



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 23 MAY 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 Appointment of Vice-Chair

To appoint a Vice-Chair for the duration of the 2022-23 municipal year.

3 Minutes

Minutes of meeting held on 25th April 2022 (previously circulated).

4 Items of Urgent Business authorised by the Chair

5 Declarations of Interest

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

Councillors are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 9 and in the interests of clarity and transparency, Councillors should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Councillors are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

Planning Applications for Decision

Community Safety Implications

In preparing the reports for this agenda, regard has been paid to the implications of the proposed developments on community safety issues. Where it is considered that the

proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to local finance considerations when determining planning applications. Local finance considerations are defined as a grant or other financial assistance that has been provided; will be provided; or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has, will or could receive in payment of the Community Infrastructure Levy. Whether a local finance consideration is material to the planning decision will depend upon whether it could help to make development acceptable in planning terms, and where necessary these issues are fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Human Rights Act

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

- | | | | | |
|---|--|---|--------------------------------|----------------------------|
| 6 | A5 22/00423/VCN | Land To The South Of Lawsons
Bridge Site | Scotforth
West Ward | (Pages 5 –
17) |
| | | Outline application for the erection of up to 95 residential dwellings with associated access (pursuant to the variation of conditions 2 and 6 on planning permission 19/00332/OUT for changes to the approved site access arrangements and proposed great crested newt mitigation strategy). | | |
| 7 | A6 22/00144/REM | Land To The East Of Lancaster
Road And North Of Willey Lane | Ellel Ward | (Pages 18 -
26) |
| | | Reserved matters application for the erection of 24 dwellings. | | |
| 8 | A7 22/00147/FUL | Land At Grid Reference E346580
N452460, Lancaster Road,
Cockerham | Ellel Ward | (Pages 27 –
33) |
| | | Erection of 1 dwelling with associated internal road and access. | | |

- | | | | | |
|----|---------------------------------------|--|--------------------------|------------------------|
| 9 | A8 22/00145/FUL | Land At Grid Reference E346580 N452460, Lancaster Road, Cockerham | Ellel Ward | (Pages 34 - 38) |
| | | Raising and filling of land using excess spoil and topsoil. | | |
| 10 | A9 22/00358/VCN | Middleton Clean Energy Plant, Middleton Road, Middleton | Overton Ward | (Pages 39 - 42) |
| | | Installation of 99.95MW battery storage facility including 2m security fence, battery units, cabling and creation of attenuation ponds (pursuant to the variation of condition 2 on approved application 18/01203/FUL to amend the layout and container specifications). | | |
| 11 | A10 22/00388/FUL | City Lab, 6 Dalton Square, Lancaster | Castle Ward | (Pages 43 - 46) |
| | | Installation of PV panels to the rear elevation and installation of 2 air source heat pumps to courtyard. | | |
| 12 | A11 22/00481/FUL | Lancaster City Council, Palatine Hall, Dalton Square | Castle Ward | (Pages 47 - 50) |
| | | Installation of air source heat pumps. | | |
| 13 | A12 22/00543/FUL | Ryelands House, Owen Road, Lancaster | Skerton East Ward | (Pages 51 - 54) |
| | | Installation of air source heat pumps, including associated security fencing. | | |
| 14 | Delegated List (Pages 55 - 70) | | | |

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, 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.

MARK DAVIES,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on 9th May 2022.

Agenda Item	A5
Application Number	22/00423/VCN
Proposal	Outline application for the erection of up to 95 residential dwellings with associated access (pursuant to the variation of conditions 2 and 6 on planning permission 19/00332/OUT for changes to the approved site access arrangements and proposed great crested newt mitigation strategy)
Application site	Land To The South Of Lawsons Bridge Site Scotforth Road Lancaster Lancashire
Applicant	Northstone Development Ltd.
Agent	NJL Consulting
Case Officer	Mrs Jennifer Rehman
Departure	No
Summary of Recommendation	Approve (subject to deed of amendment to extant Section 106)

1.0 Application Site and Setting

- 1.1 The application site relates to a parcel of land extending just over 5 hectares of undulating pastureland benefiting planning permission for residential development. The site is located on the edge of the existing built-up area of South Lancaster within the Scotforth West Ward. It lies within the defined urban boundary of the district, equidistant between the city centre (circa 2.8km north of the site) and Galgate village (circa 3km south of the site) with local facilities and services available in Scotforth. Lancaster University campus is located around 1.5km to the south east of the site. Frequent bus services run along Scotforth Road (between the city and the university) with bus stops situated close to Rays Drive/Whinfell Drive to the north and the Filter House to the south.
- 1.2 The site is well related to existing (or extant) development and significant transport corridors. The site's eastern boundary extends approximately 425m along the A6 (Scotforth Road) with the western boundary flanking the West Coast Mainline (WCML). Beyond the WCML is open pastoral countryside that rises to the crest of a drumlin. This land is locally known as the 'Whinney Carr site'. The residential area of Collingham Park, recently constructed dwellings at 'Aikengill' and the redevelopment of Burrow Beck Nursing Home border the eastern side of the A6 opposite the site. Land immediately north of the site (known as 'Lawson's Bridge') comprises agricultural land and areas of woodland. This land benefits from an extant planning permission for a supermarket with a pending planning application in for a new Aldi store. To the south, a small undeveloped field separates the site from Burrow Beck, which runs in an east-west direction. Beyond Burrow Beck, the former Filter House site is currently being developed for student accommodation. This comprises two four-storey buildings. A line of overhead electricity lines supported by 34m high pylons run between the proposed site and the Filter House in an east-west direction. It is noted that the site boundaries to the north and the south form artificial boundaries through existing fields.

- 1.3 The site is an attractive, undulating greenfield site bound by mature hedgerows and protected trees to the east and western boundaries with a distinctive woodland copse in the southern section of the site. Site levels range from circa 42m Above Ordnance Datum (AOD) in the north-eastern corner of the site, falling to circa 34m AOD in the south-western corner. The site is almost at grade with the A6 at the far north-eastern and south-eastern points. The intervening land sees the site markedly below the level of the A6 separated by a vegetated embankment. The WCML is elevated above the site for most of the western boundary, save for the northern section where the site rises steeply from the railway line.
- 1.4 The site straddles flood zones 1, 2 and 3 with the southern tip located within flood zone 3b. Flood zone 2 covers all of the southern half of the site and the along the western edge of the site with the north-eastern half of the site situated within flood zone 1. There are small pockets within the site (mainly along the eastern edge of the site) at risk from surface water flooding (1 in 30 year and 1 in 100 year events). The extant consent involves significant earthworks to address the flood risk constraints of the site.
- 1.5 The site falls within the Lancaster South Broad Location for Growth (BLG) designation within the Local Plan, but is not allocated for any specific land use at this stage.

2.0 Proposal

- 2.1 Northstone Development Ltd ('the applicant') have submitted an application under Section 73 of the Town and Country Planning Act to vary conditions 2 and 6 of the extant outline planning permission (ref: 19/00332/OUT) for the erection of up to 95 dwellings and associated access.
- 2.2 Specifically, the applicant seeks to vary condition 2 to substitute the approved access drawing with an alternative access drawing, proposing a reduced and rationalised junction arrangement to serve the scale of the approved development. Condition 6 shall be varied to remove reference to the approved Great Crested Newt Strategy (dated 8th July 2019) and proposals for the translocation of GCNs on site, with details of a new GCN Mitigation Strategy to be included as part of the overall Biodiversity and Landscape Mitigation and Management Plan. The new GCN Mitigation Strategy will be based on the District Level Licence. The applicant also proposes to insert into condition 6 a 'scheme of measures to protect protected species from accidental damage or harm during the construction process'.
- 2.3 The applicant's proposed variations to the affected conditions read as follows (*strikethrough marks removal of existing wording and bold text marks new insertions*):

Condition 2

The development hereby permitted shall be carried out in accordance with the submitted approved plans:

- Location Plan Dwg No: 100 Rev A dated 23.03.2019
- Development Parameters Dwg No: ID40627-001 dated 15.02.2019
- Proposed Access Plan ~~Dwg NO: 18-262-TR-007 Rev A dated 05.03.2019~~ **21/469/SKH/004 Rev F**

In particular, the built development shall be limited to the area marked as 'Development Area' on the approved Parameters Plan. Except for the above referenced plans, all the details indicated on the other drawings submitted shall be regarded as illustrative only and are not approved as part of the application.

