



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 28 FEBRUARY 2022

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 31st January 2022 (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.

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|---|--|--|--|----------------------------|
| 5 | A5 21/00784/FUL | Land Off Ashton Road, Lancaster | Scotforth
West Ward | (Pages 5 -
15) |
| | | Erection of 59 dwellings (C3) with associated vehicular and cycle/pedestrian access, parking, land regrading, landscaping, provision of open space and equipped play area and construction of an attenuation basin. | | |
| 6 | A6 21/01186/FUL | South Lodge Greaves Road
Lancaster Lancashire | Scotforth
West Ward | (Pages 16 -
20) |
| | | Relevant demolition of existing lean to and outbuilding, erection of a single storey side/rear extension, construction of roof and projecting walls over existing courtyard, creation of terrace, installation of external steps, erection of stone wall and erection of detached outbuilding and installation of an Air Source Heat Pump. | | |
| 7 | A7 21/01247/FUL | Land East of Hazelrigg Lane,
Hazelrigg Lane, Scotforth,
Lancashire | University
and
Scotforth
Rural Ward | (Pages 21 -
33) |
| | | Construction of a solar farm with associated access and infrastructure to include substation, inverter stations, cabling, landscaping, CCTV and boundary treatments. | | |

8	A8 21/01557/VCN	Development Land, Bold Street, Heysham	Heysham North Ward	(Pages 34 - 38)
<p>Demolition of existing garages and dwelling, and erection of a 3 storey building comprising 20 two bed apartments and 22 one bed apartments (C3) with associated accesses and construction of a bike and bin store (pursuant to the variation of condition 2 to amend the plans, removal of condition 13 in relation to details of canopies and submission of details required by conditions 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16 on planning permission 20/00668/FUL).</p>				
9	A9 21/01344/FUL	29 Alderman Road Lancaster Lancashire	Scotforth West Ward	(Pages 39 - 41)
<p>Erection of single storey front extension, installation of new window and air source heat pump to the side elevation and erection of a single storey rear extension.</p>				
10	A10 22/00107/CCC	Dunald Mill Quarry Long Dales Lane Nether Kellet	Kellet Ward	(Pages 42 - 45)
<p>County Council Consultation request for the variation of condition 2 of planning permission LCC/2017/0035 to extend the operation period to 21 February 2034 in line with the extension proposed by tarmac on application LCC/2021/0058.</p>				
11	A11 21/01528/FUL	Lancaster Music Co-op 1 Lodge Street Lancaster	Bulk Ward	(Pages 46 - 49)
<p>Installation of replacement windows and doors to east facing elevation, installation of rooflight and replacement windows to north facing elevation, installation of a replacement window to the west facing elevation and installation of replacement windows and doors and replacement stonework to the front elevation.</p>				

12 Delegated List (Pages 50 - 58)

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, June Greenwell, Mel Guilding, Janice Hanson, Cary Matthews, Robert Redfern and Malcolm Thomas

(ii) Substitute Membership

Councillors Alan Biddulph (Substitute), Mandy Bannon (Substitute), Jake Goodwin (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Debbie Jenkins (Substitute), Joyce Pritchard (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 11th February 2022.

Agenda Item	A5
Application Number	21/00784/FUL
Proposal	Erection of 59 dwellings (C3) with associated vehicular and cycle/pedestrian access, parking, land regrading, landscaping, provision of open space and equipped play area and construction of an attenuation basin
Application site	Land Off Ashton Road, Lancaster
Applicant	WVC Lancaster Ltd
Agent	Mr Dan Ratcliffe
Case Officer	Mr David Forshaw
Departure	No
Summary of Recommendation	Approve subject to resolving outstanding highways issues (subject to s106 legal agreement)

(i) **Procedural Matters**

The scheme was due to be presented before Planning Committee on 31 January 2022 however given late consultation responses from the County Council with respect to highways and education it was deferred for further consideration. The issues are now suitably resolved to allow officers to make a recommendation.

1.0 Application Site and Setting

1.1 This 2.5ha site is part of the wider policy H6 Royal Albert Fields housing allocation. Therefore, the principle of development is established and the issues to consider relate to those specifically relevant to this proposal as submitted.

1.2 The site is located adjacent to and south of the Oakmere Homes' Pathfinders Drive development (also part of the H6 allocation). To the west and south is land and buildings at Canal Bank Stables with Ashford House and Ashford Avenue beyond to the south, to the east is Ashton Road with residential development off Caspian Way opposite. The site is currently green field, used for animal grazing and enclosed by boundary hedgerows and trees. The site slopes up steeply to the west and north to a sloping ridge running north to south.

1.3 The site is within a mineral safeguarding area, is subject to up to 25% chance of groundwater flooding and within Smoke Control Area 2. There are protected trees (TPO 269) on the south, east, and part of the north boundaries.

2.0 Proposal

2.1 The proposal has been amended to reduce the number of dwellings from 64 to 59. All houses are two stories although 22 are split level to deal with the slope. One semi-detached apartment building is split into lower ground and ground in one half and ground and first floor in the other half. The

proposed housing mix is:

OCCUPANCY	TYPE	NUMBER	M4(2) ADAPTABLE
1Bed 2Person	Apartments	8	No
2B 3P	Terraced	4	No
3B 4P	Semi (split level)	14	No
3B 6P	Detached	8	No
3Bed 6Person	Detached (split level)	2	No
4B 7P	Detached	6	Yes
4B 7P	Detached (split level)	6	No
4B 8P	Detached	7	Yes
5B 8P	Detached	4	Yes

- 2.2 The houses will be constructed from natural slate to all roofs and a mixed palette of wall materials comprising natural coursed stone, anthracite grey woodgrain finish timber/resin composite vertical cladding and white render with black fascias, barge boards, rainwater goods, windows and doors. The design and materials are similar to the same developer's site at Forrest Heights in Halton.
- 2.3 Vehicular access is proposed off Ashton Road via a new vehicular access north of the Ashton Road/Caspian Way roundabout. The internal road layout is to adoptable standard apart from one cul-de-sac serving 5 houses. Cycle/pedestrian links are shown through to the adjacent Pathfinders Drive development at the end of two culs-de-sac and onto Ashton Road in the southeast corner. Two areas of amenity/play space are proposed totalling 1592m². A surface water attenuation basin and additional planting areas are proposed outside the housing allocation boundary west and south of the site. No buildings are proposed in these areas.
- 2.4 All the dwellings are inward facing apart from a terrace of four houses fronting Ashton Road alongside the site entrance.

3.0 Site History

- 3.1 The following applications relate to this site:

Application Number	Proposal	Decision
21/00943/FUL	Siting of a marketing suite and construction of a car park for a temporary period of up to 5 years	Refused
21/00959/ADV	Advertisement application for the display of 2 non-illuminated freestanding signs and 4 flagpoles	Refused
15/01372/FUL	Erection of a detached dwelling and associated access	Refused

4.0 Consultation Responses

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

Consultee	Response
United Utilities	Proposed drainage scheme is acceptable in principle – Standard conditions should be imposed
LLFA	No objection subject to conditions requiring details of drainage management and verification
CSTEP	Comments made The applicant has significantly improved the employment and skills plan and has made a commitment to the Key Performance Indicators with some methodology. From a belt and braces approach I am always sceptical about the words "endeavour to" or "will look to" which have been used for KPI 1, 2 and 3. The targets are not onerous to fully commit to and I would always question if they are to be monitored on site would they see the wording used as a get out clause to meeting

	lesser targets, particularly as they have clearly committed to “will” for the remaining KPIs
Civic Society	Objection Described in application as similar to others in the area but it should be better quality and with a more imaginative and spacious layout than this, especially on a sloping site. Increase in traffic on already dangerous road with no footpath in parts; no affordable housing.
Environmental Health Officer	No objection subject to conditions requiring electric vehicle charging points and construction in compliance with the submitted method statement
Natural England	Comments made Agrees with the submitted shadow habitat regulations assessment that homeowner packs will adequately mitigate the adverse effects caused to the protected Morecambe Bay and Lune Estuary sites.
GMEU	Comments made Agree with the overall conclusions of the habitat regulations assessment provided a survey is carried out to check for nesting birds and homeowner packs are provided to residents
Dynamo Cycle Campaign	Objection – No measures are proposed to improve cycling or walking facilities in the area which increases dangers to cyclists and pedestrians in conjunction with other nearby developments and does not address air quality or health issues; premature in advance of Bailrigg Garden Village/Lancaster South proposals;
Conservation Team	No comments to make
Lancaster Canal Trust	No comments to make
County Education	Objects unless a contribution of £138,370.50 is secured for 6 additional secondary school places to be provided at Central Lancaster High and/or Lancaster Royal Grammar. This sum is subject to future reassessment
County Highways	No objection in principle subject to securing the necessary funding contribution of £792,311 towards delivery of the wider highway/transport infrastructure. Should further information to support this request be required the application should not be referred to committee for a decision until agreement is reached on all contribution matters. The access location and internal layout are acceptable. Footpath improvements along the site frontage are restricted due to existing trees and acceptable as shown. Accident records follow no pattern and are not of a nature that will be worsened by the development. Two closest existing bus stops are not quality bus stop compliant and s278 works to upgrade are required.
Aldcliffe with Stodday Parish Council	Objection - Although the site is outside the parish, traffic will affect roads within it, especially Aldcliffe Lane which is a narrow country lane with occasional passing places, from rat-running, increased traffic, conflict with HGVs
Fire Safety	Standard advice
Policy Team	Comments made Due to lack of a 5 year supply of housing the presumption is in favour of sustainable development and the application should be considered favourably unless material considerations imply otherwise. No improvements are proposed to the local pedestrian or cycle network so the site is poorly connected to local services and contrary to policies H6, DM59 and DM60. No bungalows and over reliance on larger family houses are provided contrary to the SHMA and policies DM1 and DM3.
Arboricultural Officer	Comments made Positive amendments have been made to the layout following initial objections. However, additional roadside hedgerow will be lost and 5 plots encroach further into the root protection area of 3 trees. As part of my original objection I commented that the mature trees should not be incorporated into the gardens of homes, preventing additional pressure on the trees to be managed in the future. The revised layout has moved housing closer to important roadside trees. The canopies of retained trees are shown dominating gardens, with the trees sitting within falling distance of the houses. These trees have not been positively incorporated into the design of the new development. The landscaping has been improved with regards to the boundary features, with hedgerows to the south and west improved and planted with standard trees, creating good habitat links around the site. Internally, the planting is limited as it is influenced by the layout of the housing, rather than leading the design of the development creating a place for people and wildlife.
NHS Clinical Commissioning Group	Objection unless contribution of £19,868 is secured towards reconfiguration of Lancaster Medical Practice to increase capacity

Lancs Police	Secured By Design advice provided
Public Realm	Comments made Policy H6 requires sufficient levels of open space in accordance with up to date evidence. The development must provide 1089.2 m2 of onsite amenity space, including an equipped play area, and an offsite contribution of £95,092.20 towards outdoor sports (changing facilities at Royal Albert playing fields).

4.2 Objections from 16 members of the public have been received stating:

- **Highways and transport** The A588/Ashton Road is very dangerous with multiple accidents including fatalities, increased traffic, local road network already has standing traffic at peak times and blocked by vehicles at various points, lack of buses
- **Drainage and flooding** Increase in flooding, likely drainage problems
- **Natural Environment** Loss of green fields, effect on wildlife, loss of trees, loss of agricultural land
- **Climate change** Development is contrary to the Council's climate change emergency declaration, no commitment to Future Homes Standard
- **Landscape/design issues** Effect on view from canal, high density with insufficient open space, site steeply slopes increasing visibility of houses,
- **Amenity issues** loss of view,
- **Environmental Issues** Increased air pollution, air Quality assessment contains many inaccuracies, increased light pollution, effect on wind patterns, site was formally a tip, hospital and farm on which chemicals may have been stored
- **Affordable homes** lack of provision
- **Local Facilities** Insufficient in area
- **Other matters** Why is a loss making development going to be built? lack of detail, loss of stables' car park, loss of property value

5.0 Analysis

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

- Principle and housing land supply position
- Affordable housing and viability
- Housing Mix
- Layout, design and landscape impact
- Access and transport
- Ecology and trees
- Flood Risk and Drainage
- Other matters

5.2 **Principle and Housing Land Supply Position (NPPF sections 2, 4 & 5; SPLA Policies SP6 and H6; DMDPD Policy DM1)**

5.2.1 The site is allocated as part of the wider H6 former Royal Albert Hospital site. Paragraph 4.4 of the DMDPD states the delivery of allocated sites is a priority for this council having been assessed and concluded to be suitable for residential accommodation and deliverable within the plan period. Policy H6 identifies the whole allocation for delivery of approximately 137 dwellings and a range of infrastructure necessary to facilitate them including that required by SPLA policy SG3 in the South Lancaster Broad Location for Growth. The adjacent pathfinders Drive site has approval for 69 dwellings. The principle of development is therefore established although compliance with the wider policy requirements, including H6, are assessed below.

5.2.2 The National Planning Policy Framework (as updated in 2021) is a material consideration in the determination of planning applications. In this instance, the NPPF reiterates that there is a need to 'significantly boost' the supply of homes and chapter 5 sets out the priorities that LPAs should pursue in delivering an appropriate number of dwellings to meet their objectively assessed need. The most recent five year housing land supply position document (November 2021) confirms that the LPA is not presently able to demonstrate a 5 year supply. As a consequence, there is a clear expectation in the NPPF that residential proposals should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the

NPPF as a whole (the tilted balance).

5.3 **Affordable Housing and Viability (NPPF section 5; SPLA policy H6; DMDPD Policy DM3)**

5.3.1 SPLA policy H6 states that affordable housing requirement and viability matters will be determined in accordance with DMDPD policy DM3. DM3 expects an on-site provision of affordable homes of 30% of the total development unless compelling and detailed evidence demonstrates meeting this requirement would have a disproportionate and unwarranted negative impact on viability. Evidence must be provided through an open book financial viability appraisal.

5.3.2 The application has been submitted with a financial viability appraisal (FVA) demonstrating that no affordable housing can be provided. The FVA illustrates the significant abnormal costs to deal with the site’s slope due to a cut and fill exercise and, particularly, the need for retaining structures and split-level houses. In accordance with the emerging Financial Viability Protocol SPD independent viability experts were appointed to review the FVA and their initial conclusion was that the scheme could deliver 30% affordable homes as well as the relevant s106 contributions. This was based on costs calculated by the independent experts using data from the Build Cost Information Service (BCIS) and their experience. The applicant argued that costs specific to the site’s constraints were more relevant and submitted a cost plan as an accurate indicator. Given the significant difference in the respective positions an independent quantity surveyor was commissioned to review the cost plan and determine the appropriate costs.

5.3.3 The QS visited the site, assessed the applicant’s cost plan and compared that to their own assessment of standard and abnormal costs including rates and quantities. In addition to the costs associated with the slope, a significant price increase was identified for timber frame and insulation materials which may not be reflected yet in the BCIS data. The cost consultant identified over £400k savings in costs compared to the applicant’s latest FVA. However, the costs are considerably higher than those used in the original independent review which concluded the development could provide 30% affordable housing. The abnormal costs amount to over £450,000 per net developable acre which are a very significant constraint for a site of this size. A much larger site could more readily absorb such abnormals without affecting viability to the same degree.

5.3.4 Following the cost analysis, the viability experts have updated their appraisal using the QS’s costs but maintaining their own projected sales values. As a result, their conclusion agrees with the applicant that with nil affordable housing but s106 contributions of c. £500k the scheme returns a lower than viable level of developer profit. The applicant’s appraisal returns a 2% developer profit whereas the independent appraisal shows a 14.3% profit, albeit assuming a nil land value (which is unrealistic). With a land value included the scheme is unviable even with no affordable housing provided. Minimum viable profit levels are normally accepted as 17.5% on revenue. Therefore, it is agreed by the independent viability expert that the scheme is unable to viably support any affordable housing.

5.3.5 This lack of viability raises the question how/whether the developer can deliver the scheme in light of the potential inability to raise finance. However, this is a commercial decision for the developer who would have to accept a lower overall profit. Given the sales revenue is projected and that costs may reduce if supply and manufacturing conditions improve it is appropriate to include a review mechanism in the s106 to enable affordable housing to be recovered if the development performs better than anticipated. This is in accordance with the government’s Planning Practice Guidance on viability.

