered appropriate or reasonable to impose any conditions on the management of the institution. However, it is reasonable to require a condition to restrict the occupancy for three persons in care only to ensure that the proposal continues to provide a genuine housing need and any intensification of the use of the building can be adequately addressed by the LPA.
- 5.5 **Parking and highway** (NPPF paragraphs 111 & 112 and Policy DM62 of the Development Management DPD (2020))

- 5.5.1 Appendix E of Policy DM62 outlines the maximum car parking standards for development types. A residential care home is required to provide a maximum 1 space per 5-beds whilst a 5-bed residential care home requires 3 spaces. The proposal exceeds both these figures and is therefore seen to meet the requirements for this particular use. Moreover, there are bus and footpath links in close proximity to the site and Berwick Way has unrestricted on street parking. Taking all of this into account, it is not considered that the proposal would result in any significant highway safety issues. County Highways have also been consulted and had no objections. Subject to the implementation of a permeable driveway to aid drainage and sufficient amount of off street parking, the proposal is seen to comply with Policy DM62.

6.0 Conclusion and Planning Balance

- 6.1 The proposal will be an improvement on the existing set up with a more suitable ratio between staff and young persons with improved parking arrangements. The Commissioning Manager has confirmed that there is a need for 3-bed placements and consequently, the proposal is considered to comply with Policy DM8. By increasing the numbers of staff, it is expected that issues of anti-social behaviour will decline and thus improve the amenity for the neighbouring properties. As such,

the proposal is seen to comply with the relevant local and national policies and is recommended for approval.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3-year timescale	Procedural
2	Development to accord with plans	Procedural
3	No more than three young persons, aged 18 years or under.	Control
4	Cascade mechanism for local occupancy	Control
5	Limitation to use class	Control
6	Provision of permeable car parking spaces	Control

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

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 taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item	A11
Application Number	21/00820/FUL
Proposal	Retrospective application for the retention of a single storey rear extension
Application site	49 Bare Avenue Morecambe Lancashire LA4 6BD
Applicant	Mr. & Mrs. R. Jimenez
Agent	John Manley
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

This form of development would normally be dealt with the Scheme of Delegation. However, as the applicant is an employee of Lancaster City Council the application must be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 49 Bare Avenue is a semi-detached dwelling located in a residential area of Bare. The property features a gable roof with a dashed exterior, red roof tiles with white uPVC windows throughout. To the rear is a large garden measuring c. 300m², the garden slopes from the rear elevation of the property towards the rear boundary and is enclosed by stone walls and fencing. To the side (east) lies the car park of the Dog and Partridge public house.

2.0 Proposal

2.1 This proposal is a revised application which seeks amendments to the previously approved 20/00720/FUL application, which was presented to and approved by Planning Committee in 2020.

2.2 The application seeks consent for the retention of a single storey rear extension. The proposal measures approximately 4m deep, 6.8m wide with a wall height of 2.85m (approx. 2.3m on the previous application) and a maximum height of 3.9m. The extension features a monopitched roof with bi-fold doors on the rear elevation and a single window on the side (east) facing elevation. The extension is finished in materials to match the main dwelling.

3.0 Site History

3.1 A single relevant application relating to this site has previously been received by the Local Planning Authority.

Application Number	Proposal	Decision
20/00720/FUL	Erection of a single storey rear extension	14.09.2020

4.0 Consultation Responses

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

Consultee	Response
Town Council	No response

4.2 Two responses (from the same address) have been received from members of the public:

- Impact on light
- Inaccurate plans

5.0 Analysis

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

- Design
- Impacts on residential amenity

5.2 **Design** (NPPF paragraphs 126, 130 & 134 and Policy DM29 of the Development Management DPD (2020))

5.2.1 In terms of design, the extension remains subservient to the host, and appears well proportioned in relation to both the dwelling and site. The matching materials are considered acceptable whilst the form and appearance will help to blend the extension into the existing building. The extension is set in by approximately 1m from the shared western boundary and 6m from the other side boundary which is shared with the car park.

5.2.2 As the extension remains well enclosed within the garden and screened by the wall, trees and shrubs that line the eastern boundary, the proposal will not appear as an obtrusive addition to the area. Considering these matters, the proposal will not cause any visual harm to the existing property or street scene.

5.3 **Impacts upon residential amenity** (NPPF paragraphs 126, 130 & 134 and Policy DM29 of the Development Management DPD (2020))

5.3.1 The bi-fold doors on the rear elevation are set down within the garden space of the application site and will primarily overlook the applicant's own external amenity space. The side (east) facing window is towards the boundary wall and car park beyond.