Reason: In the interests of good design, securing development that is well-related with the existing settlement and in the interests of the visual amenity of the area.

NB: During the determination period, the access drawing has been updated to reflect discussions held with the local highway authority. Drawing number 21/469/SKH/004 Rev F has superseded 21/469/SKH/004 Rev D (which was originally proposed).

2.4 **Condition 6**

No development shall commence, except for any Advance Infrastructure and Enabling Works approved pursuant to Condition 3, until a Biodiversity and Landscape Mitigation and Management

Plan (BLMMP) has been submitted to and approved in writing by the local planning authority, including a timetable for the implementation of the approved mitigation and enhancement measures. The BLMMP shall be based on the mitigation and enhancement measures set out in the submitted Ecological Appraisal (February 2019), ~~the Great Crested Newt Mitigation Strategy (8th July 2019)~~ and the adopted Habitat Regulation Assessment and Appropriate Assessment and must include the following:

- No works to trees or shrubs shall occur or earth works commence between the 1st March and 31st August in any year unless it is confirmed by a suitably qualified ecologist and such is agreed in writing by the Local Planning Authority, that the area of works does not support nesting birds;
- Further bat surveys if any trees identified to be retained as part of the outline approval are later proposed for removal;
- **Details of the GCN Mitigation Strategy (comprising details of, and a copy of, the District Level Licence);**
- **Details of the proposed measures to protect protected species from accidental damage or harm through the construction process;**
- ~~Details of the translocation of Great Crested Newts and the ecological enhancement measures (formation of new aquatic habitat) to mitigate for the loss of Great Crested Newt habitat;~~
- ~~A copy of the EPS Mitigation Licence;~~
- A copy of the Homeowner Pack, which shall include details of the measures to mitigate against recreational disturbance on Morecambe Bay (SPA), and a scheme for the display and distribution of the approved Homeowner Pack to future occupiers of the development;
- Habitat creation and enhancement of the boundary buffers and open space to the south (marked green on the approved Parameters Plan pursuant to Condition 2) to compensate for the loss of hedgerow and grassland;
- Measures to secure habitat connectivity;
- Details and locations of bird and bat nesting habitat enhancement measures;
- Details of any external lighting;
- Details of monitoring and management of enhancement measures/areas;

The role and responsibilities of an ecological clerk of works (ECoW) including times during construction when present on site to oversee works.

The development shall be constructed, managed and maintained in accordance with the agreed Plan including the timetable for implementation and future management monitoring where specified in the approved Plan.

Reasons: To adequately protect, maintain and enhance the biodiversity value of the site and to safeguard the conservation objectives of Morecambe Bay SPA, SAC and Ramsar site post construction.

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
22/00491/NMA	Non material amendment to planning permission 19/00332/OUT to alter the wording of condition 24 to change a 3.5m pedestrian/cycle link into a minimum 3m pedestrian/cycle link.	Approved
22/00470/NMA	Non material amendment to planning permission 19/00332/OUT to amend condition 10 to remove the requirement for the development to be carried out in accordance with the submitted and approved Arboricultural Implications Assessment (AIA) and for a new AIA to be provided with any subsequent full planning application or application for reserved matters approval.	Pending Consideration

22/00094/PRE3	Pre-application advice relating to the reserved matters approval for the erection of up to 95 residential dwellings with associated access	Closed
22/00059/NMA	Non material amendment to planning permission 19/00332/OUT to alter the wording of conditions 5, 6, 8, 9,11 and 18 to change the trigger for conditions 5, 8, 11 and 18, change the method for providing details for condition 6 and to allow the discharge of conditions 5 and 9 to be phased.	Split Decision
19/00332/OUT	Erection of up to 95 dwellings with associated access	Approved <i>This relates to application site.</i>
19/00333/EIR	Screening opinion for residential development for up to 95 dwellings	Not EIA Development
10/00366/OUT	Outline application for the erection of new food store (A1), hotel/pub/restaurant (C1, A4 and A3) and petrol filling station, new roundabout access from Scotforth Road, internal roads, car parks, landscaping and other associated works.	Refused and Dismissed at Appeal (APP/A2335/A/11/2155529) <i>This relates to application site.</i>
10/00251/FUL (and subsequent Section 73 approval 14/00633/VCN)	Erection of a new supermarket, construction of new access, servicing and parking areas, footways, cycle facilities and landscaping. The Section 73 approval allowed for the variation and removal of conditions to allow phased implementation of the development and removal of unnecessary duplication.	Approved <i>This relates to the land immediately north of the application site.</i>
21/00987/FUL	Erection of a 1920 sqm food store (Class E) with land regrading, access, cycle route, landscaping and swales and the provision of associated infrastructure, including car and cycle parking facilities, vehicle charging spaces, pedestrian access routes and servicing.	Pending consideration. <i>This relates to the land immediately north of the application site.</i>

4.0 Consultation Responses

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

Consultee	Response
Scotforth Parish Council	<p>In respect of condition 2, a summary of the comments received are as follows:</p> <ul style="list-style-type: none"> The access is considered an improvement when compared to the original, is understandable and justifiable. Whilst accepting the matter can not be addressed by this application, the Parish Council remain concerned over the number of accesses onto the A6 in the vicinity arising from other approved and submitted applications. <p>In respect of condition 6, the Parish Council objects to the proposed variation. A summary of their concerns are as follows:</p> <ul style="list-style-type: none"> Whilst the Parish Council understand there is a mechanism to provide compensatory provision elsewhere by a DLL (and the associated payment), the Parish Council strongly disagree with the principle of "land clearances" and wish to see biodiversity retained. At the time of granting the outline consent, it was accepted the ecological mitigation could be provided alongside other infrastructure such as the open space and SuDS, the justification to no longer provide the on-site ecology mitigation is not therefore justified and should be rejected.

	An additional consultation was issued to the Parish Council in response to amendments to the application. A verbal update will be provided.
Lancashire County Council (Highway Authority)	No objection to the s73 application for the change in junction type to support 95 dwellings only, subject to all previous commitments being secured and retained. The proposed junction arrangement will satisfy demand with limited driver delay on/off the side road with no lost time for drivers on the main line when compared to a signalised junction. The junction layout also provides simple sustainable provision over the junction mouth with other sustainable provision crossings the A6 is provided beyond the junction which is acceptable.
National Highways	No comments to the application.
Natural England	No objection.
Greater Manchester Ecology Unit (GMEU)	No objection. GMEU confirm the proposed changes to the condition are acceptable.
Arboricultural Officer	At the time of compiling this report, no comments received.
Lead Local Flood Authority (LLFA)	No comments to the application.
Environment Agency	No comments to the proposed changes.
United Utilities	At the time of compiling this report, no comments received.
South Lancaster Flood Action Group	At the time of compiling this report, no comments received.
Policy Team	At the time of compiling this report, no comments received.
Environmental Health Service	At the time of compiling this report, no comments received.
Public Realm Team	At the time of compiling this report, no comments received.
Waste and Recycling Team	At the time of compiling this report, no comments received.
Network Rail	No comments to the proposed changes
Lancashire Fire and Rescue Service	Standing Advice received in relation to compliance with Part B5 of Building Regulations relating to access for fire appliances and water supplies.
Cadent Gas	At the time of compiling this report, no comments received.
Dynamo	At the time of compiling this report, no comments received.
Lancashire Constabulary	Comments as follows: <ul style="list-style-type: none"> • Advocates all new housing is designed and constructed to the Secure by Design 'Homes 2019' Design Guide. • Boundary treatments to be 1.8m high to provide security to property. • Defensible space between edge of pavement and dwellings • Appropriate maintenance for landscaping to maintain safe environments • Natural surveillance of open space essential to deter crime. • Recommended security standards for window/door and lighting.