5.4 **Housing Mix (NPPF section 5; SPLA policy H6; DMDPD Policy DM1)**

5.4.1 DMDPD policy DM1 states the Council’s support for proposals which ensure land is used effectively taking into account the characteristics of locations and specific circumstances of individual sites including viability. Support is also expressed for proposals that promote balanced communities and meet evidenced housing needs as set out in the latest Strategic Housing Market Assessment. However, it is accepted there may be circumstances where it is not appropriate to provide for the full range of identified needs. Table 4.1 of the DM DPD sets out the indicative mix of properties that the LPA expects proposals to deliver. The comparison with the proposed scheme is as follows:

PROPERTY TYPE	STRATEGIC MARKET HOUSING	PROPOSED %
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	ASSESSMENT GUIDANCE %	
House (2 bed)	17.6	6.8
House (3 bed)	36.7	40.7
House (4+ bed)	20.3	39
Bungalow	7.4	0
Flat/apartment	11.8	13.5
Other	6.3	0
TOTAL	100	100

- 5.4.2 The proposed housing mix deviates from the identified open market housing need (based on household aspiration and expectation). The number of 2 beds is lower and 4 beds' exceed the guidance. There are no bungalows but more flats are proposed and 3 beds are broadly as expected. There is though, an overall mix of property sizes, more so than the adjacent Pathfinders Drive development which provided no 1/2 bed houses and more 4 bed and flats. Furthermore, the proposed layout has been subject to a rigorous review of the applicant's financial viability appraisal which concludes it is not viable to provide affordable housing. Therefore, further increases in cost and/or reduction in revenue by inclusion of bungalows (which will be more expensive to construct on the sloping site), reducing the number of larger and increasing the number of smaller properties is likely to worsen the financial viability position. This may prevent delivery of an allocated site. Therefore, refusal based on the proposed mix is not considered justified given the terms of the tilted balance set out in the NPPF.
- 5.5 **Layout, Design and Landscape Impact (NPPF sections 2, 5, 11, 12 and 15; SPLA policy H6; DMDPD Policies DM2, DM27, DM29, DM30, DM 45, DM46)**
- 5.5.1 The layout is heavily constrained by the site's steep slope from a high point of 54.50m AOD at the north west boundary to 35.10m AOD at the south east corner. According to the submitted design and access statement the slope necessitates the building platforms to be located to allow access roads at an adoptable standard gradient. The easiest way to achieve this is to build the rows of houses across the slope on either side of the road which cuts across the slope in two directions (turning back on itself). The resulting layout in plan form is a little uninspired having a long curved road with rows of houses on either side and two short spurs off it. Some lengths of the rows of houses are regimented with fixed building lines. However, there are 9 different house types which are spread out across the site rather than confining certain types to the same areas. There is a mix of materials of render, coursed stone and cladding, including different combinations of materials across the same house types. Most houses include a gable feature facing the road, some with a right angle ridge to the gable, which adds interest and breaks up the bulk of what could otherwise be monotonous frontages at first floor level. The slope itself ensures different ridge heights which adds interest.
- 5.5.2 Following negotiations to reduce the visual impact of the development and improve interface relationships within the site the finished floor levels near the top of the site have been reduced (plots 30-35) requiring less fill. To reduce the level drop to the rear of these, the floor levels of plots 54-59 have been raised which requires less cut in that part of the site. There is the need for a significant amount of cut and fill to provide suitable development levels enabling drainage and minimising external impact. The main areas of ground reduction are near the top of the slope along the western boundary and in from the north boundary to the middle of the site. Levels will be raised in from the western boundary by up to approximately 1.5m and along the Ashton Road frontage and returning up the northern and southern boundaries by up to 2m.
- 5.5.3 To maximise and address the inside curve of the road, two blocks of apartments are proposed. These are two storeys in height although one is split level. The benefit of utilising apartments is that no external amenity space standards apply so garden areas are minimal enabling a more efficient use of land on the inside of the road's curve. The apartments are designed internally not to suffer from or cause loss of outlook or light by having all principle habitable windows facing the access road.
- 5.5.4 The most disappointing part of the layout is that most of the properties along the Ashton Road frontage face away from the road meaning their rear elevations and back gardens are visible from the main road. Officers have sought amendments to turn these properties to face Ashton Road but

this would push the internal access road further into the site, resulting in loss of plots and a more difficult formation of the required development platforms at a higher position on the slope. To mitigate the outward effect the existing boundary hedge along Ashton Road will be retained along with the mature trees as the boundary treatment. This is much more preferable than timber fences and although stone walling was discussed this is not possible due to the foundations damaging roots of the existing trees and hedge. Furthermore, the row of 4 terraced houses has been amended to be sited facing and closer to Ashton Road with parking to the rear which improves that part of the front of the site. Officers reluctantly accept this is the best compromise for the site's frontage and of itself would not justify a reason to refuse the application.

- 5.5.5 Some on-site separation distances fall below the normally required separation distances where rows face each other across the middle and towards the west of the site. Whilst there is generally 21 to 23 metres between dwellings, given the level changes it would have been preferable to increase this up to 30 metres (which is achieved in places). The development has been amended following negotiations to improve distances resulting in additional plots with smaller house types, re-orientation and removal of some plots to provide greater space. Given the sloping nature of the site, need for effective and efficient use of land and the viability case underpinning the development it is accepted that these changes are the best that can be achieved and full separation is not possible. Indeed, the adjacent Pathfinders Drive site has similarly reduced interface distances. Perhaps more important is that adequate separation is maintained with all properties outside the site (12m is provided between proposed blank side elevations and main elevations to the nearest Pathfinders Drive housing).
- 5.5.6 Following negotiations, two areas of open space are proposed. The combined area is 1592m² which exceeds the required 1089m². The main play space will be formed of a significant slope but will contain an equipped play area. The other area is more of an amenity space being behind the Ashton Road boundary hedge and trees. Nevertheless, it will provide some value. Overall, Public Realm accepts the location and make-up of the onsite open space.
- 5.5.7 As this is a greenfield site there will inevitably be a significant change to the character and appearance of the locality. However, this is an allocated site, the remainder of which to the north is also intended to be developed. It is important however, to ensure the outward impact on local views from publicly accessible points and longer views across adjacent open land are minimised in the interests of the appearance of the landscape.
- 5.5.8 The submitted landscape and visual impact assessment (LVIA) identifies the site as being within the Morecambe Coast and Lune Estuary National Character Area. Using the Lancashire County Council local character studies, the site is within the character area called Carnforth-Galgate-Cockerham of the wider Low Coastal Drumlins type. The study finds this character type supports an extremely high proportion of built development and recent development and provides a convenient transport corridor. Buildings on top of the drumlins are particularly visible. To conserve and enhance this landscape type it is suggested existing hedgerows and woodland be retained and more planted, new ponds be created, and new development should respond to the local vernacular and provide landscaping.
- 5.5.9 The LVIA identifies 17 viewpoints of between 5m and 1.3km from the site and concludes there will be an immediate change in the site's character, but impact will reduce over time as the planting becomes established. The proposed additional boundary and on-site planting will enhance the setting. There will be some minor effects on the closest residential properties but no effect from further away on Hala Hill. Users of the public footpath network will experience minor effects to start with but this will reduce to negligible as planting matures. Where views are possible, they will be in the context of the existing settlement edge. Overall, the conclusion of the LVIA is that construction and early phase effects will reduce over time.
- 5.5.10 The LVIA assessed the original layout of 64 dwellings. The revised layout has reduced the number of houses, improving the relationship with the external boundaries and provides much more planting. There will inevitably be a major change in the character of the site and locality, but this is expected through allocation as a housing site. The landscape impact has been appropriately assessed and mitigated as much as possible. The inclusion of secured amendments, proposed range of house types, palette of materials and landscaping results in an acceptable layout design given the constraints arising from the site's topography in line with the enhancements suggested in the County wide character study.

- 5.6 **Access and Transport (NPPF sections 9 and 12; SPLA DPD policies T2, T4 and H6; DMDPD policies DM29, DM60, DM61, DM62, DM63, DM64)**
- 5.6.1 **Site accesses and internal road layout** - Vehicle access to the site is proposed via a single new junction on Ashton Road (A588) north of the Caspian Way/Ashton Road roundabout. In this locality Ashton Road is subject to a 30mph limit and has street lighting. A zebra crossing is located on Ashton Road immediately north of Pathfinders Drive. Bus stops in both directions are just north of the zebra crossing. To facilitate the site access junction and visibility splays one tree and a 44m length of roadside hedge will be removed (out of a total site frontage length of 170m). Localised widening of the existing pavement along the frontage will take place. County Highways requested widening of a uniform 2m for the site's frontage but the need to keep the existing roadside hedge and trees means this is possible in places but not others. The footpath will be, as a minimum, widened to 1.5m which is double the existing pavement width. This widening is acceptable to County Highways and will be controlled through the s278 works. Additional footpath and cycle links are proposed onto Ashton Road to the south (albeit not to adoptable standard) and linking with the adjacent pathfinders Drive development in two locations (at the end of both culs-de-sac to the north). The layout provides sufficient off road parking for all plots. One proposed cul-de-sac is not to adoptable standard and will remain in private ownership. County Highways has confirmed the access arrangements and internal access road are acceptable.
- 5.6.2 **Local Highway Network/Sustainable Travel** - County Highways' review of local accident data shows there have been 2 incidents in the last 5 years which followed no pattern regarding location or time and are not of a nature that would be worsened by this development. There is a range of key facilities accessible by walking, cycling and public transport including 9 primary to university level education establishments, 4 health facilities (including the hospital and a medical practice), 3 retail sites and 3 major employers. There is a network of existing public footpaths and cycle routes and a bus route with stops close by. County Highways has not yet completed its sustainability assessment which will inform whether the proposed additional non-car links are appropriate and any other local highway/sustainability improvements are justified. Any financial contributions towards transport improvements will be secured through the s106 agreement.
- 5.6.3 **Strategic Transport Matters** – Policy H6 expects development of this site to deliver infrastructure to make it acceptable in planning terms, particularly through appropriate contributions to the requirements of SPLA policy SG3 (South Lancaster). In its response County Highways refers to the fact all development will influence across the district and should contribute towards the combination of measures such as M6 J33 reconfiguration, infrastructure around Bailrigg Garden Village and connecting corridors and wider cycle superhighway, public transport and City Centre Movement strategies. County confirms in due course the level of those contributions will be shared with the LPA and agreed but in the meantime, it expects the applicant to commit to a s106 contribution towards these strategic measures. Unfortunately, as County recognises in its comments, the development of these measures is ongoing, and it will be some months before this is completed and costs known. This does not meet the standard tests of being directly, fairly and reasonably related in scale and kind to the development. Furthermore, officers consider contributing to these specific schemes is not necessary to make the development acceptable given it is an allocated site in the adopted local plan. While County's stance is understood, developments such as this on *allocated sites* (our emphasis) should not be held up pending completion of this work. Until such time as the precise details of the design and costs of these schemes are known, a request such as this does not meet the statutory tests and cannot be justified. Officers do consider this site (given it is the last remaining allocated site in South Lancaster) has to be treated differently compared to the wider garden village broad area of growth.
- 5.6.4 Officers' view is that a proportionately similar approach as taken for the adjacent Oakmere Homes development (19/01568/FUL) to improve local bus services and Pointer roundabout is appropriate and would meet the statutory tests. Given the Oakmere scheme falls within the allocation, and the decision notice was issued less than 6 months ago in officers views is fair and reasonable. Further discussions have been held with County Highways to agree a realistic and appropriate contribution towards mitigating the development's impacts on the local highway network. These have been reasonably positive and it is expected a sum will be requested which the development can deliver and which will help alleviate the highway impacts of the development. Councillors will be updated verbally on this point.

- 5.7 **Ecology and Trees (NPPF: section 15; SPLA DPD policy H6; DMDPD policies DM44 and DM45)**
- 5.7.1 An ecological assessment and shadow habitats regulation assessment have been submitted in support of the application. The former found that the site is not recognised as priority habitat or for any statutory or non-statutory importance and there are no statutory sites within 1km. The nearest Biological Heritage Site is Lancaster Canal 200m to the west, but this is separated by a marked difference in ground levels and an intervening field with no direct visual, footpath or hydrological connection. The site is predominantly poor, semi-improved grassland used for grazing but is a habitat for bats, breeding birds and invertebrates. The hedgerows do not qualify as statutorily Important. There is negligible potential for trees to support bats. Birds were seen to use the site but no nests were found. There are no signs of use by badgers.
- 5.7.2 The site is within the lowest tier of the hierarchy of nature conservation sites for its ecological value. The development will result in the total loss of the site level habitat but this will be mitigated and compensated for by the extensive new landscaping proposals comprising of grassed garden areas, over 4000 new shrubs and trees and the SuDS scheme. Overall, a slight bio-diversity net gain will result. Conditions are proposed to address potential nesting birds, transplanting of the removed hedgerow, low impact lighting and ensure the landscaping is carried out.
- 5.7.3 The shadow habitat regulations appropriate assessment has been reviewed by Natural England and GMEU which both concur with its findings that increased recreational pressure on the protected Morecambe Bay and Lune Estuary sites can be mitigated by issue of homeowner packs. As competent body responsible for such an assessment the LPA has been advised by Natural England and GMEU to adopt the shadow assessment. A condition is proposed requiring homeowner packs.
- 5.7.4 The on-site trees are found on the borders and most are protected. The layout will result in the felling of 7 trees to facilitate the development. Four of these trees are in impaired or poor condition and not suitable for long term retention in any case. Their loss is mitigated by replacement planting within the landscaping scheme. A further 6 trees are potentially affected by development within the root protection zone. Where this occurs digging will be carried out by hand in accordance with the arboricultural impact assessment. There is a concern about future pressure to prune or remove trees which overshadow gardens and it would have been preferable to have greater space around the trees. In response the applicant's arborist considers the pressure is limited because as mature trees their canopies are not likely to increase in size so future levels of shading will not worsen. The LPA has control over pruning of protected trees.
- 5.8 **Flood Risk and Drainage (NPPF: section 14; SPLA DPD Policies H6 and SP8; DMDPD policies DM33, DM34, DM35; Strategic Flood Risk Assessment (October 2017); Surface Water Drainage, Flood Risk Management and Watercourses Planning Advisory Note (PAN) (2015)**
- 5.8.1 The site is within flood zone 1 and is at a low risk of all types of flooding. The site's slope and soakaway tests suggest it is not appropriate for infiltration drainage. Connection to the nearest watercourse (Lancaster Canal) is not feasible due to the distance and need to pump. Therefore, the proposed drainage strategy is for a piped network restricting flow to existing greenfield rates to enter an attenuation basin south of the site. The outfall from this will combine on site with foul water prior to connecting into the existing combined sewer network in Ashton Road. Both United utilities and the LLFA confirm acceptance of the drainage design.
- 5.9 **Other Matters**
- 5.9.1 Education and Health (DMDPD policies DM1, DM57 and DM58) - As with previous applications on the wider allocation, there has been concern raised with respect to education provision locally. The County Council has confirmed as of February 2022 there needs to be a contribution of £138,370.50 towards the delivery of 6 secondary school places. They have advised that there is currently projected to be sufficient capacity within the local primary school network in 2026. This will be reviewed before the s106 is completed.
- 5.9.2 The NHS request for contributions cannot be accepted at this time. No evidence has been provided by the NHS justifying the need or cost for the proposed works to the medical centre. Accordingly, the

request does not meet the required CIL regulations tests.

- 5.9.3 Air Quality (SPLA Policy EN9; DMDPD Policy DM21) - The site is not located within any Air Quality Management Area (AQMA) but given the level of traffic anticipated from the development and the proximity to both the city centre and Galgate AQMAs, an Air Quality Assessment (AQA) has been undertaken. The AQA addresses air quality impacts during construction and the operational stages of development and concludes basic plus further mitigation measures are required including electric vehicle charging points to each property, an emissions management plan, promotion of car clubs and active travel options and use of low emission boilers. The Environmental Health Officer concurs with these findings and requires implementation of the identified measures by condition.
- 5.9.4 Reducing Carbon Emissions (DMDPD policy DM30) – the design of the houses incorporates a series of fabric and building service enhancements which will provide better than current minimum building regulation standards and will meet or exceed proposed Future Homes Standards. Main design features used to achieve this are management of solar gains through east/west alignment of most houses, use of large windows and reduction of thermal bridges. Use of air source heat pumps is being explored.
- 5.9.5 The EHO confirms no issues are anticipated relating to noise or contamination.
- 5.9.6 Cultural heritage – Although part of the wider H6 allocation, this part of the site does not directly affect the listed buildings of Derby Home, agricultural buildings associated with the former Royal Albert Hospital or Storey Home or non-designated heritage assets along Ashton Road in the way the Pathfinders Drive application had the potential to. That site separates the listed heritage assets from the current application site so it is not considered the relationship is a material consideration in this case. Reference is made here purely to inform members of the difference with the Pathfinders Drive proposal.

6.0 Conclusion and Planning Balance

- 6.1 This is part of an allocated site in the local plan, the rest of which has planning permission. A lack of viability has been demonstrated through a rigorous assessment by independent external experts so the non-provision of affordable housing has been justified in accordance with policy. The layout is heavily constrained by the steep topography of the site and while it could be improved, this would likely reduce the number of units and viability even further. At a time when the council cannot demonstrate an adequate supply of housing refusal on this basis is not justified.
- 6.2 On the whole, the development is acceptable in terms of appearance of the dwellings and wider landscape impact. Financial contributions are required to mitigate impacts on recreation and education. Contributions to improve sustainable travel and local highway conditions have been discussed with County Highways and a verbal update will be provided to Members once County's written request is received. The request from County based on wider strategic schemes which have yet to be designed or costed does not meet the tests of being directly, fairly and reasonably related in scale and kind to the development and it is not necessary to make the development acceptable given it is an *allocated site in the adopted local plan* (our emphasis).
- 6.3 There are no material considerations which alone or cumulatively outweigh the presumption in favour of granting permission for development of this allocated site as set out in the NPPF.