5.3.2 There is a neighbouring window close to the western boundary which serves a dining/reception room which may be impacted by the proposed extension. The wall height of the proposal is greater than the previous application and while the centre of the window lies on the extension side of the 45 degree line on floor plan, this does not appear to be the case on the elevation plan. As such, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received over the roof. Furthermore, the affected room is served by bay window on the western elevation which will remain unaffected by the proposal. Consequently, it is considered that the proposal will not have an adverse impact on light levels for the neighbouring property.

5.3.3 Furthermore, with the limited depth and the pitched roof of the extension sloping down into the garden and extension running parallel to the neighbouring extension, the proposal will not appear excessively overbearing. Considering these matters, the proposal is considered to comply with DM29 inasmuch that the development will not have a significant detrimental impact on upon the residential amenity of 47 Bare Avenue.

5.3.4 The immediate neighbour to the west has been notified as the description has been altered to introduce the retrospective element. Committee members will be given a verbal update if any other letters of correspondence are received by the LPA.

5.4 **Other matters**

5.4.1 The comment relating to the inaccuracy of the plans refers to the internal step down connecting the extension to the dining room, but this does not prejudice the ability for the LPA to make a thorough assessment on design and neighbouring amenity.

6.0 Conclusion and Planning Balance

6.1 Due to the relatively small nature of the development involved, the proposal is considered appropriate to this residential site. The design is in keeping with the dwelling and does not occupy a prominent position within the street nor will the height increase of the extension over the previous scheme, have a detrimental impact upon the residential amenity of the neighbouring properties. As the proposal complies with all the relevant local and national policies listed above, the application is recommended for approval

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Development in accordance with plans	Control

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
20/00773/FUL	Docker Park Farm, Docker Lane, Arkholme Demolition of agricultural and kennel buildings, regrading of land, change of use of agricultural barns into two dwellings (C3) and associated ancillary buildings, erection of extension, installation of drainage infrastructure and landscaping for Mr & Mrs Tamlin (Kellet Ward 2015 Ward)	Application Permitted
20/00786/FUL	Bullcopy Farm, Kirkby Lonsdale Road, Arkholme Change of use of agricultural building to a dwellinghouse (C3) with associated external alterations and change of use of agricultural land to residential land in association with the proposed dwelling, alterations to the existing access and installation of a sewage treatment plant, soakaway system and ground source heat pump for Mr & Mrs Mellows (Kellet Ward 2015 Ward)	Application Permitted
20/00954/FUL	26 Carr Lane, Middleton, Morecambe Erection of a single storey rear extension and construction of a raised roof with front and rear dormer extensions for Mr. J. Casson (Overton Ward 2015 Ward)	Application Permitted
20/00971/ELDC	30 Blades Street, Lancaster, Lancashire Existing lawful development certificate for use of a property as accommodation for seven people (sui generis) for Mr Siraj Bapu (Castle Ward 2015 Ward)	Lawful Development Certificate Granted
20/01070/OUT	Land East Of Christie Way, Morecambe, Lancashire Outline application for the erection of one dwelling and associated access for Mr P Hanley (Westgate Ward 2015 Ward)	Application Permitted
20/01190/CU	Hampson House, Hampson Lane, Hampson Change of use of hotel grounds (C1) for the siting of temporary agricultural workers accommodation comprising nine static caravans for Drinkwater's Mushrooms Ltd (Ellel Ward 2015 Ward)	Application Withdrawn
20/01216/VCN	Morecambe Bay Academy, Dallam Avenue, Morecambe Demolition of single storey music block and two storey art block, erection of a two storey teaching block, creation of a temporary access track and creation of 11 additional parking spaces (pursuant to the variation of conditions 2 and 3 on planning permission 19/01038/FUL to amend the approved plans to reflect the development as built, alter the method of obscure glazing, to agree a landscaping scheme and assessment of noise for compliance with condition 6) for Morecambe Bay Academy (Poulton Ward 2015 Ward)	Application Permitted
20/01240/FUL	Crook O Lune Holiday Park, Lancaster Road, Quernmore Change of use of land for the siting of 19 holiday caravans together with the retention of earthworks for Pure Leisure Group (Lower Lune Valley Ward 2015 Ward)	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