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

4 letters of objection. A summary of the main reasons for opposition are as follows:

- Lack of evidence to demonstrate the housing is required, particularly given planned development between Bailrigg and Hala and the Bailrags Garden Village.
- Concerns that the development and decision to grant the original planning permission is based on out of date evidence (supporting the local plan) and that much has changed since the original approval, such as COVID and the increased demand for home-working and the cost of living crisis, which will affect future housing demand.
- Increased traffic congestion along the A6, exacerbating existing problems.
- Speed limits should be reduced to 20mph.
- Impacts on education and health services which are already overstretched and underfunded.
- Loss of greenfield land and greenbelt buffer zone intended as part of the Garden Village.
- Increased risk of flooding due to its location in a flood zone and difficulties with draining the site. The proposal goes against current guidance on flood risk.
- Inadequate infrastructure in place to cope with expansion.

- Bus stops on the A6 should be reconsidered and merged with the stop at Ray's Drive, queries raised over the need for additional bus stops and the potential inconvenient to bus users if there are changes.
- Design concepts presented by Northstone (on their website) don't reflect the submitted layout plans which show a dense and crowded development, to the detriment of existing neighbouring amenity/outlook.
- Increased noise (in particularly the effects of noise reflection from the acoustic fencing) arising from the development to the detriment of neighbouring residential amenity. Comments raised in relation to existing background noise levels already exceeding WHO guidelines with assumptions the development will exacerbate existing noise to an unacceptable level.
- Inadequate details provided and provision of making the dwellings adaptable for Net Zero living (e.g. no details of EV charging provision, layout of dwellings does not maximum solar gain for PV use)

A further 3 letters have been received. A summary of their main comments/observations are as follows:

- Housing need challenged given strategic growth of Bailrigg Garden Village (BGV), over development of the site, housing too densely arranged on the site, little open space and inadequate garden sizes and too many townhouses (too tall), thus effecting the peaceful enjoyment of existing properties on Oakwood Gardens and the visual amenity of the area.
- Loss of green buffer between Lancaster and the BGV
- Noise impacts because of reflection from the new acoustic treatments towards Oakwood Gardens along the A6. Roadside hedgerows must be retained.
- Proposed and existing bus stops to be consolidated to reduce footfall on A6.
- The site is in a floodplain and therefore houses liable to flooding.
- All new houses should include solar panels, ground source heat systems, EV charging and triple glazing.
- Public open space would provide recreational facilities and the retention of the existing small lake for wildlife (dog walking should be prohibited so these spaces are safe for children and adults).
- The 30pmh zone should be extended south of the junction of Collingham Park and Scotforth Road.
- Requests to be informed when the full application is submitted and to be invited to attend the relevant planning committee meetings.

5.0 Analysis

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

1. Procedural matters and the principle of development
2. Highway infrastructure
3. Ecology mitigation
4. Other considerations

5.2 **Procedural matters - Principle of development - Consideration 1** (NPPF paragraphs 7 – 12: Achieving Sustainable Development, paragraph 16, 20-23: Strategic Policies, paragraph 47: Determining applications, paragraphs 55-57: Planning conditions and obligations; Strategic Policies and Land Allocations (SPLA) DPD policies SP1: Presumption in Favour of Sustainable Development, SP2: Lancaster District Settlement Hierarchy, SP3: Development Strategy for Lancaster District, SP6: The Delivery of New Homes, SG1: Lancaster South Broad Area of Growth, SG3: Infrastructure Delivery for Growth in South Lancaster, and H1: Residential development in Urban Areas and Development Management (DM) DPD policies, DM1: New Residential Development and Meeting Housing Needs, DM2: Housing standards and DM3: Delivery of Affordable Housing; Meeting Housing Needs SPD; Affordable Housing Practice Note Planning Advisory Note; Housing Standards Planning Advisory Note.)

5.2.1 A section 73 application seeks permission to carry out development without complying with planning conditions imposed on a previous planning permission. Permission granted under section 73 takes

effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original planning permission, which remains intact and unamended. It is, ultimately, open to the applicant to decide whether to implement the new permission or the one originally granted. Section 73 provides a mechanism to consider and assess minor material amendments (i.e. the changes sought via the Section 73 application) to an earlier planning permission. It is not an opportunity to re-examine the principal considerations associated with the approved development, such as traffic impacts, flood risk and housing need. However, all decision making must remain consistent with the requirements of planning legislation to determine applications in accordance with the provisions of the adopted local plan, unless materials considerations indicate otherwise.

5.2.2 The provision of up to 95 dwellings and the associated access and infrastructure has been established by the granting of a conditional outline planning permission. Most importantly, and for example, the planning conditions (and obligations) relating to the delivery of market and affordable housing, the provision of an appropriate housing mix and housing standards, provision of the safeguarded land and flood risk mitigation (to make the development safe) remain intact and unaltered by this proposal. The material considerations of this application will focus only on the changes to the scheme proposed as part of this Section 73 application, namely the access arrangements and Great Crested Newt (GCN) mitigation.

5.3 **Highway Infrastructure - Consideration 2** NPPF Chapter 9 paragraphs 104-106, 110-113; Promoting Sustainable Transport and Chapter 12 paragraphs 126, 130 and 135; Achieving well-design places; Development Management (DM) DPD policies DM29: Key Design Principles, DM60: Enhancing Accessibility and Transport Linkages, DM61: Walking and Cycling; DM64: Lancaster District Highways and Transport Masterplan; Strategic Policies and Land Allocations (SPLA) DPD SG1: Lancaster South Broad Area of Growth, SG3: Infrastructure Delivery for Growth in South Lancaster, T2: Cycling and Walking Network and T4: Public Transport Corridors and the Cycling and Walking Planning Advisory Note (PAN) (Dec 2019).

5.3.1 At the time of granting the outline planning permission there were 4 main transport related considerations considered and assessed as part of the officer recommendation, namely the access strategy, infrastructure delivery, highway safety and capacity and sustainable transport and accessibility. These remain relevant issues for the consideration of the proposed changes sought via this Section 73 application.

5.3.2 Access Strategy - The approved access arrangement comprised a new three—armed signalised junction off Scotforth Road (the A6) immediately south of a proposed signalised access to serve the extant supermarket site (to the north) and approximately 100m south of the priority controlled junction into the residential development at 'Akingill'. Footway provision was incorporated into the approved junction design including pedestrian crossing facilities across the mouth of the junction and across Scotforth Road itself. The approved access strategy also included advanced cycle stop lines and new bus stops to the south of the junction. The access junction design was approved pursuant to condition 2 (approved plans list) and remains subject to condition 14 (precise construction details of the access) and condition 15 (scheme for off-site highway works). The applicant seeks to amend condition 2 only.

5.3.3 The applicant seeks to rationalise the junction design, so it is more proportionate to the scale of development approved (95 dwellings) whilst ensuring the safeguarded land (condition 12) is protected in the event a future link over the WCML is required as part of the Area Action Plan for the Broad Area of Growth in South Lancaster (SG1 and SG3). The applicant makes the case that the proposed access would avoid potential unnecessary and wasteful resource to create a junction which is ultimately may not be required.

5.3.4 The proposed, alternative junction design comprises a priority-controlled T-junction with right turn ghost island facility. The proposed access includes left and right exit lanes onto the A6 with a right turn storage lane on the A6. The junction design also includes the provision of a shared 3 metre cycle/footway either side of the access with appropriate dropped kerbs on the mouth of the junction with visibility splays of 2.4m by 120m in both directions. This is a significantly reduced junction design compared to the approved signalised scheme and considerably reduces the scale and access geometry along the site frontage. The principle of amending the junction design, whilst still safeguarding land reserved for potential strategic infrastructure (condition 12), ensures the proposal

does not conflict with policy SG1 (in relation to prejudicing the delivery of the wider Bailrigg Garden Village and its infrastructure) and would visually appear more appropriate in this location.