Recommendation

That Planning Permission BE GRANTED subject to a s106 legal agreement to secure

- **£138,370.50** for provision of 6 secondary school places;
- **£95,092.20** towards outdoor sports provision (changing facilities at Royal Albert playing fields);
- Highways/sustainable travel contribution (to be confirmed by the Highway Authority & councillors updated verbally);
- On site play area;
- Long term maintenance of landscaping, open space and non-adopted drainage and highways and associated street lighting;

- Viability review mechanism with ability to achieve affordable housing contributions if viability improves sufficiently.

and the following conditions:

Condition no.	Description	Type
1	Standard Timescale – 3 years	Control
2	Approved Plans	Control
3	Access/Off Site Highway Works	Pre-commencement
4	Street Management/Maintenance	Above Ground
5	Boundary Details	Above Ground
6	Estate Road Construction	Above Ground
7	Scheme for cycle provision and refuse	Above Ground
8	Lighting scheme	Above Ground
9	Electric Vehicle Charging Points	Above Ground
10	Scheme for frontage hedgerow to be transplanted and gapped up	Above Ground
11	Materials Sample Panels	Above Ground
12	Drainage Maintenance and Verification	Prior to Occupation
13	Visibility Splays	Prior to Occupation
14	Homeowner Packs	Prior to Occupation
15	Approved Landscaping Implementation	First planting season
16	Nesting Birds	Control
17	Separate Drainage Systems	Control
18	Wheel washing	Control
19	In Accordance with Ecological Mitigation Measures	Control
20	In Accordance with FRA/drainage strategy	Control
21	In Accordance with Energy Statement	Control
22	In accordance with ESP	Control
23	Hours of Construction	Control
24	In accordance with approved Construction Phase Surface Water Management Plan	Control
25	In Accordance with Approved AIA	Control
26	Retention of trees and hedgerows	Control
27	NDSS/M4(2)	Control
28	Remove boundary PD for frontage plots	Control
29	Remove PD Rights	Control
30	In Accordance with Air Quality Mitigation Details	Control
31	In accordance with Construction Method Statement	Control
32	Unforeseen Contamination	Control
33	In Accordance with Travel Plan framework	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

Agenda Item	A6
Application Number	21/01186/FUL
Proposal	Relevant demolition of existing lean to and outbuilding, erection of a single storey side/rear extension, construction of roof and projecting walls over existing courtyard, creation of terrace, installation of external steps, erection of stone wall and erection of detached outbuilding and installation of an Air Source Heat Pump
Application site	South Lodge Greaves Road Lancaster Lancashire
Applicant	Mr and Mrs Cardiff
Agent	Miss Jo Clark
Case Officer	Ms Charlotte Greenhow
Departure	No
Summary of Recommendation	Refusal

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, Lancaster City Council are the current freeholders and as such the application must be determined by the Planning Regulatory Committee. The scheme was presented before Planning Committee on 31 January 2022 however it was deferred for a site visit. The site visit occurred on 21 February 2022 and therefore the scheme is being re-presented to Planning Committee.

1.0 Application Site and Setting

1.1 The application site relates to South Lodge, a detached two-storey former lodge located within the parkland setting of Greaves Park within Greaves Road Conservation Area. The property is typical of the Italianate style of the early Victorian era and as such has been identified as a Non-Designated Heritage Asset (NDHA). It has been constructed from stone, under a hipped slate roof, and features fine architectural details to each facade. There is a notable extension to the north side comprising of a lean to and covered courtyard. The property is enclosed by a stone wall of varying heights along Belle Vue Terrace to the west, a low stone wall to the south, and mature vegetation and timber fencing to the east. A moderately sized garden wraps around the property to the north, east and west. The position of the property on relatively high ground together with its distinct ornate style makes it a highly important and significant property within the area.

1.2 Greaves Road Conservation Area is characterised by early Victorian suburban development, with large villas which were built for wealthy merchants, philanthropists and industrialists outside the boundary of the city. The lush greenery, sparse grain of buildings and architectural grandeur create a contrast to the centre of Lancaster. Historically, the ‘pointer’ marked the boundary of the old town of Lancaster and the villas and detached houses which were built south of this are referred to as ‘The

Pointer Houses' on the c.1840s Ordnance Survey map.

- 1.3 The landscaped area now known as Greaves Park and used as public recreation space is formed from the former landscape gardens of several of the villas. The Jacobean style Greaves Park is now in use as a pub and is listed at Grade II. The others, Parkfield and the Greaves, as well as their surviving ancillary buildings, are of high significance and should be treated as Non-Designated Heritage Assets (NDHAs). Both Parkfield, formerly known as West Bank, and The Greaves are neoclassical villas in sandstone ashlar with a hipped slate roofs and large sliding sash windows. The Greaves is a former home of E.G. Paley, a prominent local architect, who designed the building himself. Paley, in partnership with Edmund Sharpe and Hubert Austin, was responsible for the design of many of the most prominent buildings in the district. Greaves Park forms the shared setting of these assets, contributing to their significance by reinforcing their aesthetic and illustrative values.

2.0 Proposal

- 2.1 Planning permission is sought for the demolition of existing lean to and outbuilding, erection of a single storey side/rear extension, construction of roof and projecting walls over existing courtyard, creation of terrace, installation of external steps, erection of stone wall and erection of detached outbuilding and installation of an Air Source Heat Pump.
- 2.2 The proposed single storey extension will project from the northern side of the property and will combine the existing single storey rear extension. Overall, the development will measure approximately 10m in width, 6.8m in depth (minimum), 8.8m in depth (maximum), maximum eaves height of 3m and overall height to the proposed pitched roof section 3.7m. Materials include stone, steaming seam and render.
- 2.3 The proposed developments will allow for the property to increase from 2 to 3 bedrooms. One off street parking space will be provided on site. The proposal also includes the introduction of a metal garden shed along the southern boundary and a replacement wrought iron entrance gate measuring approximately 1.6m in height.
- 2.3 The proposal has been amended several times to help overcome issues of design and impact on the character of the NDHA and setting of the Conservation Area.

3.0 Site History

- 3.1 No previous applications relating to this site have been received by the Local Planning Authority.

4.0 Consultation Responses

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

Consultee	Response
Public Realm	No objection. However, amended plans have since been received and a further consultation period has been added until 21 st Feb 2022.
Conservation	Objects. The proposal is considered to be harmful (less than substantial) to the significance of the Greaves Road conservation area and fails to preserve or enhance its character or appearance. However, amended plans have since been received and a further consultation period has been added until 21 st Feb 2022. Councillors will be updated verbally.
County Highways	No objection. However, amended plans have since been received and a further consultation period has been added until 21 st Feb 2022.
Property Services	Supports the application. However, amended plans have since been received and a further consultation period has been added until 21 st Feb 2022.
Tree Protection Officer	No objection. However, amended plans have since been received and a further consultation period has been added until 21 st Feb 2022.
Environmental Health	No objection subject to specific conditions being attached to any subsequent permission. However, amended plans have since been received and a further

	consultation period has been added until 21 st Feb 2022.
Lancaster Civic Society	Objects due to the appearance of the development and impact on heritage assets. However, amended plans have since been received and a further consultation period has been added until 21 st Feb 2022.

4.2 No public representations have been received.

5.0 Analysis

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

- Design and impact on Conservation Area
- Impact on residential amenity
- Impact on trees
- Highways and parking

5.2 **Design and impact on Conservation Area (NPPF Section 12 (Achieving well-designed places), Section 16 (Conserving and enhancing the historic environment); policies DM29, DM38 and DM41 of the Development Management DPD)**

5.2.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed Building and or a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal. This is reiterated by the relevant heritage policies in the Development Plan DPD

5.2.2 The proposed developments are considered to lead to less than substantial harm to the setting of both the Conservation Area and non-designated heritage asset (NDHA). The former lodge is modest in character, with a neat original plan form, fine symmetry, and attractive architectural features throughout. As such, the proposed single storey extension, which projects to the northern elevation by approximately 10m is considered to unbalance the symmetry of the host dwelling and result in harm to the historic character of the site. This is also cited by the Conservation Officer, who affirms that the proposed extensions appear out of context and take no visual reference from the style and character of the host dwelling.

5.2.3 This is further not helped through the use of the various materials and modern windows which significantly contrast with the character of the property. While the west elevation presents somewhat of a uniform appearance through the use of stone, there are large sections of standing seam proposed to the east elevation and pitched roof, and render is also proposed to the north. This varied palette of materials is considered to confuse the character of the property and detract from the strong architectural features of the site. Furthermore, while contrast between old and new can be very successful in some contexts, the overall shape of the extensions, together with their size, scale, and design, would result in significant harm to the illustrative value and small scale intended plan form of the property.

5.2.4 Several amended plans have been received to reduce the impact of the extension on the character of the NDHA, including the addition of a garden wall to help conceal the proposed extension to the east. However, the overall width of the development together with the various materials is still considered to result harm to the character and planform of the original dwelling as mentioned above, which has been well preserved as a small-scale and modest property, similar to its former lodge function. In addition, whilst the single storey nature of the extension ensures that the development remains subservient to some degree, the overall projection to the north side is still considered to result in undue overdevelopment of the site. The Conservation Officer has also raised similar concerns in relation to proportions, balance, symmetry, and scale of the development and the overall harm to the character of the NDHA.

5.2.5 Regard has also been given to the siting of the development and its overall limited visibility. Existing vegetation helps to screen the site to the north, east and west and the siting of the development to the north side ensures that they would not be visible when travelling along the road to the access road to the south. However, the host dwelling is located at an elevated position at an elevated position in relation to the adjacent roadside and is considered to be highly important due to its position within Greaves Park itself. As such, the developments have the potential to harm the significance of the Conservation Area through obscuring the illustrative value of the property. The Conservation Officer also raises concerns that the development could become more prominent during the winter months and if trees or hedges were ever to be removed in the future. Therefore, the proposal has the potential to result in less than substantial to the special interest of the Greaves Road Conservation Area through inappropriate design.

5.3 **Impact on residential amenity (NPPF Section 12 (Achieving well-designed places); policies DM29 of the Development Management DPD)**

5.3.1 The closest neighbouring properties to the host dwelling are neighbours 1 Belle Vue Terrace to the south and the recently permitted dwellinghouse within the garage at The Greaves to the north-east. However, the siting of the proposals towards the north side ensures that there would be no adverse impact upon neighbour no. 1 to the south and a distance of approximately 18m will remain between the developments and the permitted dwelling to the north-east. Furthermore, whilst the proposed developments would be visible from this neighbour, the neighbour is located at a slightly higher ground level than the host dwelling. The fact that the developments are single storey only further minimises their overall impact. As such, given the distances, siting, and single storey nature of the developments, it is not considered that the proposals would result in any significant harm to the residential amenity of these properties.

5.4 **Impact on trees (NPPF Section 12 (Achieving well-designed places); policies DM29, DM44, DM45 of the Development Management DPD)**

5.4.1 The submission has been accompanied by an Arboricultural Impact Assessment (AIA) which highlights the impacts of the developments on the nearby trees. It is noted that eight category C trees will be removed to facilitate the development, however, these will be mitigated through the replanting of new small native trees such as rowan and fruit trees. In addition, appropriate measures such as hand digging, erection of a tree protection barrier, permeable geotextile membranes, no fires, chemicals etc, will be followed to protect the retained trees and hedges on site. This is considered acceptable and has been reviewed by the Councils Arboricultural Officer who raises no concerns. However, a condition to ensure that the development is carried out in accordance with the submitted AIA is recommended if planning permission were to be granted.

5.5 **Highways and parking (NPPF Section 9 (Promoting sustainable transport); policies DM62 of the Development Management DPD)**

5.5.1 The proposed developments will see the total number of bedrooms within the property increase from 2 to 3. The Councils Car Parking Standards highlighted within Appendix E of the Development Management DPD requires 2 car parking spaces for a property of this size. The host dwelling only benefits from one off street parking space to the east side of the property which will be retained as part of the development. As such, the property has a shortfall of 1 car parking spaces. However, despite the short fall, it is noted ample on street parking is available along Belle Vue Terrace to the west and the fact that nearby properties all benefit from separate off street parking provisions. With this, it is not considered that increase in on street parking would result in any significant harm to the surrounding highway network. County highways has also been consulted on the scheme and presented no concerns.

6.0 Conclusion and Planning Balance

6.1 In conclusion, by virtue of the design, scale and width, the proposed developments are considered to result in less than substantial harm to the special interest of the character and appearance of the NDHA and surrounding Conservation Area. Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal. However, other than extending the property into a larger four-bedroom family home, there are not considered to be any public benefits of the development which outweigh the harm

caused. Rather, the development is thought to significantly detract from the architectural and illustrative value of the host dwelling and appear at odds with the special character and desirability of the Conservation Area. The proposal is therefore recommended for refusal.

Recommendation

Planning Permission BE REFUSED for the following reasons:

1. By virtue of the design, scale and width, the proposed development would significantly detract from the strong architectural form and illustrative value of the host dwelling, whilst adding a considerable amount of bulk to the north side elevation. The resulting dwellinghouse would be significant in size, harming the significance of the non-designated heritage asset and appearing at odds with special character and desirability of the Conservation Area. For these reasons, the scheme is considered to be contrary to the requirements of Policy DM29, DM38 and DM41 of the Development Management DPD and Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework.

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

Lancaster City Council takes a positive and proactive approach to development proposals, in the interests of delivering sustainable development. As part of this approach the Council has provided access, via its website, to detailed standing advice for householder development in the Lancaster District (the Householder Design Guide), in an attempt to positively influence development proposals. Regrettably the proposal fails to adhere to this document, or the policies of the Development Plan, for the reasons prescribed in the Notice. The applicant is encouraged to consult the Householder Design Guide prior to the submission of any future planning application.

Background Papers

None.

Agenda Item	A7
Application Number	21/01247/FUL
Proposal	Construction of a solar farm with associated access and infrastructure to include substation, inverter stations, cabling, landscaping, CCTV and boundary treatments.
Application site	Land East of Hazelrigg Lane, Hazelrigg Lane, Scotforth, Lancashire
Applicant	Mr Paul Morris
Agent	Helen Clarkson
Case Officer	Mr Andrew Cotton
Departure	No
Summary of Recommendation	Approve

1.0 Application Site and Setting

- 1.1 This proposal relates to a 21.44-hectare piece of agricultural land located to the east of Hazelrigg Lane. The north of the site is predominantly agricultural land, the east is bordered by Proctor Moss Road and the River Conder. The River Conder curves westwards and runs along the southern boundary of the site. The topography of the site is varied and uneven but roughly runs down at a gradient between its highest point in the north-west to its lowest point in the south on the bank of the River Conder. The site is within the ownership of Lancaster University and is in close proximity to its main campus.
- 1.2 The site, which is identified as open countryside, currently comprises a number of separate fields marked out with hedgerows, a barn and a former hole previously belonging to the Forrest Hills Golf Club. The site which is predominantly utilised for grazing comprises mainly semi-improved grass land, with some areas of scrub and scattered trees. Additionally, there is a substantial woodland area within the centre of the site and wooded areas to the perimeter. The land is classified as Grade 3b which is not considered best and most versatile.
- 1.3 The site itself is not covered by any statutory heritage, ecological or landscape designations. However, there are five listed properties within 1km of the site, the site falls within the Impact Risk Zone of both the Lune Estuary Site of Special Scientific Interest (SSSII) to the west and the Bowland Fells SSSI to the east. The site is within 1km of the Forest of Bowland Area of Outstanding Natural Beauty (AONB) which lies to the east of the application site.
- 1.4 Most of the site falls within Flood Zone 1 and as such is at the lowest risk of flooding, a small section of land along the southern boundary of the site adjacent to the River Conder is within Flood Zones 2 and 3. The site also contains two national pipelines (Essar oil and Cadent gas) which run parallel to each other north to south roughly through the centre of the site, a third national pipeline (National grid) runs to the east of the site beyond the site boundary. An overhead powerline is located beyond the north-eastern boundary of the site.
- 1.5 Access is taken from an existing field access from Hazelrigg Lane. There are no Public Rights of Way (PRoW) which cross the site and the site is not open for public access.

1.6 Detail of alternative sites considered by the applicant are included in the planning statement, with it demonstrated that all alternative sites were unsuitable or unviable for the proposed use.