20/01260/FUL	Land To The West Of Sellet Hall, Biggins Lane, Whittington Change of use of agricultural land for the siting of 7 holiday lodges with associated access track and installation of a package treatment plant for Mr A Addison (Upper Lune Valley Ward 2015 Ward)	Application Refused
20/01298/FUL	Field Northwest Of , Middle Highfield, Aughton Change of use of agricultural land to equestrian use, erection of a stable block and creation of an area of hardstanding and yard area for Mr And Mrs Rasmussen (Halton-with-Aughton Ward 2015 Ward)	Application Withdrawn
20/01302/CU	Apartment 1, Hazelwood Hall, Hollins Lane Change of use of holiday apartment to unrestricted residential use (C3) for Mrs Crowshaw (Silverdale Ward 2015 Ward)	Application Refused
20/01326/FUL	Netherby, Aughton Road, Gressingham Creation of vehicular access and track for Mr and Mrs John and Rebecca McGuinness (Upper Lune Valley Ward 2015 Ward)	Application Refused
20/01382/FUL	Field South Of , Cringleber, Melling Moor Creation of two agricultural access tracks for John Clarke (Upper Lune Valley Ward 2015 Ward)	Application Permitted
20/01390/REM	Land Adjacent, 4 Washington Close, Lancaster Reserved matters application for the erection of a detached dwelling for Mr and Mrs King (Marsh Ward 2015 Ward)	Application Withdrawn
21/00017/DIS	Site Of Former 342, Oxcliffe Road, Heaton With Oxcliffe Discharge of conditions 3,4,6 and 7 on approved application 17/01384/FUL for Mr William Hill (Westgate Ward 2015 Ward)	Split Decision
21/00048/DIS	St Georges Quay Development Site, St Georges Quay, Lancaster Discharge of conditions 5, 16, 19 and 21 on approved application 19/00842/VCN for Persimmon Homes (Marsh Ward 2015 Ward)	Split Decision
21/00056/DIS	Field 4654, Kirkby Lonsdale Road, Over Kellet Discharge of condition 3 on approved application 19/01153/FUL for Mrs Sandra Cottam (Kellet Ward 2015 Ward)	Application Refused
21/00060/DIS	Wrayton Hall Farm, Back Lane, Wrayton Discharge of condition 4 on approved application 20/00474/FUL for Mrs Rachel Ashton (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00090/DIS	Land Adjacent Bank Barn, Crag Road, Warton Discharge of conditions 1, 2, 3, 4, 6, 7 and 8 on approved application 17/00897/VCN for Mr David Hawkins (Warton Ward 2015 Ward)	Application Permitted
21/00096/DIS	University Hospitals Of Morecambe Bay NHS Foundation Trust, Royal Lancaster Infirmary, Ashton Road Discharge of condition 2 on approved application 20/01459/FUL for Mark Hampton (Scotforth West Ward 2015 Ward)	Request Completed
21/00099/DIS	9 Moor Lane, Lancaster, Lancashire Discharge of condition 2 on approved notification 21/00285/PAC for Munshi (Bulk Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00101/DIS	Baines Bagguley Penhale Solicitors, 22 Sun Street, Lancaster Discharge of conditions 3 and 4 on approved application 21/00018/CU for Mr & Ms Robert & Gina Williams Aylward (Castle Ward 2015 Ward)	Application Permitted
21/00104/DIS	Church Gates, Melling Road, Melling Discharge of conditions 3 and 4 on approved application 20/00391/LB for Mr & Mrs M Chapman (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00105/DIS	Salt Ayre Landfill Site, Salt Ayre Lane, Lancaster Discharge of condition 4 and condition 9 on approved application 21/00256/FUL for Mr Elliott Grimshaw (Skerton West Ward 2015 Ward)	Closed
21/00109/DIS	Royal Lancaster Infirmary, Ashton Road, Lancaster Discharge of condition 2 on approved application 20/01460/LB for Mark Hampton (Scotforth West Ward 2015 Ward)	Request Completed
21/00112/DIS	Brunstow, Scriffen Lane, Ellel Discharge of condition 3 on approved application 20/00968/FUL for MR JAMES HAYHURST (Ellel Ward 2015 Ward)	Application Permitted
21/00113/DIS	Land Southwest Of Springfield House, Ball Lane, Caton Discharge of condition 3 and 4 on approved application 18/01114/OUT for John Braithwaite (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00223/CU	51 Dale Street, Lancaster, Lancashire Change of use from dwellinghouse (C3) into 7-bed house in multiple occupation (Sui Generis) for Mrs Sharifa Thagia (John O'Gaunt Ward 2015 Ward)	Application Refused
21/00224/CU	76 Dallas Road, Lancaster, Lancashire Change of use of dwellinghouse (C3) into 9-bed house in multiple occupation (Sui Generis) for Mrs Thagia (Castle Ward 2015 Ward)	Application Refused
21/00239/FUL	Land Adjacent To, 18 Crag Bank Road, Carnforth Erection of two storey detached dwelling (C3) with associated access for Mrs Lucy Williams (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00271/CU	3A Mary Street, Lancaster, Lancashire Change of use of first floor from student accommodation into C3(b) supported living arrangement for Mrs Sarah Tattersall (Castle Ward 2015 Ward)	Application Permitted
21/00283/FUL	High Abbey And The Cottage, Bay Horse Lane, Bay Horse Removal of existing septic tank and installation of sewage treatment plant for Mrs Michelle Robinson (Ellel Ward 2015 Ward)	Application Permitted
21/00291/FUL	The Cow Barn, Gait Barrows National Nature Reserve, Ford Lane Change of use of agricultural barn and replacement roof to form a visitor shelter for Mr Glen Swainson (Silverdale Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00302/LB	34 King Street, Lancaster, Lancashire Listed building application for the installation of internal wall, new stud partitions, creation of a new first floor opening, construction of an external access ramp incorporating handrail, repairs to windows, stonework and repointing for Mr Jack Allen (Castle Ward 2015 Ward)	Application Permitted