- 5.3.5 Highway Safety and Capacity - The applicant has provided a Highways Technical Note (TN) (dated 28 March 2022) to assess the operation of the proposed junction with the A6 (having regard to all other access arrangements in the vicinity of the site) and the ability for the proposed junction to accommodate increased vehicle movements from future growth, if a link road is provided through the site over the WCML. In accordance with pre-application discussions with the local highway authority (LHA), traffic modelling has been undertaken to account for the revised junction design.
- 5.3.6 Some of the representations received to this application continue to raise concerns over the level of traffic arising from the development and the impact this would have on the already congested A6 corridor. As set out at the head of this report, the principle of development has already been accepted by the grant of outline planning permission, with traffic generation and the effects on the network already considered and accepted. As such, this application is not an opportunity to revisit the impacts of traffic from the development. Instead, it is a matter of ensuring the revised access design can support the development traffic, without adverse effects on the safety and efficient operation of the network and sustainable modes of transport.
- 5.3.7 In terms of traffic generation and distribution, the TN adopts the vehicle trip generation of the approved scheme and accompanying Transport Assessment, which predicts 51 two-way movements in the am peak and 50 two-way movements in the pm peak. Applying the same trip distribution to the approved scheme (66% of traffic heading north and 34% south) and accounting for future growth (using 2027 as the future assessment year and TEMPRO growth rates) and committed development, the TN evidences the proposed access safely operates within its theoretical capacity in the 2027 predicted scenario. The LHA has taken a holistic approach in considering the revised junction arrangements, having regard to required off-site highway works (pursuant to condition 15), and is satisfied with the proposed amendments to condition 2, namely the revised access design is acceptable to serve the approved development only.
- 5.3.8 Infrastructure Delivery and Highway Capacity
Policy SG1 includes an early release mechanism to allow development in advance of the AAP provided there would be not prejudice to the delivery of the wider Bailrigg Garden Village (BGV) (and its infrastructure). In granting the outline planning permission, the local planning authority (LPA) have accepted this point, subject to a number of planning conditions securing an appropriate access to potentially serve wider development and the provision of the 'safeguarded land' to enable the delivery of a link road through the site and across the WCML, should the APP deem this necessary. Any changes to the access strategy must revisit this point. At this juncture, it is important to note that whilst there has been extensive master planning work undertaken in relation to the BGV, the APP for the Broad Area of Growth has not progressed to a point to give certainty over whether a link road over the proposed site and WCML is required or not. As such, the applicant has advanced the proposed changes on the basis the link road could still be required.
- 5.3.9 The applicant's originally submitted TN included a sensitivity assessment of the proposed priority-controlled junction to establish the level of additional residential development the proposed site access could accommodate if a link road was delivered through the site. This assessment concluded the proposed site access could support 500 additional residential units (on top of the approved 95 dwellings) before the access would start to experience capacity concerns (approaching the Ratio of Flow to Capacity (RFC) threshold of 0.85. This is equivalent of 318 two-way vehicle movements in the morning peak and 314 two-way movements in the evening peak. This would have equated to least 50% of potential anticipated housing growth at Whinney Carr.
- 5.3.10 During the determination of the application, the LHA raised concerns over the sensitivity assessment and did not agree with the applicant's conclusions. Officers are informed (by the LHA) that the principal concern related to inadequate storage for vehicle stacking within the junction design for development greater than that approved, resulting in potential adverse impacts on the operation of the network. The revised access design provides stacking space for 3 vehicles, which is deemed appropriate for the scale of development approved and would result in limited driver delay on/off the spine road with no lost time for drivers using the A6 when compared to the signalised junction. Consequently, this aspect of the TN has been omitted in the latest version of the TN (April 2022). Reverting to the policy requirement to ensure development does not prejudice the delivery of the

BGV and its infrastructure - whilst the development pursuing this scheme will no longer be physically building out the previously approved and larger junction, the planning condition pertaining to the safeguarded land (to enable future infrastructure to be provided) is unaffected by the proposals. Furthermore, from a landscape and design perspective, the reduced junction design also results in an improvement to the development overall.

5.3.11 Sustainable Travel

The proposed alternative junction design maintains an access that supports safe movement for all users, including cyclists and pedestrians. The amended scheme includes 3 metre wide shared cycle/footways either side of the junction which will connect to the existing network and will expand into the estate layout (the details of which would be pursuant to the reserved matters application). The applicant does not seek to amend the off-site highway works condition (condition 15), albeit discussions have been held with the LHA about potential changes to the off-site works relative the amended access strategy. Fundamentally, the requirements of condition 15 are unchanged. This application would repeat this condition securing the following requirements, which will support sustainable modes of travel:

- the formation of new bus laybys and bus stops along Scotforth Road.
- gateway treatment and traffic calming scheme along Scotforth Road.
- pedestrian/cycling crossing facilities on Scotforth Road.
- pedestrian/cycle access point and crossing facility at the southern end of the site for access onto Collingham Park.

Finally, the financial contribution secured as part of the outline planning permission (at that time) remains unaffected by this application and will contribute towards upgrades to the Pointer Roundabout (as part of a wider project) to predominately deliver benefits for pedestrians/cyclists making the junction safer and reducing conflict between sustainable and motorised users.

5.3.12 Overall, the proposed amendments to condition 2, to substitute the approved access drawing with the amended and rationalised junction design is considered acceptable and compliant with national and local planning policy. In particular, the access strategy is deemed to be safe; would not impede the efficient operation of the network (when compared against the original approval), and; suitably caters for sustainable transport uses to the satisfaction of the LHA. On this basis, the proposed changes can be supported subject to all the existing conditions pertaining to the safeguarding of land for wider infrastructure, precise details of the access and off-site highway works and the financial contribution towards the wider network being retained (secured by condition and s106) as part of this section 73 application.

5.4 **Ecology Mitigation - Consideration 3 (NPPF: Chapter 15 paragraph 174 and 179 -182 (Habitats and biodiversity); Strategic Policies and Land Allocations (SPLA) DPD policies SP8 (Protecting the Natural Environment and EN7 (Environmentally Important Areas); Development Management (DM) DPD policies DM43 (Green Infrastructure), DM44 (Protection and Enhancement of Biodiversity) and DM45 (Protection of Trees, Hedgerows and Woodland).**

5.4.1 The principle of the development and the impacts arising from the loss of existing habitat for housing has already been accepted by the grant of outline planning permission. The main considerations relate largely to the protection of protected trees and woodland on site, the effects on protected species in particular Great Crested Newts and potential likely effects arising from the development on the nearby designated site (Morecambe Bay SPA), triggering the requirement for a Habitat Regulations Assessment.

5.4.2 In relation to the protection of protected trees and roadside hedgerows, the proposed changes to the access arguably improve the ability to retain more roadside hedgerow than the approved access due to its reduced geometry along the A6 frontage. As the proposed changes will not lead to any further loss of existing landscape features (compared to the approved scheme), it is contented the alternative proposals would equally comply with policies DM44 and DM45. The precise details of the tree and hedgerow retention and new landscaping shall be established as part of the application for reserved matters approval.

5.4.3 In terms of the effects of the proposal on the designated nature conservation sites, the proposed changes to the scheme would not affect the outcomes of the previously approved Habitat Regulation Assessment (HRA). An updated HRA has been undertaken for completeness. This updated HRA concurs with the original conclusions of the HRA, determining the development (with mitigation) will

have no adverse effects on the integrity of the designated sites, their designation features or their conservation objectives, through either direct or indirect impacts either alone or in-combination with other plans and projects. The mitigation remains the same as the previous scheme and shall be secured and controlled by planning condition. Natural England have confirmed they have no objections to the application and note the development would not lead to likely significant effects on the designated sites. In this regard the proposal is compliant with the policies of the Development Plan.