2.0 Proposal

2.1 The proposal is to install a solar farm consisting of dual facing photovoltaic (PV) panels arranged in rows fixed to the ground that will not move to track the sun. The solar farm will be capable of generating 16.5MW of power which is equivalent to powering 3,125 4 bed homes and would save approximately 2,654 tonnes of CO2 emission annually (equivalent to 600 average cars being taken off the road). The panels will connect to inverter stations and then to a substation on the site through underground cabling. The electricity produced will feed into the University campus through a dedicated private connection (this connection does not form part of this application). The panels will be arranged in rows 8.75m in length with 3m gaps between each row. The remainder of the site, as well as between and beneath each of the rows of panels will be retained as grassland.

2.2 The panels have a maximum height of 1.75m from the ground level with the lower edge of the panel being 0.6m from ground level. A total of 7 inverter stations will be positioned throughout the site. The inverter stations will be green containers approximately measuring 2.5m (w) x 6m (l) x 2.5m (h). A substation is also proposed which consists of a stone-faced building with a pitched slate roof. The substation would approximately measure 3m (w) x 8m (l) x 2.5m (h) and is in the western part of the site.

2.3 Access will be gained through the existing field access from Hazelrigg Lane to the west of the site. The field entrance will be widened to 5.5m with a double gated arrangement set back 20m to allow HGVs to enter and exit the site safely. The 20m setback will be constructed of a concrete material to prevent debris entering the highway. The site will be enclosed by an agricultural timber and wire fence for security purposes and to stop livestock entering the site. Pole mounted CCTV will also be installed to monitor the site access and perimeter. A total of 16 cameras will be positioned on poles of a maximum height reaching 2.412m from ground level. No external lighting is proposed as part of the planning application. The applicant does not intend to light the site.

2.4 A robust site wide landscaping scheme is proposed which would seek to enhance the existing site landscaping as well as mitigate for any removals, help screen views of the development, and enhance the biodiversity value of the site significantly.

2.5 At the end of the solar farm's operational life all equipment and associated paraphernalia will be removed from the site and the land returned to agricultural use.

3.0 Site History

3.1 A single relevant application for the site is listed below:

Application Number	Proposal	Decision
21/00957/EIR	Screening opinion for Construction of a 16MW solar farm with associated access and infrastructure to include substation, inverter stations, cabling, landscaping, CCTV and boundary treatments.	Environmental Statement not required

4.0 Consultation Responses

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

Consultee	Response
Parish Council – Scotforth	No objection.
Parish Council - Ellel	The parish support this proposal.

Parish Council Quernmore	Objection – given the impact on the AONB and associated glint and glare
Lead Local Flood Authority	No objection subject to conditions including development in accordance with submitted FRA, submission of final sustainable drainage strategy, construction phase surface water management plan and operation and maintenance plan for SUDS scheme
Environment Agency	No objection subject to conditions including updated flood risk mitigation scheme
Cadent Gas (Previously National Grid)	No objection.
County Highways Dept.	No objection subject to conditions including a survey of the adopted highway, surfacing of access into the site, the provision of visibility splays, the implementation of the construction traffic management plan, offsite highways works, the provision of wheel washing facilities
National Highways	No objection..
Chief Environmental Health Officer	No objection.
Natural England	No objection.
Electricity North West Limited	No comments received to date.
United Utilities Water Plc	No comments received to date.
Tree Protection Officer	No objection.
Planning Policy Team	No objection.
RSPB	No comments received to date.
Public Rights of Way Lancashire County Council	No comments received to date.
Ramblers Association	No comments received to date.
Canal And River Trust (North West _ North Wales)	No comments to make.
Policy Group Lancashire CC - Mineral Safeguarding	No comments received to date.
Engineering Team	No comments received to date.
SHELL UK	No comments received to date.
Galgate Flood Action Group	No comments received to date.
South Lancaster Flood Action Group	No comments received to date.
Greater Manchester Ecology Unit	No objection.
Forest of Bowland AONB	No comments received to date.
County Landscape Officer	No comments received to date.
Historic Environment Team	No objection subject to conditions to secure WSI and trail trenching.

4.2 Two responses have been received from members of the public neither objecting nor supporting the proposal making the following observations:

- Proximity of panels to dwellings/farm house;
- Loss of outlook/view;
- Impact from glint and glare on Eastrigg and Valley View;
- Visual intrusion into the AONB;
- Length of time it will take mitigation planting to establish;

- Would like to see greater mitigation include removal of panels closets to Eastrigg.

4.3 Three responses have been received from members of the public objecting to the proposal making the following observations:

- Visual impact on Forest of Bowland AONB;
- Impact on rural; character of the area;
- Loss of residential amenity;
- Removal of panels and increase in screening;
- Glint and glare impact upon M6;
- Impact on built heritage/listed buildings;
- Detrimental impact upon property values;
- Loss of habitat, feeding and nesting sites/detrimental impacts upon ecology;
- Loss of grade 3 agricultural land;
- Concern over construction noise/disruption/working hours/traffic;
- What will happen when panels are broken reach the end of their life;
- Where will materials be sourced from;
- How will the site be operated/maintained;
- Noise arising from the operation of the development;
- Will the solar farm be restricted in case of future expansion;
- Will subsidised energy be offered to students and local residents;
- Can more efficient panels be used to reduce the size of the site;
- Will local companies be used to ensure benefits to the local community;
- Will the site be sold by the university/how will residents be notified/how will you guarantee no multiple sales over the lifetime of the project;
- What is the evidence about flooding/surface water run off;
- How will fire hazards be managed on site;
- What ecological impact assessments have taken place/will pesticides or herbicides be used;
- Will the site become brownfield land post development;
- What are the fencing materials;
- Will the cabling be above ground;

5.0 Analysis

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

- Principle of development
- Landscape and Visual Impacts
- Highways
- Residential amenity
- Heritage
- Ecology and biodiversity
- Flood risk and drainage
- Other Matters.

5.2 **Principle of development (including impact on agricultural land)**

(SPLA policies SP1: Presumption in Favour of Sustainable Development; EN5: Local Landscape Designations; DMDPD Policies: DM29: Key Design Principles; DM30: Sustainable Design; DM46: Development Affecting Protected Landscapes; DM53: Renewable and Low Carbon Energy; NPPF.)

5.2.1 There is a raft of policy support at international, national, and local level which aims to combat climate change and to provide energy security. The UK Solar PV Strategy identifies a need for large-scale solar farms on greenfield sites and it is acknowledged that the delivery of a solar farm, amongst other renewable technologies, will have a positive role in tackling climate change and contributing towards a diverse energy mix.

- 5.2.2 Lancaster University declared a climate change emergency and announced its aim to become carbon neutral by 2035 through the delivery of a range of renewable energy projects. The Council itself also declared a climate change emergency on 19th January 2019, which sets out the Council's ambitions for their activities to be net-zero carbon by 2030.
- 5.2.3 The Council recognises the important role it can play through the planning system, in the delivery of appropriate renewable energy projects. The Council are also undertaking an immediate Local Plan review in order to incorporate some of the actions and directions of the council's climate emergency declaration, which will lend support to appropriate large scale solar projects. Consistent with national guidance, Development Plan policy DM53 provides in principle support for renewable energy development, where the direct, indirect, individual and cumulative impacts of the develop satisfying criteria (i) to (iv) of the policy. In essence the principle of providing renewable energy development is supported by national and local development plan policies, providing the proposed development can be made acceptable (for example by using conditions), and all other material planning considerations are satisfied.
- 5.2.4 The application site identified is greenfield land, and forms part of the open countryside, as defined in Policy EN3. Although advice contained within the NPPG encourages the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, development of agricultural land is not precluded. The site is agricultural in nature, and in order to be able to assess if the proposal will result in loss of best and most versatile (BMV) land an Agricultural Land Classification (ALC) survey has been carried out and submitted in support of the planning application.
- 5.2.5 Through appropriate site investigation the land is identified as being subgrade 3b. Grade 3a and above are considered to be BMV, therefore the use of the site as a solar farm would not result in the loss of BMV land. Nonetheless the use of the site as a solar farm will reduce the amount of land available for agricultural use during the lifetime of the permission, however the landscaping plan (which is assessed in greater detail in the sections below) shows that the scheme will retain and enhance existing hedgerows across the site and provide significant amounts of additional planting which will lead to biodiversity improvements in-line with the NPPF and NPPG.
- 5.2.7 It is understood that development of this type will be temporary in nature and fully reversible, and as such the expectation is that there would be no adverse effects following decommissioning on the land's capability for agriculture
- 5.2.8 Part of the site lies within a Mineral Safeguarding Area. A Minerals Resource Assessment (MRA) has been submitted in support of the application. The MRA identifies that while minerals existing beneath the site, due to their limited thickness, the presence of 'waste' fines and the safety aspect of extraction of granular soils in an area with shallow ground water, the minerals present are neither of strategic importance nor economic value. Thus, it is considered that the need for them to be safeguarded or worked in advance of the proposed site development is not warranted.
- 5.2.9 There is a presumption in favour of sustainable development in development plan policies and the NPPF. DM DPD policy DM53 actively supports proposals for renewable and low carbon energy schemes and therefore the proposal is acceptable in principle, subject to site specific issues relating to landscape and visual impact, amenity, ecology, and flood risk and drainage which are assessed below
- 5.3 **Landscape and Visual Impact (SPLA policies SP1: Presumption in Favour of Sustainable Development; EN5: Local Landscape Designations; DMDPD Policies: DM29: Key Design Principles; DM30: Sustainable Design; DM46: Development Affecting Protected Landscapes**
- 5.3.1 A Landscape and Visual Assessment (LVA) has been carried out by TEP and submitted in support of the proposal. The LVA has been produced in accordance with the Guidelines for Visual and Impact Assessment Third Edition (GLVIA3). The LVA assesses the potential effects of the proposed development on landscape character and landscape features and effects on visual amenity. The LVA considers the baseline conditions on the site and the surrounding area; the existing visual amenity and views towards the site; a description of the proposed development including embedded mitigation measures; and an assessment of the effects on both the landscape and visual amenity. The LVA notes that the assessment of landscape effects has been carried out using published

Landscape Character Assessments from national to county level in conjunction with field work to identify sensitive landscape receptors within the study area.

- 5.3.2 The site sits on the south eastern slope of the Langthwaite Ridge separated from the higher ground of the Forest of Bowland to the east by the Conder Valley. The topography of the site is such it runs down on a gradient from north west 73m AOD to south where it meets the River Conder at 40m AOD. The landscape of which the site forms a part consists of the following statutory and non-statutory designations: The Forest of Bowland AONB, Listed Buildings, Scheduled Monument, Ancient Woodland, Ramsar Sites, Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas and Registered Parks and Gardens.
- 5.3.3 The site is generally pastoral landscape defined by existing hedgerows with scattered trees surrounding improved grassland. Two small areas of woodland partially lower parts of the site with trees and vegetation running along the River Conder. While the study area contains some ecological designations, these do not relate to the landscape and are not visually dissimilar to areas of the same character that do not have ecological designation. Pylons and the wind turbine at the Lancaster University Environment Centre are visible features within the wider landscape.
- 5.3.4 The character of the site and surrounding landscape is typical of that described in of Landscape Character Area (LCA) 7c: Langthwaite Ridge, which is typical of a farmed ridge with a rich mosaic of pasture, woodland and parkland, and Forest of Bowland LCA N1: Quernmore, which is characterised by a distinctive landscape pattern of mixed woodland and pastoral farmland, predominantly delineated by stone walls; and minor road corridors, which often are lined with trimmed hedgerows as detailed in the LVA.
- 5.3.5 The LVA notes that based on the published information on landscape character there is no reason to conclude that the site and its environs are of a particular character or contain features or elements which are considered particularly important examples. There is a strong human influence as an enclosed agricultural landscape, but general absence of detracting built features other than the pylons and wind turbine.
- 5.3.6 The site does not have public access and serves no practical leisure or recreational function. Due to the nature of the development, the installation is and can be removed and the land re-instated to its former agricultural use. In other words, the impact is visual only, is non-permanent, and there is no loss of publicly accessible open space.
- 5.3.7 The LVA notes that the design process has been iterative with the potential effects being reviewed and assessed, to reduce or avoid landscape and visual effects. This process has brought about a reduction in the extent of solar panels initially proposed across the site and avoiding the highest areas of ground to the north west of the site and adjacent to the closest residential properties. Open fields will be retained in these areas and will be managed through grazing or will be hay cropped. In built mitigation seeks to minimise direct effects on landscape features such as trees and hedgerows utilising the existing field access and cladding of the proposed substation in stone to reflect the stone barns which form a common feature in this part of Lancashire. Additional mitigation would be provided through proposed planting and management guidelines for the existing vegetation within the site as shown on the Landscape Proposals Plan and Landscape Management Plan.
- 5.3.8 The LVA identifies that the overall effect of construction activity on the landscape character of the site and in its immediate surroundings, would be moderate adverse in close proximity and reduce with distance. However, these effects would be over a relatively short period of time (approximately 18 weeks) and be temporary. The construction phase would not result in the alteration or removal of any landscape elements or features of particular importance to landscape character.
- 5.3.9 The proposed development will result in a temporary change in land cover across the site from agricultural land to a solar development. Land cover across the site would change from a series of pasture fields that form part of a wider agricultural landscape, to a solar farm including solar panel arrays, inverter cabins, access tracks and a small substation. The proposed development would cover up to approximately 80% of the site and would result in a noticeable change to land use in views from the local landscape. Due to their low profile and pattern of rows the proposed solar panels would follow the changes in the contours thus reflecting the topography of the site, although partially masking the underlying landform.

- 5.3.10 The retained boundary vegetation will provide a mature landscape setting to the new development and will be supplemented by areas of new hedgerow planting. The proposal constitutes a major development within the setting of the AONB however the proposed development would only comprise a small part of the view from the AONB, would not break the skyline and introduces new infrastructure elements into a setting which currently comprises existing infrastructure elements at present. The LVA concludes that during the operational phase the development would result in negligible to moderate adverse effects to both the landscape and views including a minor adverse effect of low negative magnitude on the Forest of Bowland AONB, given it will be viewed in the context of the existing infrastructure.
- 5.3.11 Lastly the LVA considered the visual effects of the decommissioning process. It is concluded that these would be similar to the construction phase effects in that they would be carried out over a short period of time and be temporary with the site being reinstated to its former use and state.
- 5.3.12 Given the above it is clear the solar farm will undoubtedly change the character and appearance of the site and this in turn will have up to a moderate adverse effect upon parts of the landscape character and visual amenity. However, it must be considered that significant mitigation is proposed, in the form of robust additional planting; the landform of the site and surrounding area are such that the entire site is not visible at any one viewpoint; and the presence of existing infrastructure elements forms part of the existing context of the site. Weighing this in the balance the negative visual effects will be offset by the overall climate change benefits arising from the proposal.
- 5.4 **Highways (DMDP Policy DM29: Key Design Principles)**
- 5.4.1 As mentioned above the site will be accessed through the existing field access from Hazelrigg Lane to the west of the site. The field entrance will be widened to 5.5m with a double gated arrangement set back 20m to allow HGVs to enter and exit the site safely. The 20m setback will be constructed of a concrete material to prevent debris entering the highway. During construction, materials will be brought by HGVs which will enter the site through the improved field access off Hazelrigg Lane.
- 5.6.1 A Transport Assessment (TA) containing a Construction Traffic Management Plan (CMP) prepared by Hydrock has been submitted in support of the proposal. A Glint and Glare Study which amongst other things considers the potential impacts from glint and glare on road users has been prepared by Pager Power and submitted in support of the application.
- 5.6.2 Once installed the solar farm will require minimal maintenance. Only periodic on-site checks and maintenance will be required. Once construction is complete, operation of the site should not give rise to any highway issues. The County highways department has considered the proposal and reviewed the TA and CMP submitted with the proposal and raises no objection stating that the level of traffic generated from the construction phase and the development once operational at this location would not have an unacceptable impact on the surrounding highway network. A number of conditions have been recommended which include conducting a survey of the adopted highway to ensure its condition is not detrimentally effected by the proposed development; surfacing of access into the site, to ensure adequate access is available from the outset; the provision of visibility splays the implementation of the construction traffic management plan and offsite highways works, to ensure highway safety is maintained for all road users; and the provision of wheel washing facilities to ensure the site does not harm the amenity of the area or effect highways safety.
- 5.6.3 The Glint and Glare Assessment has looked at the potential effects on drivers and cyclists on surrounding roads and cycle paths, including potential impact upon the M6 motorway. For road users, the key considerations are whether a reflection is predicted in practice, the type of road (and associated speeds and levels of traffic) and location of the panels relative to direction of travel.
- 5.6.4 The Glint and Glare Assessment concludes that while reflections towards M6 (to the west) are geometrically possible, road users would not in practice experience solar reflections due to the topography of the land and intervening vegetation. National Highways did raise concern with this assessment stating the applicant should not rely on land or vegetation outside of their control. However, this land is in fact in the ownership of the University. National Highways also raised concern about the impacts on a potential new motorway junction onto the M6 in the vicinity. Pager Power submitted an addendum report which considers the potential future development of the M6

motorway and provides greater analysis of the intervening landform between the site the M6 motorway. The addendum report demonstrates that substantial changes to the landscape would have to occur for many of the receptor viewpoints in order for an impact to be experienced at these receptors, as such the existing landform and vegetation are considered to be significant. In addition to this the screening proposed within the application site would further eliminate views of the site. Lastly it is noted that the proposed junction link to the M6 is shown as located within land owned by the University who would need to make substation changes to the existing topography and vegetation above and beyond that necessary for the junction works in order for the solar farm to be visible to road users on the M6.