21/00323/FUL	Box Tree, Ravens Close Road, Wennington Creation of an agricultural access track for Mr Ian Armour (Upper Lune Valley Ward 2015 Ward)	Application Refused
21/00349/FUL	Rear Of, 8 Princes Crescent, Morecambe Change of use of store (B1c) to dwelling (C3), construction of dormer extension to the front elevation, installation of new windows and doors and installation of rooflight to the front elevation for Mr Dixon (Bare Ward 2015 Ward)	Application Withdrawn
21/00373/FUL	Unit 1 Fellgate, Morecambe, Lancashire Change of use of industrial unit (B2) to car showroom (Sui-Generis), installation of loading door to the side elevation and cladding to the front and side elevation for Cuerden Motors Ltd (Westgate Ward 2015 Ward)	Application Permitted
21/00374/VCN	84 King Street, Lancaster, Lancashire Change of use of public house (A4) and ancillary manager's residential accommodation to student accommodation comprising of three 9-bed clusters (sui generis) and demolition of existing rear extension, erection of a replacement three storey rear extension and replacement of shop front with 2 new triple windows (pursuant to the variation of condition 2 on planning permission 15/00622/CU to amend the approved plan by increasing height of sliding sash window frames to West and South elevations) for Back2Base Properties (Castle Ward 2015 Ward)	Application Permitted
21/00379/FUL	2 Mount Avenue, Morecambe, Lancashire Change of use of landscaped area to form part of residential land in association with 2 Mount Avenue and erection of boundary treatment for Foxcroft (Bare Ward 2015 Ward)	Application Permitted
21/00382/FUL	5 Parsons Close, Lancaster, Lancashire Demolition of existing conservatory and erection of a single storey rear extension, erection of a first floor side extension and conversion of one garage to create a habitable room for Mr Benjamin Horobin (Scotforth West Ward 2015 Ward)	Application Permitted
21/00416/FUL	4 Ullswater Road, Lancaster, Lancashire Retrospective application for the retention of a replacement two storey rear extension for Afar Properties Limited (Bulk Ward 2015 Ward)	Application Permitted
21/00427/LB	Halton Park Farm, Park Lane, Halton Listed Building Application for installation of replacement floor, staircase and banister and removal and construction of part of internal wall for Mr Mark Davies (Halton-with-Aughton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00435/FUL	Woodlands, Garstang Road, Cockerham Demolition of existing garage, erection of front, rear and side extensions and construction of a raised roof to create first floor accommodation and construction of a raised rear patio area for Mr Liam Curwen And Ms Charlotte White (Ellel Ward 2015 Ward)	Application Permitted
21/00440/FUL	Land To The East Of, Heysham Mossgate Community And Sports Centre, Townson Way Erection of 16 dwellings (C3) with associated access and landscaping for Mr Lee Ogley (Heysham South Ward 2015 Ward)	Application Refused
21/00442/FUL	Sunny Lea, Burton Road, Tewitfield Erection of a single storey rear extension with a side porch, and construction of a front porch for Mr Tom Brocklebank (Warton Ward 2015 Ward)	Application Permitted
21/00457/LB	Glebe House, Melling Road, Melling Listed building application for the installation of a replacement roof, two replacement rooflights, installation of new rainwater goods, repointing works, replacement windows/doors and flashings and replacement of window surround/heads and repoint with lime mortar for Mr James Mallaband (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00459/ADV	Ground Floor, 4 Lunedale House, Market Street Advertisement application for the display of a projecting sign, fascia sign with logo, and an internally illuminated ATM surround for TSB (Poulton Ward 2015 Ward)	Application Permitted
21/00470/FUL	1 Pine Cottages, Quernmore Road, Caton Demolition of existing garage and side extension and erection of a part single and part two storey side/rear extension with balcony to rear, erection of a detached garage and re-rendering of existing property for S Shuttleworth (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00478/FUL	The Old Vicarage, Burrow Road, Tunstall Installation of a sewage treatment plant for Mr and Mrs Walkden (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00495/VCN	Field Barn , Adjacent To Thwaite Lodge, 25 Crag Bank Crescent Change of use of agricultural building to a dwelling (C3) (pursuant to the variation of condition 3 on prior approval 19/00872/PAA to allow construction of part of access before submission of Tree Works Schedule, Arboricultural Method Statement and Tree Protection Scheme) for Mrs Adelaide Ireland and Sandra Robinson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00497/LB	29 St Georges Quay, Lancaster, Lancashire Listed building application for replacement of windows for Dr Christopher Harrison (Castle Ward 2015 Ward)	Application Refused
21/00517/FUL	Leapers Rock, Kellet Road, Over Kellet Demolition of existing bungalow and erection of a replacement dwelling (C3), and change of use of agricultural land to residential land in association with Leapers Rock for Mr and Mrs David Wilson (Kellet Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00520/FUL	254 Torrisholme Road, Lancaster, Lancashire Erection of a part single storey rear extension and part first floor rear extension for Mr. G. Howarth (Skerton West Ward 2015 Ward)	Application Permitted