- 5.4.4 The matter pertaining to Great Crested Newts (GCN) is relevant to this Section 73 application. The applicant seeks to amend the condition to remove reference to the previously approved GCN mitigation strategy which required the translocation of GNCs on site and additional ponds to be provided to secure necessary mitigation. This mitigation would have required a Natural England Licence via their traditional route. The applicant has reviewed the approved mitigation proposals and due to potential conflicts between ecology mitigation, open space requirements and flood risk, the applicant has explored a District Level Licence (DLL) instead. DLL is a relatively recent scheme that is being rolled out across the country and is regulated by Natural England. This is an alternative to the more traditional localised mitigation strategies used on development sites affected by GCNs. The aim of DLL is to create more habitat than lost, which is bigger, better and more joined up, with new habitat managed and maintained (for 25 years) by conservation bodies, such as the Wildlife Trust. The DLL regime secures direct funds (conservation payments) from developers to contribute to habitat creation, restoration and management in locations offering the greatest potential to effectively connect and expand GCN populations. Natural England indicate this new approach will lead to increase GCN populations at a county level, as well as offering greater flexibility for developers who want to build on land affected by the presence of GCNs.
- 5.4.5 Whilst the applicant still intends to provide new ponds as part of the ecology mitigation, their GCN mitigation strategy will be based on acquiring a DLL with Natural England. As part of the application submission details, a signed copy of the 'Impact Assessment Conservation Payment Certificate' has been provided. Whilst this means there will be localised impacts to GCNs from the development the DLL will secure meaningful mitigation and enhancement elsewhere in the County to support the conservation status of GCN populations. This approach is being widely adopted across the County and in Lancashire and is an accepted form of mitigation against the impacts of development on protected GCNs. The variation to the wording of the condition to delete references the previous GCN strategy (involving the translocation and creation of new habitat on site) and to substitute this with an alternative GCN mitigation strategy, which will be based on DLL, is acceptable and would still secure appropriate mitigation against the impacts of the development on protected species.
- 5.4.6 During the determination of the application and in consultation with GMEU, an additional provision to secure details of proposed measures to protect protected species from accidental damage or harm through the construction process is now proposed. Despite concerns to the contrary (those raised by the Parish Council in particular), the proposed changes to condition 6 are considered acceptable with our own ecologists (GMEU) raising no objections to the application. Given the DLL approach is one developed and supported by Natural England as an accepted alternative to more traditional mitigation, it would be very difficult to substantiate a refusal against this approach as part of this application. Fundamentally, the condition retains a requirement for a GCN Mitigation Strategy to be submitted and agreed with the Council to ensure appropriate mitigation and compensation is provided to maintain the conservation status of GCNs. On this basis, the proposed changes are considered acceptable and compliance with the policies contained in the Development Plan.

5.5 **Other Considerations**

- 5.5.1 As set out earlier in the report, the effect of a Section 73 application is a new planning permission. As such, in the event this application is supported, all previous conditions (save for those amended as part of this application) will be reimposed. There have been some changes to conditions pursuant to Section 96A of the Town and Country Planning Act (non-material amendments (NMA)). These conditions will be re-worded to reflect the decisions pursuant to these NMA applications.
- 5.5.2 The terms of the original legal agreement remain unaltered by the proposed application. A Deed of Variation has been drafted to ensure this application is bound to this planning obligation. It is anticipated this will be completed as soon after the application has been considered by the Planning Committee.

6.0 Conclusion and Planning Balance

- 6.1 The proposed changes to the wording of condition 2 and 6 continue to ensure the proposed development would comply with the requirements of the Development Plan and specifically, ensure that the development would not prejudice wider growth of the Broad Area for Growth in South Lancaster, would ensure the access is safe and would not lead to a severe impact on the efficient operation of the local network and that necessary mitigation can be secured to ensure the conservation status of GCN is not adversely affected by the development. On this basis, the Planning Committee are recommended to support the application.

Recommendation

Subject to the signing and completion of a Deed of Variation to the s106 planning obligation, that conditions 2 and 6 be VARIED as follows:

Condition 2

The development hereby permitted shall be carried out in accordance with the submitted approved plans:

- Location Plan Dwg No: 100 Rev A dated 23.03.2019
- Development Parameters Dwg No: ID40627-001 dated 15.02.2019
- Proposed Access Plan Dwg No: 21/469/SKH/004 Rev F

In particular, the built development shall be limited to the area marked as 'Development Area' on the approved Parameters Plan. Except for the above referenced plans, all the details indicated on the other drawings submitted shall be regarded as illustrative only and are not approved as part of the application.

Reason: In the interests of good design, securing development that is well-related with the existing settlement and in the interests of the visual amenity of the area.

Condition 6

No development shall commence, except for any Advance Infrastructure and Enabling Works approved pursuant to Condition 3, until a Biodiversity and Landscape Mitigation and Management Plan (BLMMP) has been submitted to and approved in writing by the local planning authority, including a timetable for the implementation of the approved mitigation and enhancement measures. The BLMMP shall be based on the mitigation and enhancement measures set out in the submitted Ecological Appraisal (February 2019), and the adopted Habitat Regulation Assessment and Appropriate Assessment and must include the following:

- No works to trees or shrubs shall occur or earth works commence between the 1st March and 31st August in any year unless it is confirmed by a suitably qualified ecologist and such is agreed in writing by the Local Planning Authority, that the area of works does not support nesting birds;
- Further bat surveys if any trees identified to be retained as part of the outline approval are later proposed for removal;
- Details of the GCN Mitigation Strategy (comprising details of, and a copy of, the District Level Licence);
- Details of the proposed measures to protect protected species from accidental damage or harm through the construction process;
- A copy of the Homeowner Pack, which shall include details of the measures to mitigate against recreational disturbance on Morecambe Bay (SPA), and a scheme for the display and distribution of the approved Homeowner Pack to future occupiers of the development;
- Habitat creation and enhancement of the boundary buffers and open space to the south (marked green on the approved Parameters Plan pursuant to Condition 2) to compensate for the loss of hedgerow and grassland;
- Measures to secure habitat connectivity;
- Details and locations of bird and bat nesting habitat enhancement measures;
- Details of any external lighting;
- Details of monitoring and management of enhancement measures/areas;

The role and responsibilities of an ecological clerk of works (ECoW) including times during construction when present on site to oversee works.

The development shall be constructed, managed and maintained in accordance with the agreed Plan including the timetable for implementation and future management monitoring where specified in the approved Plan.

Reasons: To adequately protect, maintain and enhance the biodiversity value of the site and to safeguard the conservation objectives of Morecambe Bay SPA, SAC and Ramsar site post construction.

subject to the reimposition of all remaining conditions:

Condition no.	Description	Type
1	Time limit (from 30 April 2021)	Control
2	Approved plans (<i>as amended and drafted above</i>)	Control
3	Scheme for Infrastructure and Enabling Works	Pre-commencement
4	Phasing Plan	Pre-commencement
5	Employment Skills Plan	Pre-commencement
6	Biodiversity and Landscape Mitigation and Management Plan (<i>as amended and drafted above</i>)	Save for Advance Infrastructure and Enabling Works pre-commencement
7	Invasive Species Survey and mitigation (if required)	Pre-commencement
8	Construction Environment Management Plan (CEMP)	Pre-commencement
9	Contaminated Land	Pre-commencement
10	Tree Works Schedule, Arboricultural Method Statement and tree Protection Scheme	Pre-commencement
11	Housing Mix and 20% M4(2) provision	Before submission of reserved matters application
12	Scheme for Safeguarding Land	Save for Advance Infrastructure and Enabling Works pre-commencement
13	Finished Flood Levels and Site Levels	Save for Advance Infrastructure and Enabling Works pre-commencement
14	Full access construction details	Save for Advance Infrastructure and Enabling Works pre-commencement
15	Scheme for off-site highway works	Save for Advance Infrastructure and Enabling Works pre-commencement
16	Scheme for Surface Water Drainage	Save for Advance Infrastructure and Enabling Works pre-commencement
17	Foul Drainage Scheme	Save for Advance Infrastructure and Enabling Works pre-commencement
18	Noise Mitigation Scheme	Save for Advance Infrastructure and Enabling Works pre-commencement and before submission of reserved matters application
19	Scheme for EV Charging and Cycle Storage provision	Above slab level of dwellings
20	Scheme for achieving 10% betterment above Building Regulations	Above slab level of dwellings
21	Travel Plan	Pre-occupation
22	Management and Maintenance scheme for Drainage	Pre-occupation
23	In accordance with FRA	Control

24	A sharded cycle/ped link between access and crossing point to south (Collingham Park) to be incorporated into the layout of the development.	Control
25	All dwellings to meet NDSS	Control

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

In accordance with the above legislation, Officers have 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	22/00144/REM
Proposal	Reserved matters application for the erection of 24 dwellings
Application site	Land To The East Of Lancaster Road And North Of Willey Lane Lancaster Road Cockerham Lancashire
Applicant	Bleasdale
Agent	HPA Chartered Architects
Case Officer	Mr Andrew Clement
Departure	None
Summary of Recommendation	Approval

1.0 Application Site and Setting

1.1 The application site is located on the northern fringes of the village of Cockerham, which is located 9km to the south of Lancaster city centre. The site is farmland, and reaches its highest point at circa 24.5 metres Above Ordnance Datum (AOD) to the southeast section of the site, and falls to around 20 metres AOD by Lancaster Road to the west, and 20 metres AOD to the eastern edge of the site. To the north lies Batty Cottage and to the east lies open agricultural fields. A linear form of development lies to the south consisting of 6 residential dwellings served off Willey Lane, with a seventh at the eastern end of this group currently under construction.