5.6.5 Considering the above it is concluded that there would be no impacts upon road users along the M6 or the proposed junction link and as such no additional mitigation would be required. National Highways have concurred with the findings of the updated glint and glare assessment including a visible terrain analysis from Lane 1 of the M6 northbound. National Highways are satisfied with the submitted information and subsequently have raised no objection to the proposal nor recommended any conditions.

5.6.6 The majority of roads within the 1km assessment area are considered local roads. Best practice guidance recommends that technical modelling is not required for these roads, where traffic densities are relatively low. Any solar reflection experience by a road user along a local road would be considered low impact in the worst-case scenario as such no further mitigation is required.

5.4 **Neighbour Amenity (DMDP Policy DM29: Key Design Principles)**

5.4.1 A Glint and Glare Assessment has been carried out and submitted by a specialist consultant. The assessment is based on the consultant's own published guidance document which is in its third edition and published following engagement and consultation with and review by solar developers. The assessment considers both glint and glare effects which are geometrically possible and those which would be possible in practice, taking into account distance from the site, the intervening topography and existing vegetation. Quantification of impact is based on whether significant reflection is predicted in practice and the duration of the predicted effects. Where effects occur for less than 3 months per year and less than 60 minutes per day the significance is low and no mitigation is required. Where effects last for more than 3 months and less than 60 minutes per day the impact is moderate and assessment of mitigating factors is required, such as screening, separation distance and location of the receptor. Impacts amounting to over 3 months per year and 60 minutes per day are high and mitigation is needed.

5.4.2 A total of 50 residential properties which are within 1km of the site were assessed. There are 32 of the 50 residential properties surrounding the site where modelling reveals solar reflections are geometrically possible. Of these 32 properties there are only 14 residential properties where views of the reflecting panels are possible considering distance from the site, the intervening topography and existing vegetation. The conclusion finds that for 12 of these properties the impact will be low, and mitigation is not required. For 2 properties (Eastrigg and the residential property at Valley View Pets Hotel) the worst-case impact will be moderate due to the effects lasting more than 3 months per year but for less than 60 minutes on any one day. This requires mitigation which is provided in the form of separation distance of over 30m to Eastrigg and 115 metres Valley View and reflecting area of panels; screening in the form of proposed landscaping; intensity of reflection from the panels which would be similar to that of still water rather than the typical reflections from glass or steel which are more intense. Overall, the assessment concludes no further mitigation than the additional planting proposed on the southern and eastern boundaries of the site is required. The university has also commented to state that should permission be granted they would plant the screening closest to these residential properties during the construction phase in order to allow a greater amount of time for it to establish and grow prior to the operation phase. A condition will be included to secure these works within a specified timeframe.

5.4.3 The loss of a view from a private property or an impact to property prices are not material planning considerations, however the impact on residential amenity and outlook is taken into consideration above. Although some panels will be visible from 14 properties, the distance, intervening landform, existing and proposed screening and overall public benefit is considered to outweigh the negative effects.

- 5.4.4 At a local level during the construction phase there is likely to be some temporary noise and disturbance. The CMP sets out how the construction phase will be managed to ensure that traffic, noise, dust and disturbance is kept to a minimum. During the operation phase some noise would be generated from inverters and substations, however given the distance to the nearest dwelling this is unlikely to have a significant impact upon amenity. On top of this Environmental Health have reviewed the scheme and raised no concerns.
- 5.5 **Heritage and Archaeology:** (SPLA Policy SP7: Maintaining Lancaster District's Unique Heritage; DMDPD Policy DM37: Development affecting listed buildings Policy DM39: The Setting of Designated Heritage Assets; Policy DM41: Development affecting Non-Designated Heritage or their settings; Policy DM42: Archaeology)
- 5.5.1 A Heritage Assessment (HA) has been carried out and submitted in support of the proposal. The HA correctly identifies that there are 5 grade II listed properties and 73 non-designated heritage assets (NDHA) with a 1km radius of the site. One NDHA, a bronze age socketed axe, is identified within the site boundary.
- 5.5.2 Of the 5 grade II listed buildings identified, the site is only within the wider setting of Dam Head. Given the proposed layout and landscaping scheme the heritage assets agricultural setting adjacent to the River Conder is considered to be preserved. Given the relationship between the site and the distance involved, it is considered that the site only makes a limited contribution to the significance of this asset. The proposed layout also ensures that the site is set back from the immediate setting of Hazelrigg Barn and Banton House both of which are NDHAs.
- 5.5.3 Considering the above the proposed scheme is not considered to result in harm to the designated and non-designated built heritage assets and as such no further mitigation is required in relation to heritage assets.
- 5.5.4 The site has been assessed for Archaeological potential and a desk-based assessment (DBA) submitted in support of the proposal. The DBA identifies that the site is considered to have moderate potential for unknown heritage assets to survive as below-ground remains from the prehistoric, Roman and post-medieval period and a low to negligible potential for all other periods. Based on the information available the remains, if any, are considered likely to be of low to moderate significance and as such of local or regional significance. If remains are present these would likely be adversely impact upon by construction. The DBA has been assessed by the Country Archaeologist who concurs with the findings and recommends the submission of a written scheme of investigation, and that trial trenching is carried out prior to commencement of development. These requirements would be secure through an appropriately worded planning condition.
- 5.5.5 The HA concludes that, following the proposed mitigation, the identified heritage and archaeological assets would be at most subjected to low impact from the proposed scheme which would result in less than substantial harm. Public benefits of the scheme as a result of production of renewable energy will contribute to both the university and the council's pledge to reduce emissions to tackle the climate emergency. Therefore, on balance the public benefits arising from the scheme outweigh the less than substantial harm to the historic environment in accordance with local and national planning policy.
- 5.6 **Ecology and Biodiversity:** (SPLA Policy SP8: Protecting the Natural Environment; DMDPD Policy DM44: Protection and Enhancement of Biodiversity; Policy DM45: Protection of Trees, Hedgerows and Woodland)
- 5.6.1 Biodiversity is in decline across the UK and is interconnected with the climate emergency. An Ecological Assessment has been carried out by a qualified ecologist and submitted in support of the application. Under best practice, solar farms have the potential to contribute to increased biodiversity and improved wildlife habitats. The current site consists of poor semi-improved grassland which is heavily grazed and as such the site is not botanically diverse nor does it provide habitat for protected species.
- 5.6.2 The majority of hedgerows, trees and woodland on the site will be retained, along with the two ponds. Some newly planted young trees will be removed to facilitate development. The councils

arboricultural officer has reviewed the proposal and raised no objections to the removal of the trees proposed, commenting that the landscape mitigation is extensive, consisting of 14,000 new trees, and shrubs across the site. The Arboricultural officer also welcomes the 'forest of the future' zone identified on the landscape plan although notes that this does not form part of this application.

- 5.6.3 The Great Crested Newt (GCN) survey concluded that neither of the onsite ponds has the potential for GCN, therefore no GCN mitigation is required. The site has limited habitats for toads and other amphibians, and these will not be impacted by the proposed development. Very limited areas were identified as having potential for badger sett creation. Although there was no evidence of badger activity at the site and as such the development is unlikely to impact upon badgers. In terms of bats the site has good opportunities for both foraging and commuting, with some of the woodland areas having up to a moderate potential to support bat roosting. The proposed development is located away from these areas and as such any impact would be limited and would not require mitigation.
- 5.6.4 Winter bird surveys revealed that habitats within the site are sub-optimal. Additionally, fields within 500m of the site were found to be utilised for winter bird feeding at low levels and infrequently, as such impacts are unlikely upon Morecombe Bay & Duddon Estuary SPA and the Morecombe Bay Ramsar site.
- 5.6.5 In terms of riparian wildlife, the river conder has the potential to support both otter and water vole, however no evidence of either species or habitats were found within the site.
- 5.6.6 The proposed panels are to be in rows with spaces between allowing for habitat growth and biodiversity enhancement. In addition to this the exclusion zone which would contain meadow grassland and margins of the site where the tussock grass is proposed would offer the opportunity of biodiversity enhancement for a wide range of invertebrates and other wildlife. This can be secured through conditions
- 5.6.7 A habitat regulations assessment (HRA) has been submitted in support of the application which considers the impact of the proposed development on the Morecombe Bay and Duddon Estuary SPA and Morcombe Bay Ramsar site and whether there is a functional link between these sites and the application site. The HRA concludes that, without mitigation, there would be no effects upon these designated sites and as such there is no need to progress to the Appropriate Assessment stage.
- 5.6.8 Invasive species were found on the site include Himalayan balsam, giant hogweed, rhododendron and floating pennywort. It is an offence to cause the spread of these species intentionally or unintentionally in the wild under the terms of Wildlife & Countryside Act 1981 (as amended) as such it is appropriate in the interest of biosecurity to secure a method statement through appropriately worded planning condition.
- 5.6.9 Local policy DM44 and national planning legislation and the recently adopted Environment Act 2021 requires sites to achieve biodiversity net gain (BNG) A BNG Assessment has been carried out and submitted in support of the application. Using the Department for Environment, Food and Rural Affairs (DEFRA) biodiversity metric, there is a predicted BNG of 9.55 habitat units, which equates to a BNG of 331.07%. Greater Manchester Ecological Unit (GMEU) agrees with this figure although points out a loss of openness of the site may deter some bird species from using the site which is not taken into account in the DEFRA metric. Nonetheless, even taking this into account, the BNG would still be significant, far in excess of the DEFRA recommended 10% BNG. The biodiversity enhancement of the site will be secured in the long term through the biodiversity management plan.
- 5.6.10 GMEU has reviewed the proposal including all the ecological supporting information and concurs with the findings. GMEU raise no objections or concern with the proposal. Overall, the scheme has no detrimental impacts upon ecology and would result in a significant biodiversity enhancement of the site. The proposed biodiversity enhancements, mitigation and management plans will be secured via planning condition.
- 5.7 **Flood Risk and Drainage** (DMDPD Policy DM 34: Surface Water Run-off and Sustainable Drainage)

- 5.7.1 The Environment Agency (EA) Flood Maps indicates that the majority of the site falls within Flood Zone 1 and as such is at the lowest risk from flooding. The River Conder runs just south of the site and a small section of the site (at its south-eastern edge) is located within Flood Zones 2 and 3. The applicant engaged with the EA at an early stage and under EA advice has carried out hydrological and hydraulic modelling of the site and adjacent watercourse (River Conder). The modelling has confirmed that majority of the site is correctly identified as Flood zone 1, with a slight increase (<20m) in the flood extent when compared to EA mapping.
- 5.7.2 A flood risk assessment (FRA) and drainage strategy have been prepared and submitted in support of the application. The amount of impermeable surface across the site would be very slightly reduced however this has been taken into account in the DRA and drainage strategy. An internally sequential approach to development has been applied and all essential infrastructure is located outside of Flood Zone 3, as such an exception test is not required.
- 5.7.3 Some parts of the site are at risk of increased surface water flooding due to the presence of land drainage channels running through the site. A Ground Investigation report concludes that infiltration is not a suitable means of dealing with surface water, and as such given the sites proximity to the River Conder discharging surface water into the watercourse is appropriate in this case.
- 5.7.4 The EA has reviewed the FRA including the hydrological and hydraulic modelling and have raised no objection but note some further clarification is required before the model can be fully accepted. However, the EA are content for this information to be secured through an appropriately worded condition. Further information has been received which seeks to remove the need for this condition. The EA are in the process of reviewing this. An update will be provided to committee.
- 5.7.5 The Lead Local Flood Authority (LLFA) have reviewed the submission and raised no objection subject to a number of conditions.

5.8 Other Matters

- 5.8.1 The applicant has engaged with the council's pre-application service as well as key stakeholders and member of the public. The applicant has engaged with member of the public through an online consultation process and taken into consideration the views expressed in the development of the scheme.
- 5.8.2 The majority of concerns raised in both the parish council and public comments (both neutral and objections) have been addressed in the analysis section of the above report. In addition to this the applicant has provided a response to all parish and public comments which has been added to the planning file and is publicly available. However, for clarity, the following comments address those outstanding concerns not covered by the above report.
- 5.8.3 The Applicant will consider as part of their procurement process the opportunities for adding social value by locally sourcing products and labour where this is possible, as well as recycling the panels where possible. The life of a solar farm is expected to be around 25 years notwithstanding any unforeseen circumstances. Following decommissioning the site will return to its former use. The substation will be fitted with a fire alarm which will be monitored by the University's security team 24/7, additionally the site will be monitored through the CCTV cameras proposed in this application. No external lighting is proposed as part of this application. While the university has stated that it does not have plans to sell the site, the future ownership of the site is not a material planning consideration. The university does not plan to offer subsidised energy to local residents as the electricity will be used by the university throughout its estate.
- 5.8.4 The loss of a view from private property and impact upon property value are not material planning considerations. Any future expansion of the site would be subject to a planning application and would be considered at such time based on its own merits.

6.0 Conclusion and Planning Balance

- 6.1 The proposed development would result in some negative effects from adverse landscape and visual impacts to the character of the site and a limited number of viewpoints; adverse glint and glare to two residential properties; and less than substantial harm to the historic environment. However,

these negative effects would be ameliorated through appropriate mitigation including retention of existing vegetation, a robust landscaping scheme and a programme of archaeological investigation and evaluation.

- 6.2 These adverse effects are more than sufficiently offset by the significant contribution the development will make towards the Council's initiative to tackle climate change. Once in operation the site would be capable of generating 16.5MWp of renewable energy which is equivalent to powering 3,125 4 bed homes and would save approximately 2,654 tonnes of CO₂ emission annually (equivalent to 600 average cars being taken off the road). Additionally, as well as the site being capable of being developed without causing harm to the internationally designated Morecambe Bay and Duddon Estuary SPA and Morcombe Bay Ramsar site. the development will contribute significantly to local flora and fauna through a range of biodiversity enhancements. If decommissioned, the site can revert to its former use.
- 6.3 On balance the considerable environmental and public benefits of the scheme are considered to far outweigh the adverse impacts. As such in accordance with local and national policy the scheme is recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Standard 3 year timescale	Standard
2	Approved plans	Standard
3	Landscaping scheme implementation	Standard
4	Development carried in accordance with the submitted Flood Risk Assessment	Standard
5	Work outside bird nesting season	Standard
6	Implementation of Construction Traffic Management Plan	Standard
7	Decommissioning after 25 years of use	Standard
8	All cabling to be underground	Standard
9	Final Sustainable Drainage Strategy to be submitted	Prior to commencement
10	Survey of the adopted highway	Prior to commencement
11	Surfacing of access	Prior to commencement
12	Provision of visibility splays	Prior to commencement
13	Implementation of a programme of archaeological works	Prior to commencement
14	Invasive species method statements	Prior to commencement
15	Offsite highways work	Prior to commencement
16	Flood risk mitigation scheme	Prior to commencement
17	Details of colours/materials (including boundary treatments)	Prior to use on site
18	Operation and Maintenance Plan & Verification Report of Sustainable Drainage System	Prior to first use
19	Implementation of BNG measures	Prior to first use
20	Construction Phase Surface Water Management Plan	Specific time
21	Implementation of landscape and biodiversity management plan	Specific time
22	Provision of wheel washing facilities	Specific time
23	Implementation of planting surrounding residential properties	Specific time

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

Agenda Item	A8
Application Number	21/01557/VCN
Proposal	Demolition of existing garages and dwelling, and erection of a 3 storey building comprising 20 two bed apartments and 22 one bed apartments (C3) with associated accesses and construction of a bike and bin store (pursuant to the variation of condition 2 to amend the plans, removal of condition 13 in relation to details of canopies and submission of details required by conditions 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16 on planning permission 20/00668/FUL)
Application site	Development Land, Bold Street, Heysham
Applicant	Mr James Litherland
Agent	
Case Officer	Mr David Forshaw
Departure	No
Summary of Recommendation	Approval

1.0 Application Site and Setting

- 1.1 The site extends to 0.27ha (0.66 acres). It is previously developed having been the site of a row of 17 terraced houses and commercial properties (bought by the Council and demolished around 7 years ago) and an existing vacant garage workshop and dwelling. Part of the site is hard surfaced with the rest rough and overgrown, partly used informally and without authorisation for car parking.
- 1.2 The site is irregular in shape within the urban area of Morecambe surrounded by residential, tourism and commercial properties ranging in age from Victorian to modern. These properties vary in height from 2 storeys to 5 storeys.
- 1.3 The site is affected by the following constraints: the whole site is in flood zone 2 (tidal) and at a 25% to 50% risk of groundwater flooding; a small part in the southeast corner is at risk from 1:1000 surface flooding; within the Morecambe Bay and Duddon SPA buffer and SSSI Impact Risk Zone.