21/00521/PLDC	22 Battismore Road, Morecambe, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr.&Mrs. L. Graham (Harbour Ward 2015 Ward)	Application Withdrawn
21/00534/FUL	Hobson House, Hobsons Lane, Capernwray Construction of a raised roof to existing outbuilding, erection of rear and side extensions and construction of a balcony forming a part single storey part two storey outbuilding to create ancillary accommodation in association with Hobson House; and installation of a sewage treatment plant for Mr and Mrs Jay Wright (Kellet Ward 2015 Ward)	Application Permitted
21/00542/FUL	202 Brookhouse Road, Brookhouse, Lancaster Construction of dormer extensions to the front and rear, installation of pitched roof over existing flat roofed extension and bay window, construction of a canopy to the side elevation for Mr Graham Sykes (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00545/FUL	English Hardwood Design Ltd, Unit 10, Boundary Lane Erection of single storey side and front extension to existing workshop (B2) to create ancillary storage area for Mr Paul Anderson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00550/FUL	53 Mill Lane, Bolton Le Sands, Carnforth Demolition of existing single storey rear extension, erection of a single storey rear extension, and construction of a hip to gable roof extension to rear for Martin O'Kane (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00553/LB	Wray House, Hornby Road, Wray Listed building application for roof alterations including lead lining to front box gutter, replacement of existing front rooflight, repairs to existing slate front roof, replacement of concrete tiles with slate and repairs to existing rear rooflights for Mr John Yellowley (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00569/VCN	Land To The Rear Of Cottages, Long Level, Cowan Bridge Erection of 2 dwellings with associated access (Pursuant to the variation of condition 2 on planning permission 18/01591/FUL to include an integrated garage and ensuite bedroom above to plot 2 and to amend the internal layout and external elevations of plot 1) for Mr Matthew Howson (Upper Lune Valley Ward 2015 Ward)	Application Refused
21/00574/FUL	15 The Spinney, Lancaster, Lancashire Erection of a two storey side and rear extension for Zhang (John O'Gaunt Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00582/FUL	Unit 2, Lowell House, Caton Road Partially retrospective application for the change of use of former Hire Shop (Use Class E) to a mixed used unit comprising of a Takeaway (Sui Generis) and Cafe (Use Class E) and installation of cowl and associated extraction equipment for Qasim Munshi (Bulk Ward 2015 Ward)	Application Refused
21/00587/FUL	1 Vicarage Avenue, Brookhouse, Lancaster Construction of two dormer extensions to the front elevation and one dormer extension to the rear elevation, and erection of a single storey side and rear extension for Mr Frank Starbuck (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00588/FUL	Premier Inn, Mannin Way, Lancaster Installation of 2 air conditioning units to the front elevation and 1 air conditioning unit to the side elevation for Premier Inn Hotels Ltd (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00591/FUL	Snap Cottage, Lowgill Lane, Lowgill Erection of an extension to existing outbuilding and conversion of existing outbuilding to create ancillary residential accommodation in association with Snap Cottage for Mr Phil Stone (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00595/FUL	28 Kingfisher Drive, Heysham, Morecambe Erection of a part two storey and part single storey rear extension for Mr and Mrs O'Donnell (Heysham South Ward 2015 Ward)	Application Permitted
21/00619/FUL	Owl Barn, Back Lane, Wrayton Erection of a single storey front and side extension for Mr & Mrs Francis (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00627/FUL	17 Station Road, Hornby, Lancaster Demolition of hairdressers (E) and erection of a detached single storey dwelling (C3) with associated access for Mr D Newhouse (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00631/FUL	Crossroads House, Kirkby Lonsdale Road, Arkholme Demolition of store building associated with Crossroads Garage, change of use of vacant land to residential and erection of an attached double garage for Mr M Ireland (Kellet Ward 2015 Ward)	Application Permitted
21/00638/FUL	11 Mount Avenue, Morecambe, Lancashire Erection of a two storey side and rear extension incorporating a balcony to the rear and a single storey rear extension for Mr Shaun Mulholland (Bare Ward 2015 Ward)	Application Permitted
21/00639/PLDC	11 Kentmere Grove, Morecambe, Lancashire Proposed Lawful Development Certificate for the change of use of dwelling (C3a) to dwelling where care is provided (C3b) for Lancaster City Council (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted
21/00642/FUL	The Old Vicarage, Melling Road, Melling Erection of a single storey side extension for Mr and Mrs Burke (Upper Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00643/LB	The Old Vicarage, Melling Road, Melling Erection of a single storey side extension, replace window in existing extension with patio doors and closing up of existing opening in north elevation of existing extension for Mr and Mrs Burke (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00661/FUL	7 Keswick Grove, Heysham, Morecambe Erection of a single storey side and rear extension for Mr. A. Marsh (Heysham South Ward 2015 Ward)	Application Permitted