1.2 The site extends to around 1.7 hectares, and the boundaries to the northwest and south consist of a mixture of fencing, hedgerows and walling. To the east there is no boundary in place. The site is allocated as Open Countryside in the adopted Strategic Policies and Land Allocations DPD. Willey Lane, which is located 30 metres to the south of the site is a Public Right of Way bridleway no.13 (but also serves as a road to access the residential properties along the Lane), and 85 metres to the north is footpath no.12 to Batty Hill farm and continuing northwards. The site lies within an aerodrome safeguarding zone where consultation is undertaken for structures over 6 metres tall. The northeast corner of the site is susceptible to surface water flooding 1in100 and 1in1000 events, in an under 25% groundwater flooding class for superficial deposits flooding.

2.0 Proposal

2.1 This application seeks reserved matters consent following the grant of outline planning permission, including the site access under the outline approval. An application for approval of reserved matters is not an application for planning permission. Reserved matters are those aspects of a proposed development that an applicant can choose not to submit details of with an outline planning application (i.e. they can be 'reserved' for later determination). An outline planning permission allows for the general principles of how (and if) a site can be developed. In this case, the site benefits from an outline planning permission, including the approved access points, subject to several conditions

and a legal agreement. Condition 1 of the planning permission requires the subsequent approval of the appearance, layout, scale and landscaping of the development, herein the 'reserved matters'. Only these 'reserved matters' are the subject of this application. Matters relating to traffic, access, air quality, flood risk, biodiversity and impacts on local infrastructure such as school places, have been considered and previously accepted as party of the outline planning permission. This application is not a re-examination of these key planning considerations and the principle of residential development on the site.

2.2 The reserved matters considered under this application relates to layout, scale, appearance and landscaping of the proposal for 24 dwellinghouses. The proposal includes two detached bungalows, four terraced houses, three pairs of semi-detached houses, two apartments attached to a semi-detached house, and nine detached two storey dwellinghouses. The proposal seeks to provide 7 affordable dwellings on site, with a mix of affordable rent and shared ownership, in accordance with the legal agreement attached to the outline permission, with the overall housing mix for dwellings on site detailed below:-

- 2 x one-bedroom apartments (affordable)
- 4 x two-bedroom terraced (affordable)
- 3 x two-bedroom semi-detached dwellings (one of which is affordable)
- 2 x two-bedroom detached bungalows
- 4 x three-bedroom semi-detached dwellings
- 5 x three- bedroom detached dwellings
- 4 x four-bedroom detached dwellings

2.3 The proposed properties are to be finished in coursed limestone and ivory roughcast rendered walls under a Matadale slate, anthracite grey uPVC frames windows and doors, artstone heads and cills, with black uPVC rainwaters goods and black uPVC woodgrain eaves, soffits and fascia's. Some of the properties feature timber porches, with a mix of integral garages, detached garages finished in untreated cedar/larch walls under slate roofs, and off-street parking on driveways and within a communal parking area to the north. Details of the external surfacing treatments and boundary details have been submitted, and sustainable drainage (SuDS) measures are included within the proposed layout, namely an attenuation basin to the north of the site. Landscaping is proposed across the site, but primarily focused adjacent to the attenuation basin and around public open space to the centre south of the site, with landscaping along the southeast boundary and north west corner of the site. Aggregate development is sought for an addition 5-bed detached dwellinghouse at the southeast corner of the site, which is considered through a concurrent application, along with alterations to land levels to the east of the site sought through another concurrent application, detailed within the site history below.

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
22/00147/FUL	Erection of 1 dwelling with associated internal road and access	Concurrent
22/00145/FUL	Raising and filling of land using excess spoil and topsoil	Concurrent
19/01223/OUT	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane	Approved
19/00164/OUT	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane	Withdrawn

4.0 Consultation Responses

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

Consultee	Response
Parish Council	Objection , due to impacts on traffic, road safety, local infrastructure including the school, lack of facilities within the village and difficulties selling other dwellinghouses in the vicinity (perceived lack of demand).
County Highways	No objection , however, concerns regarding dimensions of garages and driveways, swept paths of refuse wagons and collection, agricultural vehicle swept paths and barriers to attenuation pond. Recommend conditions relating to management and maintenance of private streets, visibility splays, construction management plan and wheel washing. Further information seeks to address these points, however no further consultation response has been received at the time of reporting and councillors will be verbally updated.
Lead Local Flood Authority	Objection , whilst infiltration has been demonstrated as unfeasible through percolation testing, but information submitted regarding surface water sustainable drainage is inadequate.
Planning Policy Team	No objection , subject to details of affordable housing mix, type and location.
Strategic Housing	No objection , subject to details of affordable housing mix, type and location.
Arboricultural Officer	No objection , initial landscaping information appears extensive.
Engineering Team	No comments received
County Archaeology	Archaeological field evaluation should be carried out and inform layout. Condition requested for geophysical survey and trial trenching prior to commencement of development
United Utilities	No observation received
Natural England	No observation received
Fire Safety Officer	No objection , subject to an informative regarding emergency vehicle access and water provision.
Lancashire Constabulary	No observation received
Public Rights Of Way	No observation received
Ramblers Association	No observation received
Waste And Recycling	No objection in principle, however waste collection points required to be within 25 metres of dwellinghouses, and accessible from the adoptable highway sections of the site.
Dynamo	No comments received
Environmental Health	No objection , subject to conditions for EV charging points and construction dust mitigation
Civil Aviation Authority	No observation received
County School Planning Team	No objection , informative regarding contributions required as part of outline, and requirement for notification on determination of this reserved matters application.
NHS	No objection subject to a financial contribution towards medical infrastructure

4.2 At the time of drafting this report, **3** letters of **objection** have been received in relation to the application, based on the grounds below:-

- **Flood risk, drainage and contamination** – the site floods with slurry from Batty Hill Farm, no surface drains on Willey Lane, adequate drainage required to prevent exacerbating flood risk and contamination. Existing drains in Cockerham considered inadequate, field drainage is very poor, and flood risk and sea levels likely to increase in coming decades. Lower part of the field is liable to flooding. Revealed pipework through the field may be constructed of asbestos, with other potentially hazardous material on site.
- **Residential amenity** – overlooking and overbearing existing dwellings along Willey Lane from the proposed development. Noise and disturbance from the public open space to the

rear of existing gardens. Low boundary treatments to existing properties along Willey Lane. Loss of natural light from proposed planting and boundary treatments. Road traffic noise and pollution to occupants of proposed dwellings. Lack of security from footpath adjacent to rear gardens. Lack of planting to some existing rear boundary treatments along Willey Lane, detracting from privacy and outlook.

- **Ecology** – Increased ecological use since last survey submitted as part of the outline approval due to lack of grazing in the interim.
- **Visual amenity** – The field is an important part of the visual amenity of Cockerham. Proposed housing does not reflect local housing, in particular terraces, and this does not reinforce local character.
- **Highways** – Access onto a dangerous road, no details of accidents occurring since the outline report. Insufficient footpath to bus stop, limited public transport locally. Conflict of agricultural vehicle movements with pedestrians, cyclists and other vehicle movements. Willey Lane unsuitable for walking due to lack of street lighting and condition. Vehicular access onto Willey Lane into the site contrary to outline approval, Willey Lane unsuitable for additional vehicles.
- **Sustainability and Infrastructure** – Unsustainable location, local needs will not be met, little demand for new housing in Cockerham. Lack of shops and facilities in Cockerham. Water pressure in Cockerham is poor, which would be exacerbated by additional dwellings.
- **Other matters** – No effort to engage with local residents.