2.0 Proposal

- 2.1 Planning permission was granted in October 2020 for erection of a 3 storey building to provide 21 one bed and 21 two bed apartments. This has subsequently been amended to 22 one bed and 20 two bed apartments and this application seeks design amendments and approval of details required under conditions. Therefore, the principle of the development is established and it is only the effects of the changes and details submitted to discharge conditions which are under consideration.
- 2.2 The main changes are to the front elevation facing Bold Street and the overall height of the building. The approved design included 7 ground floor front doors serving the flats with private amenity space along the frontage. The revised scheme removes these front doors in favour of a single communal

entrance on the side elevation off Back Winterdyne Terrace close to the junction with Bold Street. Full height windows are replaced with cill height, wider windows. The overall height of the building is reduced by 400mm at the ridge and 225mm at eaves level.

2.3 Details sought for approval under conditions relate to access and off-site highway improvements, surface and foul water drainage, electric vehicle charging, materials, landscaping, boundary treatment, security measures and homeowner packs.

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
21/01402/NMA	Non-material amendment to planning permission 20/00668/FUL to amend ground floor plan to change the development to 20 two bed apartments and 22 one bed apartments	Approved
20/00668/FUL	Demolition of existing garages and dwelling, and erection of a 3 storey building comprising 21 two bed apartments and 21 one bed apartments (C3) with associated accesses and construction of a bike and bin store	Permission granted
19/00363/PRETWO	Demolition of existing dwelling and workshop and erection of 37 dwellings with associated parking and landscaping works	Advice issued
10/01111/DPA	Demolition of two brick built detached garages for regeneration	Prior Approval - Demolition
10/01110/DPA	Demolition of seven two storey residential properties for regeneration, 6-10 And 30 -36 Bold Street	Prior Approval - Demolition

4.0 Consultation Responses

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

Consultee	Response
United Utilities	No objections
LLFA	No objections
Natural England	No objections
County Highways	No objections
Arboricultural Officer	Landscaping opportunities are limited due to the layout of the site, with trees and shrubs restricted to the small green spaces which break up the car park. Seven medium sized trees are to be planted along with shrubs/climbers and two sections of evergreen hedging, one of which extends along the whole boundary with Bold Street. Unless the number of parking spaces is reduced, there appears to be little opportunity to enhance the character of this area further with additional planting.
Environmental Health	Electric vehicle charging points are acceptable providing they are rated a minimum of 7kW

4.2 One objection has been received from a member of the public on the following grounds:

- Density too high for the area
- Not a child or family friendly development
- Worsening of existing parking problems
- Development of site is needed but one which will enhance the area and benefit the community

5.0 Analysis

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

- Design, materials, landscaping and boundary treatment
- Access, off-site highway improvements and electric vehicle charging
- Drainage
- Security and lighting
- Homeowner packs

5.2 **Design, Materials, Landscaping and Boundary Treatment (DMDPD DM2: Housing Standards; DM29: Key design principles; DM30: sustainable design; NPPF section 12)**

5.2.1 The development as approved has the terrace divided into 7 villas, each with its own front door and a canopy feature above fronting onto Bold Street. The block was set back from the pavement with small private amenity spaces for the ground floor flats. First and second floor bedrooms on the front and living areas on the rear were to have full height glazing and Juliette balconies.

5.2.2 The design has been revised by the applicant to optimise the scheme from a resident experience and viability perspective. The changes include the removal of the 7 front doors and canopies with access now through a single communal entrance on one gable end (onto Back Winterdyne Terrace), use of wider, cill height windows instead of narrower full height ones, reduction in the overall height of the building at both ridge and eaves levels and enhanced elevational detailing and landscaping along the Bold Street and main entrance elevations.

5.2.3 The entrance point will provide a communal focus and a more secure access for residents than the separate doors. A low brick wall will curve round from Bold Street into Back Winterdyne Terrace which will define an extended planting area from the landscaping at the front. The Bold Street frontage retains the landscaped strip behind 1m metal railings but this has been enhanced to include a full length hedgerow. The entrance door will be defined by a modern feature canopy and gates coloured grey. All other windows and doors will be a lighter grey. Brickwork will be buff with a subtle contrast shading within it and, at the ground floor level, a lighter colour mortar. The roof material will be a grey modern tile with a thin leading edge. Hard landscaping will comprise of concrete pavers of slate, silver grey and natural colours to differentiate the main circulation routes and private areas. Soft landscaping is restricted by the location and density of development but 7 new ornamental trees, areas of shrubs, hedges and climbing plants will be provided. Boundary treatments will comprise of 1.8m high black metal railings to secure the private areas close to the building, 1m high black metal railings along the Bold Street frontage and timber fencing and knee rails around the private garden and refuse areas at the rear. The perimeter of the car park along Back Winterdyne terrace will be defined by a 1.2m high timber knee rail.

5.2.5 The change in roof levels and canopies above each front door on the approved scheme added interest to the front elevation and broke up its mass. The use of front doors provided a more traditional elevation and activity along the long frontage which matched the character of the surrounding properties. For these reasons, officers were initially concerned about the loss of the front doors and canopies. In response to these concerns the applicant is providing much greater interest in the elevational detailing through use of recessed courses of brickwork at ground floor level, soldier courses between the ground and first floor and recessed panels between windows in the first and second floors. Furthermore, the reduction in the building's height and use of landscape, cill height windows instead of portrait full height ones helps reduce and break up the mass of the building more than the approved scheme. Omission of the Bold Street front doors enables the internal space to be reconfigured to provide larger internal floorspace for a number of the apartments and increases security by limiting access to the building. Although the loss of the Bold Street frontage doors will result in a less active frontage, the benefits in increasing the internal size of some apartments, improving security, adding more interest and landscaping to the elevation and providing a focal communal space override this. The Bold Street elevation will not contain doors but will have a level of detail in the brickwork distinguishing it as a front rather than rear elevation. Overall, it is considered the revised design, especially the elevation to Bold Street is improved. As a result of the canopies being omitted, the condition on the original permission requiring details for approval is no longer needed. All the details submitted to comply with the conditions are considered acceptable and those conditions can be amended to refer to implementation of the approved details.

5.3 **Access, Off-site Highway Improvements and Electric Vehicle Charging (DMDPD DM31 Air Quality Management and Pollution; DM60 Enhancing Accessibility and Transport Linkages; DM61 Walking and Cycling; DM62 Vehicle Parking Provision)**

5.3.1 The access and off site highway works will comprise of two car park access points serving a one way system onto, and new tactile paving at the junction with Bold Street either side of, Back Winterdyne Terrace, new footway surfacing on Bold Street along the site frontage with replacement/reset kerbs where necessary. County Highways accept the submitted details. Four electric vehicle charging points are to be installed with the rest of the spaces provided with underground ducting to increase the number on demand from residents. A requirement to provide charging points rated a minimum of 7kW will be added to the condition.

5.4 **Drainage (DMDPD Policies DM33 Development and Food Risk, DM34 Surface Water Run-off and Sustainable Drainage and DM35 Water Supply and Waste Water)**

5.4.1 New private surface and foul water networks will be built. All surface water from the car park will be stored in a geocellular tank located under the car park. Surface water from the building and around it will be routed through pipes under the garden areas at the front and rear. These pipes meet the outfall from the attenuation tank and all surface water flows will discharge into the public sewer in Bold Street at the restricted rate agreed with United Utilities and the LLFA.

5.4.2 Foul water will discharge into an existing combined public sewer which crosses the site between the building and car park.

5.4.3 These details and the maintenance/management plan are acceptable to both United Utilities and the LLFA and therefore conditions relating to drainage can be amended to implementation in accordance with the approved details.

5.5 **Security and Lighting (DMDPD policies DM29 Key Design Principles)**

5.5.1 To supplement the boundary fencing and lockable pedestrian gates external security will be provided by 6 CCTV cameras installed on the external walls of the building looking along its elevations and an Automatic Number Plate Recognition reader at the car park entrance. There will be no gates or high fencing securing the car park. Lighting will be from 3 no. 6m tall columns each with a 14w lantern. Environmental Health has assessed the lighting report indicating lux levels and spread and has no objections. These measures are proportionate and should not result in undue loss of amenity or nuisance for occupiers of surrounding existing properties. The requirement to agree these details is met and the condition can be amended to ensure implementation.

5.6 **Homeowner Packs (DMDPD Policy DM44 The Protection and Enhancement of Biodiversity)**

5.6.1 Due to the site's close proximity to the Morecambe Bay and Duddon SPA an appropriate assessment was carried out prior to the original permission being granted. This concluded that recreational pressure on the protected areas from new residents required mitigation through issue of a homeowner's pack to each apartment. The detailed pack has been assessed by Natural England and is appropriate. The requirement to agree the pack is met and the condition can be amended to ensure implementation.

6.0 Conclusion and Planning Balance

6.1 The proposed amendments enhance security, increase the opportunity for communal interaction, provide appropriate street frontage landscaping, improve the window proportions to maximise views and daylight, reduce the building's overall mass and scale, improve architectural detailing and increase some apartments' internal floor space. These benefits override the loss of the more active frontage through removal of the front doors. Therefore on balance the amendments are acceptable.

6.2 Given this is a Section 73 application, which seeks to modify one condition, remove another and approval of details required under a number of others on the existing planning consent, there is a need to amend and re-impose conditions on the new planning permission (should Committee approve the development) as appropriate. A number of conditions that were imposed on

Recommendation

That this Section 73 application **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Time Limit to be within 3 years of the original consent	Control
2	Approved plans	Control
3	Bird Nesting	Control
4	Site access construction	Pre-occupation
5	Approved drainage scheme construction	Pre-occupation
6	Implementation of surface water drainage management and maintenance plan	Pre-occupation/completion of development
7	Approved foul drainage scheme construction	Pre-occupation
8	Off site highway works implementation	Pre-occupation
9	Electric vehicle charging points implementation/7kW	Pre-occupation
10	Approved material samples	Compliance
11	Approved landscaping scheme	Planting season
12	Approved Homeowner Packs	Pre-occupation
13	Approved boundary treatments	Pre-occupation
14	Approved Security measures	Pre-occupation
15	Car Park Layout	Pre-occupation
16	Car park management strategy	Pre-occupation
17	Cycle store and refuse provision	Pre-occupation
18	Unforeseen contamination	Compliance
19	Construction Hours of Work (0800-1800 Mon to Fri and 0800-1400 Sat only)	Compliance
20	Development in accordance with the Flood Risk Assessment	Compliance

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

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

Background Papers

Agenda Item	A9
Application Number	21/01344/FUL
Proposal	Erection of single storey front extension, installation of new window and air source heat pump to the side elevation and erection of a single storey rear extension
Application site	29 Alderman Road Lancaster Lancashire LA1 5FW
Applicant	Adina Lew and Tim Hamilton-Cox
Agent	Mr Sam Edge
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

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

1.0 Application Site and Setting

1.1 29 Alderman Road is a detached dwellinghouse located in the south of Lancaster, close to Scotforth Cemetery and Piccadilly Gardens. The dwellinghouse is the penultimate property on the north side of this cul-de-sac, and is accessed off a shared driveway. The property features coursed stone walls and white framed windows under a tiled roof. The property is bounded to the sides and rear by an approx. 1.8m high timber fence. Permitted Development rights were removed through the original consent for the estate.

2.0 Proposal

2.1 The application seeks consent for the erection of single storey front extension (to form a porch), installation of new window and air source heat pump to the side elevation and erection of a single storey rear extension. The porch measures approx. 2.7m wide and 1.7m deep, projecting no further than the existing garage. The proposed rear extension measures approx. 3.5 in depth, 5.4m in width, 2.4m to the eaves, 3.7m to the ridge. Walls, windows, doors and roofing materials are to match the existing, with a feature oak-framed glazed gable end of the rear extension.

2.2 Originally, a garage conversion and yoga studio were also proposed. Following concerns raised by the Local Planning Authority, County Highways and local residents, these elements were removed from the proposal.

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
13/00618/FUL	Erection of a single storey rear extension	Approved

4.0 Consultation Responses

4.1 At the time of writing this report, the following responses have been received from statutory and internal consultees:

Consultee	Response
County Highways	<p>Objection to original plans due to loss of off-street parking spaces. Recommends driveway widened with conditions for paving material and EV charging point.</p> <p>At the time of drafting this report County Highways have been reconsulted, however no response has been received – councillors will be updated verbally.</p>
Environmental Health	<p>Recommends conditions for air source heat pump (to minimise noise transmission) and an EV charging point (to minimise impact on local air quality).</p>

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

- **Six letters of objection** to the original plans have been received. These primarily raised concerns relating to parking and visual impacts arising from the originally proposed garage conversion and studio.
- No public comments received following the amended plans.

4.3 Any further consultee or public comments will be summarised by way of a verbal update.

5.0 Analysis

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

- Design
- Residential Amenity
- Parking

5.2 **Design** (Policies DM29 and DM0 of the Development Management DPD and NPPF Section 12)

5.2.1 The scale and massing of the proposed extensions are proportionate to the existing dwelling, and with matching materials the extensions are considered acceptable in terms of character and design in relation to the existing dwelling. An appropriate amount of private garden space is retained. The new window to the side elevation will matching existing windows.

5.2.2 Policy DM30 supports the use of measures to reduce energy consumption and carbon dioxide emissions, and supports opportunities for energy supply from on-site renewable systems. The Council are currently reviewing their local plan in light of the climate emergency we find ourselves in. A series of policies have been updated and amended however the weight attached to such policies given the infancy of the plan is very minor however air source heat pumps would align with the aspirations of the Council,

5.3 **Residential Amenity** (Policy DM29 of the Development Management DPD and NPPF Section 12)

5.3.1 Views from the extensions and new windows will be restricted to the applicant's own gardens as a result of the timber boundary fencing to the sides and rear. Windows from the extensions will look towards the applicant's own garden. As such, it is considered that the proposal raises no privacy or

overlooking issues.

5.3.2 The air source heat pump close to the boundary may generate noise affecting neighbouring properties unless it is such a model designed to minimise noise transmission. The Environmental Health Officer has recommended a condition ensuring that the air source heat pump is of such type to prevent unacceptable noise condition.

5.4 **Parking (Policy DM62 of the Development Management DPD and NPPF Section 9)**

5.4.1 The amended plans show that the garage is no longer being converted, and that no driveway space will be lost as a result of the front porch. Therefore, the proposal is now considered acceptable in terms of parking and highways impacts.

5.4.2 County Highways and Environmental Health have both suggested conditions requiring the installation of an electric vehicle (EV) charger. Given that this is a householder application and a small-scale development to an existing dwellinghouse, such a condition is not deemed reasonable or necessary, and would fail to meet the requires tests set out in Paragraph 56 of the NPPF.

6.0 Conclusion and Planning Balance

6.1 For the reasons outlined above, the proposal is considered to comply with the relevant local and national polices and as such is recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Standard Planning Permission Timescale	Control
2	Development in accordance with Amended Plans	Control
3	Minimise noise from air source heat pump	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	A10
Application Number	22/00107/CCC
Proposal	County Council Consultation request for the variation of condition 2 of planning permission LCC/2017/0035 to extend the operation period to 21 February 2034 in line with the extension proposed by tarmac on application LCC/2021/0058
Application site	Dunald Mill Quarry Long Dales Lane Nether Kellet Lancashire
Applicant	
Agent	
Case Officer	Ms Charlotte Greenhow
Departure	No
Summary of Recommendation	That in response to the County Council consultation, the City Council offers no objection subject to the imposition of conditions associated with the parent consent on the assumption that the wider application associated with LCC/2021/0058 is supported.

(i) Procedural Matters

This application has been submitted to, and will be determined by, Lancashire County Council as they are responsible for planning matters that relate to waste and minerals. Lancaster City Council has been consulted as the proposal falls within their District, and as such this report sets out the City Council’s proposed **consultation response** to the continuation of mineral extraction at Dunald Mill Quarry, Nether Kellet.

1.0 Application Site and Setting

1.1 Dunald Mill Quarry is a large limestone quarry located on both sides of Long Dales Lane, approximately 6km northeast from Lancaster and to the east of Nether Kellet Village. The quarry is divided into two areas by Long Dales Lane. To the west is the main quarry void, with the restoration scheme forming a lake. To the east, where the application site is located, is a much shallower quarry formerly used for the processing plant and stocking area. The site comprises of a storage and distribution depot, car park and canteen building. Access to the site is taken directly onto Long Dales Lane.

1.2 The site lies within the Site of Special Scientific Interest (SSSI) Impact Risk Zone for Thwaite House Moss SSSI which lies approximately 1.3 km north-west of the site boundary. The site is also located within Flood Zone 1. A public right of way (FP 10) trails along the north-western boundary of the quarry from Hull Lane up to Long Dales Lane.