21/00667/FUL	3 Thrushgill Drive, Halton, Lancaster Construction of a dormer extension to the front elevation for Mr & Mrs Walker (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00670/FUL	Underfell, Westbourne Drive, Lancaster Erection of a single storey side extension for Mr and Mrs Salisbury (Marsh Ward 2015 Ward)	Application Permitted
21/00674/FUL	21 Ashfield Avenue, Lancaster, Lancashire Erection of a first floor rear extension to existing outrigger for Ms Catherine Easton (Marsh Ward 2015 Ward)	Application Permitted
21/00676/FUL	1 Thrushgill Drive, Halton, Lancaster Erection of a single storey side and rear extension and the construction of a dormer extension to the rear elevation for Mr and Mrs Bailey (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00679/FUL	Teal Cottage, Main Street, Arkholme Erection of a single storey side extension to existing garage, including the construction of a raised roof, installation of new window and doors and installation of a replacement sewage treatment plant for Mr & Mrs R Stanage (Kellet Ward 2015 Ward)	Application Permitted
21/00689/FUL	54 South Road, Morecambe, Lancashire Demolition of existing conservatory, part demolition of existing single storey rear extension and the erection of a replacement single storey linked rear extension for Mr & Mrs P Brookes (Bare Ward 2015 Ward)	Application Permitted
21/00690/FUL	2 Richmond Avenue, Morecambe, Lancashire Demolition of existing garage and the erection of a part single storey and part two storey side and rear extension for Mr and Mrs Manning (Bare Ward 2015 Ward)	Application Permitted
21/00703/FUL	Lentworth End Barn, Abbeystead Road, Abbeystead Erection of a detached outbuilding for Mrs Jackie Entwistle (Ellel Ward 2015 Ward)	Application Permitted
21/00713/FUL	34 King Street, Lancaster, Lancashire Installation of a ramp for Mr Jack Allen (Castle Ward 2015 Ward)	Application Permitted
21/00718/VCN	Hill Farm, Littledale Road, Brookhouse Change of use of barns to two dwellings (C3), demolition of existing modern barns and erection of two new dwellings (C3), creation of passing place and erection of bin store (pursuant to the variation of conditions 2 and 5 on planning permission 18/01419/FUL to amend the approved elevations, internal layout and approved material on lean to extension roof to House 1) for Mr and Mrs Potts (Lower Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00736/FUL	24 Willowfield Road, Heysham, Morecambe Partial demolition of existing conservatory and erection of two storey rear extension for Mr Glen Riding (Heysham South Ward 2015 Ward)	Application Permitted
21/00740/PLDC	31 Marine Road West, Morecambe, Lancashire Proposed lawful development certificate for the change of use of a HMO (C4) to a 6-bed dwellinghouse (C3) for Mr Hooton (Harbour Ward 2015 Ward)	Lawful Development Certificate Granted
21/00743/FUL	3 Daisy Bank, Quernmore Road, Lancaster Erection of a part two storey and part single storey rear extension for Mrs Jackson (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00744/ELDC	Red Bank Farm, The Shore, Bolton Le Sands Existing lawful development certificate for the use of the land as a caravan site and for the siting of tents at Red Bank Farm between 8th March and 7th January inclusively for Mr A Archer (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
21/00751/FUL	3 Ingleborough View, Station Road, Hornby Erection of a single storey side and rear extension for Mr.&Mrs. M. Harrison (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00757/FUL	14 Winster Park, Lancaster, Lancashire Erection of a single storey rear extension for Mr. S. Edmondson (Skerton West Ward 2015 Ward)	Application Permitted
21/00758/PLDC	64 Foxfield Avenue, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr. C. Brown (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted
21/00760/FUL	1 Goodwood Court, Lancaster, Lancashire Erection of single storey front, side and rear extensions for Mrs. E. Price (Scotforth East Ward 2015 Ward)	Application Permitted
21/00768/FUL	Brooklands Buildings, Addington Road, Halton Installation of bunds, replacement office accommodation (E), erection of storage building (B8), creation of additional car parking area, ancillary facilities with associated drainage and infrastructure for Mr Andrew Foulds (Kellet Ward 2015 Ward)	Application Permitted
21/00770/VCN	Halton Training Camp, Halton Road, Halton Erection of a single storey building for sleeping accommodation and a single storey building for office/stores with associated excavation of land, installation of new windows and doors in existing activity centre, erection of a pumping station and creation of parking areas (pursuant to the variation of conditions 2 and 8 on planning permission 20/00079/FUL to relocate the single storey building for sleeping accommodation and change to the tree works schedule) for Mr Mark Heginbotham (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00774/PAA	Tomlinsons Farm, Moss Lane, Thurnham Prior approval for the change of use of agricultural building to a dwelling (C3) for Mr Brian Lamb (Ellel Ward 2015 Ward)	Prior Approval Granted