5.0 Analysis

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

- Extant outline permission and aggregate development
- Housing mix and affordable contribution
- Design, layout and drainage
- Residential amenity
- Landscape, open space and ecology
- Highways, parking and waste

5.2 Extant outline permission and aggregate development (NPPG Paragraph 005 & 006)

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

5.2.2 The applicant has chosen to submit all the remaining reserved matters (appearance, layout, scale and landscaping) as part of this pending application. The submission of this application for reserved matters complies with condition 1 of the outline planning permission (and therefore section 92 of the Town and Country Planning Act 1990) in relation to the time limit within which an application for reserved matters approval can be made pursuant to the outline permission. The submitted layout avoids development, landscaping and tall boundary treatments with the approved access visibility splays, adhering to condition 3 of the outline consent. The proposed layout does not prejudice the potential for the site to be sustainably drained in accordance with the surface water sustainable drainage hierarchy, as percolation tests confirm that infiltration is not feasible at the site and space is provided for attenuation within the proposed layout. The submitted elevations and floor plans of each proposed house demonstrates compliance with Nationally Described Space Standards in compliance with condition 10, and 4 of these units are to comply with M4(2) Category 2 - Accessible and Adaptable Dwellings. The site provides circa 0.2ha of public open space relatively central to the scheme, with a connection to Bridleway 13 provided within the proposed layout. As such, whilst the discharge of conditions relating to the outline consent is currently being considered, the submitted

details as part of this reserved matters do not prejudice the satisfactory delivery of these requirements and conditions as part of the outline consent.

5.2.3 The outline permission also contains a legal agreement controlling the delivery of affordable housing provision, open space financial contribution, education contribution and the provision, management and maintenance of common parts of the site. The triggers for the majority of these requirements are by occupation of certain units, or a specific period of time following the grant of reserved matters. However, affordable housing provision is to be agreed as part of this reserved matters application. Albeit under the guise of the Section 106 agreement. Notwithstanding this it will be assessed within the following section of this report.

5.3 **Housing mix and affordable contribution (DM DPD Policy DM1, DM3; SPLA DPD policies SP6; NPPF section 5; Meeting Housing Need SPD, Strategic Housing Market Assessment; Affordable Housing Planning Note)**

5.3.1 The housing mix proposed would provide 29.2% affordable housing, meeting the requirement for on-site affordable housing delivery required by the legal agreement on the outline consent at the site. The housing mix sought across the district is within the table below, which is adjacent to the proposed housing mix as part of this reserved matters application within the table below:-

Property type	DM1 Requirement (%)	Reserved matters (%)	Reserved matters and full application (%)
1 bed house / flats	10%	2 (8.3%)	2 (8%)
2 bed house	20%	7 (29.2%)	7 (28%)
3 bed house	35%	9 (37.5%)	9 (36%)
4+ bed house	25%	4 (16.6%)	5 (20%)
bungalows	10%	2 (8.3%)	2 (8%)
TOTALS	100%	24 (100%)	25 (100%)

Whilst the sought figures demonstrate a slight oversupply of 2-bedroom properties within this mix, this is considered to be a good mix of dwellings across the proposed development. The slight skew towards 2-bedroom properties is partly explained by the affordable housing requirements discussed in the next paragraph of this report, and also ensuring that some of these 2-bed units will also be available as market housing as part of the scheme. As such, the proposed housing mix is considered to be a positive aspect of this development and policy compliant, with the inclusion of some bungalow units being particularly welcome as part of this scheme.

5.3.2 The proposal seeks 7 units of affordable housing, two of which are to be 1-bed cottage style apartments, a single semi-detached two-bed dwellinghouse attached to these apartments, and a row of four 2-bed terraced properties. The consultation response from the Planning and Housing Strategy Team seeks the provision of a single 3-bed dwelling as part of the affordable units on-site, and given that there is a known need for a 2-bed accessible home within the area, the inclusion of one of these within the affordable units would be beneficial and has been sought during the determination process. Unfortunately, this was not forthcoming, however given the predominant requirement for 1 and 2 bed units as part of the required affordable housing provision, and the fact that the full requirement of affordable housing is to be provided on site, this is considered to be acceptable.

5.3.3 Of more concern is the congregation of proposed affordable units within one area of the proposed development, rather than pepper-potting these throughout the development as required by planning advice notes. Ordinarily this would be heavily discouraged, however it is understood that this is the preference of one of the few registered providers to progress interest providing on-site affordable housing as part of this development. Of greater mitigation is the fact that the affordable units would be seen in the context of a positive mix of development throughout the scheme, with other market two-bed units and smaller housing on site. Combined with the external finish in coursed limestone under natural slate roofs to highway facing elevations, this will make these affordable units indiscernible from the open market dwellings, despite being congregated into a single area. As such, whilst the lack of dispersion of affordable units across the site is disappointing, given the mitigating

circumstances this is considered to only be a minor detraction from the scheme which provides a positive mix of dwellings at the site.

- 5.3.4 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, and in any case such contributions would be required at outline stage, rather than reserved matters.
- 5.4 **Design, layout, heritage and drainage** (DM DPD Policies DM2, DM4, DM27, DM29, DM30, DM33, DM34, DM35, DM39, DM42, DM45, DM46; NPPF sections 2, 5, 11, 12, 14, 15 and 16; Surface Water Drainage, Flood Risk Management and Watercourses Planning Advisory Note; National Model Design Code)
- 5.4.1 The layout plan at outline stage was indicative only, however it is noteworthy that the proposed layout is in broad accordable with this previous indicative iteration of the scheme. The pumping house has been removed, and an additional dwellinghouse is sought concurrently as an aggregate development to the scheme. However, the continuation of a frontage facing Lancaster Road to the west and the remaining development focussing around a public open space area of the most elevated aspect of the site is considered to be positive aspect of the proposal.
- 5.4.2 The site now includes a communal parking area for units 1 to 7, which is located to the rear of these properties. Given the rural location, this originally raised concerns regarding the visual impact of such a parking area. It is worth noting that some prominent locations within the village of Cockerham contain parking areas as existing, such as on the prominent corner of Lancaster Road and Main Street, and immediately adjacent to Main Street as part of the Parish Hall. Combined with the setback from the public highway and pavement by circa 35 metres and mitigative planting of 8cm to 12cm girth trees adjacent to the proposed car parking area, this is considered to be acceptable in this context, particularly as this removes parking from more prominent potential provision to the front or sides of units 1 to 7.
- 5.4.3 The proposed development includes a number of dwelling types, styles and sizes, helping to break the visual built form of the site through this variety and setback frontages, but also ensuring a congruency of style across the site using the same external materials throughout. These external materials are considered to be good quality in the context of the variety design and materials present within Cockerham. The use of limestone and natural slate is considered to be positive and sympathetic to this rural location. The village contains existing rows of terraced housing, in addition to detached and semi-detached housing, similar to the proposal. The single and two storey height and scale of dwellings proposed is proportionate to the surroundings, and subservient to some of the existing larger dwellings immediately adjacent to the application site. Whilst the housing design and materials have been used elsewhere in the district, namely in Mill Head and Warton, the gable ended roof, front gable features, porches and use of stone and render under slate is congruent to existing development within Cockerham. The two bungalows at the site will also appear congruent to the surrounding built form, and placed adjacent to the entrance to the site these will help to break the visual appearance of the built form across the site from this central access viewpoint of the proposal. Whilst timber fencing is used within the development to delineate and provide private garden areas, the use of lower stone walls and knee rail fencing to the entrance areas of the site, and stock fencing to the northern rear boundaries to avoid a stark length of tall fencing to open fields are both positive improvements through amendments to the proposal. Overall, the design, scale and visual impact of the proposal is considered to be sympathetic to the surroundings and is acceptable from this perspective.
- 5.4.4 Whilst the site is circa 85 metres from the Grade II Listed Building of The Old Rectory, this heritage asset is already surrounded by existing dwellinghouses at closer proximity providing intervening built form to the application site. Furthermore, the nearest proposed built form is a further 15 metres away from the heritage asset due to the proposed setback from Lancaster Road, and as such it is considered the proposal will cause no undue harm to the setting of heritage assets. The site is understood to be of archaeological interest, with a Roman Road potentially located in the vicinity. These are in principal issues that should have been addressed at the time of the outline consent, given they were not, it is not lawful to re-visit this as part of this application, or impose a condition to this effect.