2.0 Proposal

- 2.1 The scheme is made under Section 73 of the Town and Country Planning Act to allow for the variation of condition 2 of planning permission LCC/2017/0035 to extend the operation period to 21 February 2034 in line with the extension proposed by tarmac on application LCC/2021/0058.
- 2.2 The proposed development would seek to extend the operation period of the approved storage depot to co-inside with the wider quarry operation. The storage depot will continue to be used by EPC-UK for the storage and distribution of explosives.
- 2.3 Condition 2 on the previous grant of consent reads as follows:

“The storage and distribution use hereby permitted shall cease not later than 21st February 2022. Thereafter all buildings, fencing and lighting columns shall be removed and site restored in accordance with the restoration scheme approved under the requirements of condition 36 of planning permission 1/97/1298 by not later than 21st February 2023”

- 2.4 There is currently a planning application with the County Council to allow the continuation of mineral extraction until 21 February 2034 with site restoration being completed by 21 February 2035 (application ref: LCC/2021/0058). The City Council raised no objections to this scheme, subject to the imposition of conditions associated with the parent consent. At the time of drafting this report the County has still to determine the application.

3.0 Site History

- 3.1 A number of relevant applications relating to this site have previously been received by the County Council. The most relevant applications include:

Application Number	Proposal	Decision
LCC/2021/0058	Amendment of Condition 1 of permission 1/97/1298 to allow continuation of mineral extraction until 21 February 2034 with site restoration being completed by 21 February 2035	Pending consideration
LCC/2017/0035	Erection of a storage depot with associated access, car parking and refurbishment of existing canteen building	Granted
01/98/0495	Continued use and retention of batching plant and ancillary facilities	Granted
01/97/1298	Review of Old Mineral Permission (ROMP)	Granted

4.0 Consultation Responses

- 4.1 Because this planning application is submitted to (and will be determined by) the County Council, it is they who are responsible for the public and statutory consultation process.
- 4.2 In co-ordinating our response to the County Council, the City Council has consulted the following consultees:

Consultee	Response
Tree Protection Officer	No response received within the statutory timescales
Environmental Health	No comments
Engineering team	No response received within the statutory timescales.

5.0 Analysis

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

- Noise;
- Landscape and Visual;

5.2 **Noise (NPPF Section 2 Achieving Sustainable Development, Section 17 Facilitating the sustainable use of Minerals; Policies DM29 Key Design Principles, DM57 Health and Wellbeing)**

5.2.1 The noise implications of the development were assessed by the City Council as part of the original planning permission. It was deemed that the operation of the storage depot, on the floor of the quarry, was unlikely to give rise to noise and disturbance to people living in Nether Kellet. However, careful consideration was given to the associated vehicles using the surrounding highway network, including the 32 HGV movements to and from the site each week. Two control conditions were therefore imposed to help mitigate noise implications: condition 4 (hours of operation) and condition 6 (silencing equipment).

5.2.2 In terms of the above, given that the site has been operating successfully since 2017, the proposed extension to the operation period is considered to have a neutral impact upon noise in the area. This has also been reviewed by the Councils Environmental Health Officer who raises no concerns. As such, it is not considered that the development would give rise to any additional noise implications to that already experienced on site. However, it is recommended that the conditions associated with the parent consent are extended if permission were to be granted.

5.3 **Landscape and Visual (NPPF Section 2 Achieving Sustainable Development, Section 15 Conserving and Preserving the Natural Environment, Section 17 Facilitating the sustainable use of Minerals; Policies DM29 Key Design Principles, DM44 The Protection and Enhancement of Biodiversity, DM45 Protection of Trees, Hedgerows and Woodland, DM46 Development and Landscape Impact of the Development Management DPD; Policies EN3 The Open Countryside, EN7 Environmentally Important Areas)**

5.3.1 The storage depot comprises of a storage building and two storage magazines with bunding enclosed by 3m green security fencing. The building itself has been constructed from concrete panels and Ventair green metal cladding sheets. It measures approximately 18.2m x 13.4m with a maximum ridge height of 9.7m. As part of the original application, several mitigation conditions were attached to help preserve the local amenity of the area. These include; condition 5 (floodlighting), condition 8 (earth seeded bunds), and condition 9 (no mud/dust). Given these measures currently in place, together with the location of the storage depot on the quarry floor and within the setting of the quarry, it is not considered that the retention of the storage depot would result in any undue harm to the existing landscape character or visual amenity of the area. However, as above, it is recommended that the conditions associated with the parent consent are extended if permission were to be granted.

5.4.1 **Other issues**

There are a number of other issues that will be considered in detail by the County Council when determining the application. These include flooding, highways impacts, and ecology, which includes the adjacent designated sites. Many of these will rely on responses from statutory and non-statutory consultees in which the County Council will receive directly. Given that the County Council will be required to consider all relevant planning issues in detail in determining the application, the City Council presents no comments on these aspects of the development.

6.0 Conclusion and Planning Balance

6.1 In view of the planning application to allow the continuation of mineral extraction until 21 February 2034, it is not thought that the continued operation of the existing storage depot would give rise to any adverse noise, or landscape and visual impacts. This is on the assumption that the County supports the wider application to allow the winning and working of minerals, should that scheme under LCC/2021/0058 be refused then it is not considered appropriate to retain this development in the open countryside. In addition, in view of the City Council's Climate Emergency declaration and the wider global climate crisis, this Council requests that the County Council considers and assesses the impacts of the development and secures appropriate mitigation to minimise carbon emissions.

Recommendation

That the City Council has **NO OBJECTION** to the proposal, on the assumption that application LCC/2021/0058 is supported by the County, and subject to the imposition of conditions associated with the parent consent remaining.

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

This is not relevant as Lancashire County Council is the determining authority. Lancaster City Council is simply a consultee for this application.

Background Papers

None.

Agenda Item	A11
Application Number	21/01528/FUL
Proposal	Installation of replacement windows and doors to east facing elevation, installation of rooflight and replacement windows to north facing elevation, installation of a replacement window to the west facing elevation and installation of replacement windows and doors and replacement stonework to the front elevation
Application site	Lancaster Music Co-op 1 Lodge Street Lancaster Lancashire
Applicant	Lancaster City Council
Agent	Miss Jo Clark
Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	Approve

(i) Procedural Matters

This form of development would normally be determined under the Council’s scheme of delegation. However, the property is in the ownership of Lancaster City Council and as such the application is referred to the Planning Committee.

1.0 Application Site and Setting

1.1 The application site relates to a former carriage works building which abuts the fly tower to the rear of the Grand Theatre, which is a Grade II Listed Building dating from 1782. The date of the warehouse itself is uncertain but it does appear on the c.1890 OS map and is considered to be a non-designated heritage asset. The building is also situated in the Lancaster Conservation Area.

1.2 The building is made up of a large top-lit warehouse of coursed and rubble local sandstone with an adjoining lean-to structure to the rear. Window openings are informal and functional throughout, having been blocked in some areas to facilitate the change of use. On the eastern side, the complex incorporates a single surviving unit of the terrace which appears on the map of 1890. The building currently appears to be in a poor state of repair.

2.0 Proposal

2.1 Planning permission is sought for the installation of replacement windows, doors and stonework to the front elevation. The two window frames to the first floor of the warehouse are to be repaired, with the glazing replaced. The two doors to the ground floor of the warehouse are to be replaced with powder coated aluminium doors with glazing to either side of the door and a transom. The two remaining window openings to the ground floor of the warehouse, one will be filled in with stone and the other will have a replacement window installed. Two replacement painted timber cart doors are

to be inserted to the two powder coated aluminium doors that will be closed when the building is not in use. The existing red brick infill to the ground floor of the warehouse is to be covered with a dummy door that will match that of the two replacement cart door openings, abet smaller. The first floor window to the surviving unit of terrace will be reduced in size, the window replaced, and stone used to infill to the wall. The ground floor window to the terrace will be replaced and a door will be reinstated.

- 2.2 The three existing boarded up window openings to the east elevation will be replaced with windows. The existing window to the ground floor of the east elevation will be replaced with a new double door that will include lowering the existing cill.
- 2.3 To the north elevation a roof light is to be installed into the roof slope, one window to the first floor will replace the glazing that will be obscured, and the other window will be repair the frame and replace the glazing.
- 2.4 To the west elevation the window frame is to be repaired and the glazing is to be replaced.

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
20/01311/FUL	Installation of replacement windows, doors and stonework to the front elevation	Withdrawn
20/00253/FUL	Relevant demolition of existing rear extension, construction of buttresses to the rear, installation of a new roof, fascias, guttering, downpipes, chimney flashing and windows and lintels	Permitted
20/00254/LB	Listed building application for the installation for replacement of the valley gutter and the flashing adjacent to the Grand Theatre	Permitted
19/00562/PRETWO	Pre-application request for works to the Music Co-op	Closed
19/00561/PRETWO	Pre-application request for works to the Music Co-op	Closed
08/00866/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, offices, workshop, rehearsal space and residential accommodation, together with ancillary and associated development including new pedestrian link bridge and entranced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Refused following Call in by SoS
07/00672/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings other than 5 Edward Street, the change of use of a residential dwelling at 5 Edward Street to offices, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, workshop, leisure, creche, rehearsal space and residential accommodation, together with ancillary and associated development including pedestrian bridge link, new and enhanced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Withdrawn

07/00670/CON	Application for Conservation Area Consent to demolish 1 Lodge Street (musicians co-op & dance studio) and associated structures	Refused following Call in by SoS
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4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objections subject to conditions requesting further details of the doors and windows.
Property Services	No observations received
Heritage Action Zone	No observations received

4.2 No correspondence from members of the public have been received at the time of compiling this report. Any comments subsequently received will be reported verbally.

5.0 Analysis

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

- Principle of development
- Design and visual impact
- Impact upon heritage assets
- Amenity impact

5.2 Principle of development (NPPF section 2)

5.2.1 The building is currently in a very poor state of repair and left as such will only deteriorate further. The works described in the application will ensure that the building is safe and watertight encouraging long-term use of the building and contained maintenance. In accordance with the NPPF's presumption in favour of sustainable development, which should proceed without delay, the principle of the development is accepted, subject to assessment of the following matters and not prejudicing the future of the building.

5.3 Design and visual impact (NPPF section 12; DM DPD policy DM29)

5.3.1 Policy DM29 of the DM DPD requires a good standard of design, requires proposals to demonstrate an understanding of the wider context so that they make a positive contribution to the local area. The proposed works will help restore the application building and enhance the significance of the warehouse and surrounding area. The proposed works would allow the continuation of an active use of the building.

5.4 Impact upon heritage assets (NPPF section 16; SPLA DPD Policy SP7; DM DPD Policies DM38, DM39, DM41)

5.4.1 As a warehouse sited in close proximity to other industrial structures on St Leonard's Gate and Brewery Lane, the building has evidential value as a contributor to the industrial archaeology of Lancaster, and of the Lancaster Conservation Area. This is augmented somewhat by the survival of a single unit of the former terrace on the eastern side. Likewise, illustrative historical value can be derived from the building's design, scale and position in Lancaster as visual markers of the type of industry which once took place in this area. Limited aesthetic value is derived from the building's Lodge Street elevation, with its clearly functional arrangement of openings. This is significantly compromised by the building's poor state of repair. The building forms part of the setting of the Grade II listed Grand Theatre. While the Lodge Street elevation has a neutral impact on the rear elevation of the theatre, views of the building from St Leonard's Gate and the car park to the north currently have a negative impact on the setting of the theatre.

5.4.2 The proposal involves the repair and replacement of various windows and doors and the installation of stonework to the external facades of the property. It is considered that these will have a positive impact on the architectural and historic interest of Lancaster Conservation Area and the setting of the Listed Building. The works will enhance the positive contribution the application building will have to the local character and distinctiveness of the Conservation Area.

5.4.3 The Conservation Officer shares this conclusion, and therefore the proposal is considered to cause no harm to the heritage assets. The works and repair of the Music Co-op will have a positive impact on the significance of the building.

5.5 **Amenity impact (NPPF section 12; DM DPD policy DM29)**

5.5.1 The proposed works seek to repair the application property to ensure no further deterioration occurs. It is, therefore considered that the proposed works will have a negligible impact upon the amenity of nearby properties.

6.0 Conclusion and Planning Balance

6.1 The proposed development will have a positive contribution to the application site and surrounding Conservation Area. The works will repair the building and prevent further deterioration. Overall, the proposed development complies with policies contained within the Development Plan and the NPPF and would constitute a sustainable form of development. It is, therefore, recommended that planning permission is granted.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 Year Timescale	Control
2	Approved Plans	Control
3	Submission of details of door and windows	Pre-commencement

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

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
20/01349/FUL	Land North Of, 13 Main Street, Warton Erection of a detached dwelling (C3) and creation of a new vehicular access for Mr And Mrs P Goldsworthy (Warton Ward 2015 Ward)	Application Permitted
21/00043/DIS	Lower House Cottage, Park House Lane, Wray Discharge of conditions 3, 5 and 6 on approved application 20/00390/FUL for Mrs Huddleston (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00154/DIS	Land At Mill Lane, Low Mill, Mill Lane Discharge of condition 6 on approved application 18/00002/FUL for Mr John Collis (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00157/DIS	Site Of Former Sports Centre, Farrer Avenue, Lancaster University Discharge of conditions 3, 4 and 7 on approved application 19/00918/FUL for Mr Guy Constantine (University And Scotforth Rural Ward)	Application Permitted
21/00159/DIS	6 High Street, Lancaster, Lancashire Discharge of condition 3 on approved application 21/00563/LB for P Hayashi (Castle Ward 2015 Ward)	Application Permitted
21/00160/DIS	5 And 6 Cable Street, Lancaster, Lancashire Discharge of conditions 11 and 12 on approved application 15/01368/FUL for Bob Priestley (Bulk Ward 2015 Ward)	Application Permitted
21/00396/FUL	1 Hest Bank Lane, Hest Bank, Lancaster Part retrospective application for the erection of a replacement outbuilding for Mr Lee Richards (Bolton And Slyne Ward 2015 Ward)	Application Refused
21/00397/LB	1 Hest Bank Lane, Hest Bank, Lancaster Listed building application for retention of replacement outbuilding for Mr Lee Richards (Bolton And Slyne Ward 2015 Ward)	Application Refused
21/00477/FUL	45 Chester Place, Lancaster, Lancashire Construction of a raised roof with side gables and rear dormer extension to create second floor accommodation for Dr Rachel McKenna (Scotforth East Ward 2015 Ward)	Application Permitted
21/00489/FUL	Mill Hall, Moor Lane, Lancaster Erection of a two storey front extension linking Mill and annexe, reconfiguration layout from 96-bed into 62-bed ensuite student accommodation with associated facilities, and demolition of an enclosure wall for Afar Properties Limited (Bulk Ward 2015 Ward)	Application Refused
21/00928/FUL	11 Dalton Square, Lancaster, Lancashire Change of use of ground floor pharmacy (Use Class E) to mixed use unit comprising of retail unit (Use Class E) and visitors accommodation (C3), installation of new ground floor side window and installation of 4 rooflights to rear outrigger for Mr Tom Charrier (Castle Ward 2015 Ward)	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