LIST OF DELEGATED PLANNING DECISIONS

21/00775/FUL	Buildings Adjacent To 43 Main Road And Land To The Front Of Pear Tree House, Nether Kellet, Carnforth Change of use of existing agricultural buildings to a dwelling (C3), erection of a single storey link extension and creation of two parking spaces to the front of Pear Tree House for Mr Andrew Kirkham (Kellet Ward 2015 Ward)	Application Permitted
21/00777/PLDC	107 Twemlow Parade, Heysham, Morecambe Proposed lawful development certificate for the erection of a single storey side extension and construction of a dormer extension to the rear elevation for Mr P Davies (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
21/00782/FUL	290 Bowerham Road, Lancaster, Lancashire Demolition of existing conservatory and erection of a single storey rear extension for Andrew Townley (Scotforth East Ward 2015 Ward)	Application Permitted
21/00783/FUL	University Hospitals Of Morecambe Bay NHS Foundation Trust, Southfield, Royal Lancaster Infirmary Erection of an extension to the north elevation, installation of replacement windows, partial infill of a window and partial infill of 2 external doors for Mr Ian Ferguson (Scotforth West Ward 2015 Ward)	Application Permitted
21/00786/PLDC	12 Lichfield Avenue, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr.&Mrs. G. Nisbet (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
21/00788/PLDC	111 Lune Street, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Sally Taylor (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted
21/00808/PAC	18 Skipton Street, Morecambe, Lancashire Prior approval for the change of use of first and second floor offices (E) to 2no. self contained apartments (C3) for Lancaster Property Lettings Ltd (Poulton Ward)	Prior Approval Granted
21/00815/FUL	11 Sizergh Court, Lancaster, Lancashire Demolition of existing conservatory and erection of a replacement single storey rear extension for Mr and Mrs Mead (Marsh Ward 2015 Ward)	Application Permitted
21/00818/HLDC	1 The Old Police Station, Lancaster Road, Hornby Certificate of Lawfulness for proposed works to a Listed Building for repairs to existing pointing for Mr Phil Horner (Upper Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
21/00824/PLDC	Dean Garth, Cove Road, Silverdale Proposed lawful development certificate for the erection of a replacement rear conservatory for Mr & Mrs Storey (Silverdale Ward 2015 Ward)	Lawful Development Certificate Granted
21/00828/PLDC	39 Coulston Road, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Mr. Pickthall (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

21/00830/PLDC	49 Ryelands Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a detached garage to the side elevation for Mr P. Singh (Skerton West Ward 2015 Ward)	Lawful Development Certificate Granted
21/00842/PLDC	8 Vale Road, Lancaster, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the rear elevation for Stephen Brandley and Kelly Leatham (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted
21/00869/PAA	Parkside Farm, Woodman Lane, Cowan Bridge Prior approval for the change of use of 4 agricultural buildings to 5 dwellings (C3) for Mr And Mrs Warburton (Upper Lune Valley Ward 2015 Ward)	Prior Approval Refused
21/00870/FUL	8 The Cliffs, Heysham, Lancashire Change of use of 2 flats (C3) to form a single dwelling (C3) and removal of external side door for Catherine Potter (Heysham Central Ward 2015 Ward)	Application Permitted
21/00876/PAS	Christ Church Church Of England Primary School, North Road, Carnforth Prior approval for the installation of a solar PV system to the roof for Ms Diane McKinley (Carnforth And Millhead Ward 2015 Ward)	Prior Approval Granted
21/00877/PLDC	59 Cork Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for James Barnhurst (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
21/00881/FUL	The Carpetman, Unit 5A, Southgate Demolition of existing warehouse and erection of replacement warehouse (B8) for Mr S Armer (Westgate Ward 2015 Ward)	Application Permitted
21/00898/PLDC	16 Vine Street, Lancaster, Lancashire Proposed lawful development certificate for the demolition of an existing rear extension and erection of a replacement single storey rear extension for Andrew and Nadine Wilson (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted
21/00909/FUL	299 Heysham Road, Heysham, Morecambe Demolition of existing conservatory and erection of a replacement single storey rear extension, construction of a dormer extension to the rear elevation and construction of hip to gable extension for Mr A & T Parkinson & Porter (Heysham Central Ward 2015 Ward)	Application Permitted
21/00918/PLDC	20 Clevelands Grove, Morecambe, Lancashire Proposed lawful development certificate for construction of dormer extension to the rear and hip to gable roof extension for Mr. A. Garner (Harbour Ward 2015 Ward)	Lawful Development Certificate Granted
21/00941/PLDC	187 Albert Road, Morecambe, Lancashire Proposed lawful development certificate for erection of single storey side extension for Mrs. C. Pike (Harbour Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

21/00951/PLDC	5 Rose Grove, Galgate, Lancaster Proposed lawful development certificate for construction of a dormer extension to the rear elevation for Mr.&Mrs. S. Fisher (Ellel Ward 2015 Ward)	Lawful Development Certificate Refused
21/00974/FUL	39 Fairhope Avenue, Lancaster, Lancashire Erection of a single storey side extension and installation of window to the rear elevation for Mr & Mrs A Waldie (Skerton East Ward 2015 Ward)	Application Permitted
21/00985/PAM	Public Footpath Adjacent Beaumont College, Lancaster Road, Slyne Prior approval for installation of 18m monopole with cabinets and associated work for CK Hutchison Networks (UK) Ltd (Bolton And Slyne Ward 2015 Ward)	Prior Approval Refused
21/01028/AD	Croft Heights Farm, Abbeystead Lane, Dolphinholme Agricultural determination for the erection of livestock building for Mr John Harrison (Ellel Ward 2015 Ward)	Prior Approval Not Required
21/01045/AD	Old Parkside Farm, Denny Beck Lane, Quernmore Agricultural determination for the construction of an access track for Mr Paul Metcalfe (Lower Lune Valley Ward 2015 Ward)	Prior Approval Refused
21/01046/PAC	3 - 9 Gage Street, Lancaster, Lancashire Prior approval for change of use of ground floor shop and upper floor offices into 20 studio flats (C3) for Afar Properties Limited (Castle Ward 2015 Ward)	Prior Approval Refused
21/01074/AD	Higher Thrusgill, Lower Green Bank, Wray Agricultural determination for the erection of building cover over existing slurry store and concreting and extension of existing yard for Danielle Stancliffe (Lower Lune Valley Ward 2015 Ward)	Prior Approval Is Required
21/01100/CPA	Wray With Botton Endowed Primary School, School Lane, Wray Installation of 2no. teaching pods for Mr Stewart Lawrenson (Lower Lune Valley Ward 2015 Ward)	No Objections