21/00929/LB	11 Dalton Square, Lancaster, Lancashire Listed building application for the installation of new ground floor side window, installation of internal wall, works to partition walls, installation of secondary glazing on rear ground floor windows, installation of 4 rooflights to rear outrigger and installation of mechanical ventilation for Mr Tom Charrier (Castle Ward 2015 Ward)	Application Refused
21/00930/FUL	11A Dalton Square, Lancaster, Lancashire Change of use of first and second floor hair salon (Use Class E) to 2 visitor accommodation apartments (C3) for Mr Tom Charrier (Castle Ward 2015 Ward)	Application Permitted
21/00931/LB	11A Dalton Square, Lancaster, Lancashire Listed building application for the removal of internal walls, installation of new partition walls, installation of secondary glazing on all windows and installation of mechanical ventilation for Mr Tom Charrier (Castle Ward 2015 Ward)	Application Permitted
21/00953/PLDC	30 Bay View Avenue, Slyne, Lancaster Proposed lawful development certificate for the construction of a dormer extension to the rear elevation for Kidd (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Refused
21/00965/FUL	Globe Arena, Christie Way, Morecambe Relocation of existing eastern boundary wall, alterations to car park layout and relocation of cycle store for Taylor (Westgate Ward 2015 Ward)	Application Permitted
21/00971/FUL	Chenrezig Buddhist Centre, 93 King Street, Lancaster Change of use of a 8 bed HMO (Sui Generis) to a 9 Bed HMO (Sui Generis) including external alterations in the form of guard rails and new windows and openings for C Traynor (Castle Ward 2015 Ward)	Application Permitted
21/00972/LB	Chenrezig Buddhist Centre, 93 King Street, Lancaster Listed building application for change of use of a 8 bed HMO (Sui Generis) to a 9 Bed HMO (Sui Generis) including external alterations in the form of guard rail to roof terrace, new windows and openings, infill of existing rooflights and the construction and removal of internal partition walls for C Traynor (Castle Ward 2015 Ward)	Application Permitted
21/00993/FUL	2 Low Road, Middleton, Morecambe Erection of a two storey front and side extension and construction of a balcony to the front elevation for Mr Chris Ledger (Overton Ward 2015 Ward)	Application Permitted
21/01010/FUL	Land Off Oakwood Way, Carnforth Business Park, Kellet Road Erection of a Members Retail Club (use class Sui Generis) with associated drainage, parking, access, landscaping, gates and boundary fencing and construction of a bin store for Mr Oliver Whiley (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/01014/FUL	Wennington Old Farm, Wennington Road, Tatham Erection of stables/storage building, construction of access track, and construction of manege incorporating alterations to land levels for Mrs Harriet Morris (Lower Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/01017/VCN	9 Emesgate Lane, Silverdale, Carnforth Change of use of dwellinghouse ground floor (C3) into a shop unit (A1) and cafe unit (A3) (pursuant to the variation of condition 4 on planning permission 17/00415/CU to extend the opening hours of the cafe and the variation of condition 6 to allow outdoor dining to the front of the cafe) for Mr Richard Gilbert (Silverdale Ward 2015 Ward)	Application Permitted
21/01105/FUL	49 Main Street, Cockerham, Lancaster Erection of a detached dwelling (C3) and associated access for Mr Robert Martin (Ellel Ward 2015 Ward)	Application Permitted
21/01122/FUL	Cotestones Farm, Sand Lane, Warton Construction of manege incorporating alterations to land levels for Barker (Warton Ward 2015 Ward)	Application Permitted
21/01214/FUL	Silverdene, 21A The Row, Silverdale Erection of a single storey rear extension, erection of ground floor extension, erection of a first floor front extension, alterations to roof and construction of veranda with balustrade to the front elevation, installation of replacement windows/doors, widening of existing access and enlargement of parking area for Mr and Mrs Philip Palmer (Silverdale Ward 2015 Ward)	Application Permitted
21/01215/FUL	Hying Barn, Borwick Lane, Warton Erection of an agricultural livestock building for Mr Matthew Allen (Warton Ward 2015 Ward)	Application Refused
21/01268/FUL	Woodend Stables, Kirkby Lonsdale Road, Halton Change of use of equestrian land to a gypsy/traveller site comprising of 1 mobile home and 1 touring caravan and widening of existing access for Mr And Mrs D McGowan (Kellet Ward 2015 Ward)	Application Permitted
21/01288/FUL	20 Middleton Road, Overton, Morecambe Demolition of existing dormer extension to the side, construction of a dormer extension to the front and rear elevations, and construction of a hip to gable roof extension for Mr & Mrs Hargreaves (Overton Ward 2015 Ward)	Application Permitted
21/01302/REM	Land East Of Christie Way, Christie Way, Morecambe Reserved matters application for the erection of a detached dwelling (C3), detached garage and erection of fence and gates for Mr Hanley (Westgate Ward 2015 Ward)	Application Permitted
21/01325/FUL	5 Belle Vue Terrace, Lancaster, Lancashire Installation of three replacement windows to the front elevation and the installation of four replacement windows to the rear elevation for Mr Norman (Scotforth West Ward 2015 Ward)	Application Permitted
21/01337/LB	Bankfield House, Whitebeck Lane, Priest Hutton Listed Building Consent for the replacement of the two first floor windows to front elevation of the western extension for Dr Christopher Heginbotham (Kellet Ward 2015 Ward)	Application Permitted
21/01348/FUL	Sunningdale, Dallas Road, Lancaster Erection of a first floor rear extension and construction of first floor balcony to side elevation for Mr A Patel (Castle Ward 2015 Ward)	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

21/01361/FUL	Old Hall Barn, Brookhouse Road, Brookhouse Erection of a single storey side extension to existing garage, construction of a new roof, installation of timber cladding to all elevations, and the insertion of an enlarged window and doors to the front elevation for Robson Brown (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/01364/LB	28 Main Street, Hornby, Lancaster Listed building application for the retention of plasterboard and skim to first floor internal walls, construction of ceiling to first floor and installation of timber joists in roof space and sanding down of exposed timbers for Mrs A Midgley (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/01375/FUL	Meadowfields, Carr Lane, Lancaster Erection of single storey rear extension and canopy for Mr & Mrs Andrew & Kathryn Boit (Scotforth West Ward 2015 Ward)	Application Permitted
21/01378/FUL	Lancaster Police Station, Thurnham Street, Lancaster Insertion of a new external door to the George Street elevation for Mrs Katreena Carr (Castle Ward 2015 Ward)	Application Permitted
21/01382/PAH	33 Primrose Street, Lancaster, Lancashire Erection of 5.7 metre deep, single storey rear extension with a maximum roof height of 3.2 metres and a maximum eaves heights of 2.9 metres for Mr N Rafferty (John O'Gaunt Ward 2015 Ward)	Prior Approval Refused
21/01430/CCC	United Utilities, Lancaster Wastewater Treatment Works, Stodday Lane Variation of condition 1 of permission LCC/2016/0065 to extend the operational lifetime of the solar farm until 31 December 2055 for United Utilities Renewable Energy Limited (Scotforth West Ward 2015 Ward)	Closed
21/01442/ELDC	Land North Of Hayloft Cottage, Back Lane, Wennington Existing lawful development certificate for the use of land as residential land in association with Hayloft Cottage for Graham Brough (Upper Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
21/01454/FUL	Yealand Hall Farm, Silverdale Road, Yealand Redmayne Erection of a roof structure over existing yard and enclosed midden for Mr M Holgate (Silverdale Ward 2015 Ward)	Application Permitted
21/01459/PAH	5 Foss Court, Morecambe, Lancashire Erection of 4.53 metre deep, single storey rear extension with a maximum roof height of 3.05 metres and a maximum eaves heights of 3.00 metres for Mr And Mrs Jones (Torrisholme Ward 2015 Ward)	Prior Approval Not Required
21/01460/FUL	6 Ullswater Road, Lancaster, Lancashire Change of use from dwellinghouse (C3) to a 4-bed house in multiple occupation (C4), removal of existing rear steps and platform, excavation to the undercroft to form additional living space, construction of new outrigger flat roof plus installation of a rooflight, new windows and a bifolding door to the rear elevation for Robinson (Bulk Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/01461/FUL	7 Gillison Close, Melling, Carnforth Erection of single storey extensions to the side and rear elevations, construction of a canopy to the front, construction of a glass balustrade and a raised terrace with steps to the side/rear elevations, construction of a stone wall with integrated storage to the front, rear and side, installation of rooflights to the front, rear and side, removal of existing window to the front elevation, installation of an enlarged window to the front, installation of a new window to the east side elevation, and new Beech Hedgerow to part of the northern boundary of the plot for Mr & Mrs Graham Fawcett (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/01467/FUL	13 Essex Road, Morecambe, Lancashire Erection of a part single part two storey side and rear extension for Mr and Mrs Tiesteel (Torrisholme Ward 2015 Ward)	Application Permitted
21/01468/EIR	Hyning Barn, Borwick Lane, Warton Screening opinion for erection of an agricultural livestock building for Mr Matthew Allen (Warton Ward 2015 Ward)	Closed
21/01476/FUL	Hoggett Barn, Burrow Heights Farm, Burrow Heights Lane Installation of a replacement garage door and two rooflights to the front elevation for Mr & Mrs Smith (University And Scotforth Rural Ward)	Application Permitted
21/01477/FUL	The Coach House, Hornby Road, Claughton Erection of a garage with associated landscaping, and the construction of a retaining wall and step for Mrs R Rimmershaw & Mr S Padmore (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
21/01479/FUL	13 Spring Bank, Silverdale, Carnforth Demolition of existing conservatory, construction of a dormer extension to the rear elevation, installation of replacement cladding to existing rear dormer extension, installation of three rooflights to the front elevation and one rooflight to the rear elevation, and the installation of new windows and doors to the front, rear and side elevations for Mr A Bowen (Silverdale Ward 2015 Ward)	Application Permitted
21/01504/PAM	Land At, Cinderbarrow Farm, Cinderbarrow Lane Prior approval for the installation of 20m lattice style telecommunications tower, antennas, ground-based equipment cabinets and associated development for EE Ltd (Silverdale Ward 2015 Ward)	Prior Approval Refused
21/01511/FUL	50 - 52 Penny Street, Lancaster, Lancashire Change of use of retail storage (Class E) on first and attic floor into one 2-bed flat and two 1-bed flats (Class C3), erection of a single storey rear extension, construction of two dormer extensions to the rear, installation of rooflight to the rear, installation of replacement windows and installation of an external staircase for Mr Bilal Patel (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/01518/VCN	7 Dalton Square, Lancaster, Lancashire Erection of a three storey rear extension to form fire escape (Pursuant to the variation of condition 2 and removal of condition 3 on planning permission 21/00311/FUL to include zinc cladding on the south and east elevations) for Angell (Castle Ward 2015 Ward)	Application Permitted
21/01520/FUL	43 South Road, Morecambe, Lancashire Erection of a single storey side and rear extension for Mr and Mrs Cameron (Bare Ward 2015 Ward)	Application Permitted
21/01523/FUL	1 Lea Lane, Heysham, Morecambe Demolition of existing rear extension and erection of a single storey rear extension for Mr Michael Barker (Heysham South Ward 2015 Ward)	Application Permitted
21/01524/FUL	Sockburn House, Melling Road, Melling Demolition of existing extension, erection of two storey rear extension, construction of dormer extension to the rear elevation and installation of rooflights to the rear for Mason (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/01534/NMA	Middleton Clean Energy Plant, Middleton Road, Middleton Non material amendment to planning permission 18/01203/FUL for rearrangement of battery storage containers for Mr David Evans (Overton Ward 2015 Ward)	Application Withdrawn
21/01537/FUL	45 Dutton Drive, Lancaster, Lancashire Erection of a single storey orangery extension to the rear for MR LANCASTER (Bulk Ward 2015 Ward)	Application Permitted
21/01538/FUL	178 Lancaster Road, Carnforth, Lancashire Erection of a two storey side extension, erection of single storey front and rear extensions and erection of new boundary wall and gates for Mr & Mrs Astin (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/01545/FUL	33 Borwick Lane, Warton, Carnforth Demolition of existing garage, and the erection of a part single storey part two storey side extension and a single storey rear extension for Miss Alex Brown (Warton Ward 2015 Ward)	Application Permitted
21/01548/FUL	Kiberick, Main Street, Arkholme Demolition of existing conservatory to the rear elevation, and the erection of a single storey rear extension for Mr and Mrs Spooner (Kellet Ward 2015 Ward)	Application Permitted
21/01551/PAH	81 Torrisholme Road, Lancaster, Lancashire Erection of a 5.0 metre deep, single storey rear extension with a maximum roof height of 3.473 metres and a maximum eaves heights of 3.00 metres for Betty Roberts (Skerton West Ward 2015 Ward)	Prior Approval Not Required
21/01553/PAH	5 Stuart Avenue, Morecambe, Lancashire Erection of a 4.5 metre deep, single storey rear extension with a maximum roof height of 3.42 metres and a maximum eaves heights of 2.94 metres for Forrest (Bare Ward 2015 Ward)	Prior Approval Refused
21/01554/FUL	18 Cyprus Road, Heysham, Morecambe Erection of a two storey side extension for Mr Connor Mooring (Heysham South Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/01565/PLDC	57 Broadway, Morecambe, Lancashire Proposed lawful development certificate for the construction of a hip to gable extension, construction of a dormer extension to the rear elevation and alterations to ground floor layout for Mr.&Mrs. G. Grainger (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
21/01566/FUL	114A North Road, Carnforth, Lancashire Demolition of existing conservatory to the rear, and the erection of a single storey extension to the rear elevation and a first floor extension to the side elevation for Mr.& Mrs. P. Threlfall (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/01569/FUL	19 Fairlea Avenue, Morecambe, Lancashire Demolition of existing conservatory and erection of a replacement single storey rear extension and erection of a single storey front extension for Mr. B. Lees (Torrisholme Ward 2015 Ward)	Application Permitted
21/01571/FUL	12A Bateman Grove, Morecambe, Lancashire Demolition of existing conservatory to the rear elevation, erection of a single storey rear extension, and the installation of external steps to the rear for Mr.&Mrs. K. Moore (Poulton Ward 2015 Ward)	Application Permitted
21/01574/PLDC	8 Kirkstone Drive, Morecambe, Lancashire Proposed lawful development certificate for erection of single storey side extension including alterations to roof and window of existing rear extension for Mr. & Mrs. Lund (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
21/01582/FUL	35 Low Road, Halton, Lancaster Erection of single storey rear extension, installation of replacement roof and cladding to existing extension for Ms Chrissie Hunt (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
22/00001/DIS	Cawood House, Main Street, Arkholme Discharge of part of condition 3 on approved application 21/00817/LB for Mr and Mrs Steve Clode (Kellet Ward 2015 Ward)	Split Decision
22/00002/DIS	Land East Of, Scotland Road, Carnforth Discharge of condition 12 on approved application 20/00607/VCN for Mr Jon Gould (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
22/00007/EIR	Land Off Mannin Way, Lancaster, Lancashire Screening opinion for proposed development of comprising of a mix of Class B2, B8 and Eii Uses, with associated parking, access and landscaping for Derwent Development Management Ltd (Lower Lune Valley Ward 2015 Ward)	ES Not Required
22/00020/PAH	11 Elms Drive, Morecambe, Lancashire Erection of a 4.12 metre deep, single storey rear extension with a maximum roof height of 3.78 metres and a maximum eaves heights of 2.6 metres for Mr And Mrs Johnstone (Bare Ward 2015 Ward)	Prior Approval Not Required
22/00022/PLDC	38 Stuart Avenue, Morecambe, Lancashire Proposed lawful development certificate for erection of single storey rear extension for Mr and Mrs Cantwell (Bare Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

22/00025/PAH	19 Victoria Parade, Morecambe, Lancashire Erection of a 4.09 metre deep, single storey rear extension with a maximum roof height of 3.98 metres and a maximum eaves heights of 2.88 metres for Mr Shaw (Poulton Ward 2015 Ward)	Prior Approval Not Required
22/00028/PLDC	39 Hest Bank Road, Morecambe, Lancashire Proposed lawful development certificate for erection of single storey rear extension and blocking up external door and patio door to the side elevations for Mr. & Mrs. Jackson (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
22/00030/PLDC	117 Broadway, Morecambe, Lancashire Proposed lawful development certificate for erection single storey side extension for Mr. I. Macluskie (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
22/00042/AD	Straights Head, Aughton Road, Gressingham Agricultural determination for the repair and resurfacing of existing yard for Mr & Mrs Mark & Janet Townley (Upper Lune Valley Ward 2015 Ward)	Prior Approval Not Required
22/00054/EIR	Cotestones Farm, Sand Lane, Warton Screening opinion for the construction of manege incorporating alterations to land levels for Barker (Warton Ward 2015 Ward)	Closed
22/00071/PLDC	7 Durham Avenue, Lancaster, Lancashire Proposed Lawful Development Certificate for the erection of a single storey side extension and single storey rear extension for Mr & Mrs Scholey (Scotforth East Ward 2015 Ward)	Application Permitted
22/00084/PLDC	6 Heysham Hall Drive, Heysham, Morecambe Proposed lawful development certificate for demolition of existing conservatory and erection of a replacement single storey rear extension for Mr.&Mrs. Dacres (Heysham South Ward 2015 Ward)	Lawful Development Certificate Granted
22/00111/EIR	Old Hall Caravan Park, Capernwray Road, Capernwray Screening opinion for the change of use of woodland site to enlarge existing caravan site by 52 units (pursuant to the removal of condition 3 on planning permission 01/00383/CU to extend the opening season to 12 months per year) for Old Hall Caravan Park (Kellet Ward 2015 Ward)	ES Not Required
22/00112/EIR	Old Hall Caravan Park, Capernwray Road, Capernwray Screening opinion for the change of use of land to extend existing caravan park to accommodate 45 static holiday homes (pursuant to the removal of condition 4 on planning permission 09/00988/CU to to extend the opening season to 12 months per year) for Old Hall Caravan Park (Kellet Ward 2015 Ward)	ES Not Required
22/00113/EIR	Old Hall Caravan Park, Capernwray Road, Capernwray Screening opinion for change of use of woodland site to enlarge existing caravan site by 52 units (pursuant to the removal of condition 4 on planning permission 97/00346/FUL to extend the opening season to 12 months per year) for Old Hall Caravan Park (Kellet Ward 2015 Ward)	ES Not Required

LIST OF DELEGATED PLANNING DECISIONS

22/00116/PLDC

75 Russell Drive, Morecambe, Lancashire Proposed lawful development certificate for demolition of a single storey rear extension, erection of single storey side and rear extension and creation of new access door and ramp for Ms E Tindale (Torrisholme Ward 2015 Ward)

Lawful Development
Certificate Granted