5.4.5 The original outline application detailed that soakaways across the site would provide a suitable and sustainable surface water drainage scheme for the proposal, however the proposed layout includes an attenuation pond and directing the surface water drainage to an existing drainage ditch at greenfield runoff rates. The full drainage requirements for the site are controlled through planning conditions on the outline consent, however the proposed site layout proposed under this application should avoid prejudicing the delivery of an appropriate drainage scheme at the site. Whilst information received to date is far from comprehensive, this has satisfactorily demonstrated that infiltration and soakaways cannot be provided at the site as originally intended. As such, the proposed layout does not prejudice the delivery of soakaways, as these are unfeasible due to existing natural site conditions as opposed to layout. The layout includes suitable space for a surface water attenuation basin to the northern section of the site. Whilst an appropriate surface water sustainable drainage scheme has not been received to date, leading to an objection from LLFA, this will be fully assessed as part of the discharge of conditions process on the outline consent. The key at this stage is that the proposed layout sought through this reserved matters application does not prejudice a suitable drainage scheme at the site, and as such this reserved matters proposal is considered to cause no undue harm with regard to drainage.

5.5 **Residential amenity (DM DPD Policies DM2, DM29; NPPF sections 12; Nationally Described Space Standards)**

5.5.1 The proposed dwellinghouses are suitably separated from opposing walls with clear glazing to prevent privacy and overlooking concerns between proposed dwellings. All the proposed garden areas are of suitable scale, and whilst four dwellinghouse gardens are marginally below 10 metres in depth, all more than 9 metres, and this depth is considered to be appropriate, particularly given the that there is no directly opposing garden or dwelling to the rear of each. Given a number of dwellinghouse only just adhere or marginally exceed the minimum garden spaces, permitted development rights could be removed to protect this external private garden and residential amenity standards. Apartments do not require to achieve these minimum garden requirements for dwellinghouses, however curtilage areas of 34sq.m and 47sq.m have been provided for the two proposed apartments on site. Each dwelling (houses and apartments) meets the minimum Nationally Described Space Standards of minimum floor and storage space. The proposed development is considered to offer suitable residential amenity standards to future occupants of the proposed development.

5.5.2 The nearest dwellinghouses to the application site are Batty Cottage to the north and the dwellinghouses along Willey Lane to the south. The end of the terrace row is circa 13.8 metres south of the side elevation of Batty Cottage, and sufficient distance to prevent overbearing or overshadowing this existing dwellinghouse. Subject to the upper floor north facing bathroom windows being obscure glazed and high level opening, this will ensure the opposing elevation of Batty Cottage and the side curtilage area is not overlooked, and therefore the privacy standards are maintained. Along Willey Lane, the nearest property is the rear elevation of the existing bungalow Hollybank and proposed unit 13 side elevation, which are circa 11.9 metres separated. This is considered to be suitable separation distance to prevent overbearing, and the fact this proposed dwelling is to the north of the existing bungalow will prevent overshadowing of Hollybank. The upper floor side facing window to unit 13 serves a bathroom, and subject to this being obscure glazed and high level opening, combined with the implementation of the 1.8 metre tall fence between these properties, the proposal is considered to cause no undue harm to privacy of existing neighbouring dwellinghouses. Whilst unit 12 and Hallgarth are separated by circa 16.5 metres, the same restrictions on upper floor side facing windows and installation of boundary treatments applies to this unit too.

5.6 **Landscaping, open space and ecology (DMDPD policies DM27, DM44, DM45, DM46 and Appendix D; SPLA DPD policy SP8 and EN3; NPPF: section 12 and 15; PAN04 – Open Space Provision in New Residential Development Planning Advisory Note)**

5.6.1 The proposal provides public open space within the site in terms of circa 0.2 hectares amenity green space. This open space is well placed, appearing relatively central to the development, and on the most elevated section of the site and therefore avoiding developments within this more prominent area. Using the most elevated section of the site for public open space and landscaping is a positive layout and design of the scheme, as this peaks above the finished floor level of any of the proposed dwellings, and provides a backdrop to proposed dwellings closer to Lancaster Road and a softer foreground to those beyond to the east of this open space. This space will link to the footpath between

the site and Willey Lane, and extensive levels of planting will help to ground the area and ensure this has an appropriate rural appearance with tree lined streets.

5.6.2 The proposed landscaping includes native species and fruiting cherry trees, in accordance with the ecological mitigation required at the site, and will offer visual mitigation to the soften the appearance of parking areas and the attenuation pond on site. The proposed fencing along the southern edge of the site appears to be outside of the root protection area and fencing to retain the existing hedgerow along this boundary, with suitable separation between development and all other existing trees and hedges on site. As such, and subject to other conditions and legal agreement for open space contributions and landscaping as part of the outline permission, the proposed development is considered to offer a good standard of landscaping on site, a positive open space area, and delivers ecological mitigation through the proposed planting and landscaping.

5.7 **Highways, parking and waste** (SPLA DPD policies T2, T4; DMDPD policies DM29, DM60, DM61, DM62, DM63, DM64; NPPF sections 9 and 12; Walking and Cycling Planning Advisory Note; Waste Storage and Collection Guidance for Domestic and Commercial Developments Planning Advisory Note)

5.7.1 The access detailed within the reserved matters is in accordance with that already approved as part of the outline permission at the site. There will be some private cul-de-sacs off the adoptable highway element of the proposal, but these are between 20 metres and 50 metres long, and at circa 4.8 metres wide are considered suitable for access and turning, particularly with the turning head at the end of the longest private cul-de-sac. Whilst this will require some of the dwellinghouses moving bins for collection circa 40 metres, longer than the suggested maximum of 25 metres, this is considered to be appropriate in the circumstance given the scale and dimensions of the site. Each dwellinghouse has suitable parking provision, and the delivery of EV charging points is controlled through the outline consent. Where proposed dwellings do not benefit from a proposed garage, the site plan demonstrates a bicycle parking outbuilding, which can be controlled through planning condition. The provision of the paved link to the bridleway 13 along Willey Lane will encourage walking and cycling as transport and recreation options. Other footway improvements along Lancaster Road are controlled through the outline consent, as is the construction management plan requested by consultees, but the delivery of this is not prejudiced by the layout sought as reserved matters. As such, the site access, highway layout and parking provision is considered to be acceptable.

6.0 Conclusion and Planning Balance

6.1 In conclusion, the proposed layout, scale, appearance and landscaping (the reserved matters) of the proposed residential development and associated open space and landscaping, satisfactory addresses the requirements of the Framework and policies of the development plan. The amended proposal is considered a well-planned proposal that constitutes quality design, external materials and layout to compliment the existing built form and settlement pattern of Cockerham. The open space and landscaping is well considered to the topography and softening the development of the site. Despite some shortcomings in garden depths, location of affordable housing and the parking area forming part of the proposed layout, these compromises do not diminish residential amenity standards, nor would the affordable housing be discernible from open market dwellings on-site, despite being congregated into one particular area. The layout and design of the development is considered safe for all users from a highway perspective, with adequate off-street car and bicycle parking provided as part of the proposal, and the positive link to the existing bridleway encouraging walking and cycling through the site. Finally, the applicant has demonstrated that the proposals would not conflict with the outline planning permission and its associated legal agreement. For the reasons set out above, the benefits of the proposal are considered to outweigh the minor detractions identified, it is recommended that the reserved matters details submitted are conditioned granted approval.

Recommendation

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

Condition no.	Description	Type
1	Time limit for commencement	Control

2	Approved plans list	Control
3	Precise details and samples of materials to be submitted for approval for elevations, external treatments and boundaries.	Pre-commencement
4	Bike sheds (remove PD for outbuildings for smaller 2-bed units)	Prior to occupation of dwellings
5	Waste collection provision	Prior to occupation of dwellings
6	Hedging to units 8 and 16 grown to 1.8m prior to occupation	Prior to occupation of dwellings
7	Implement parking provision, control use of parking provision and garages for parking cars and bicycles only	Control
8	Implementation of landscape	Control
9	Regraded land from site material only and grass seeded	Control
10	Obscure glaze side window facing neighbours	Control
11	Removal of permitted development rights	Control

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

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

Background Papers

None

Agenda Item	A7
Application Number	22/00147/FUL
Proposal	Erection of 1 dwelling with associated internal road and access
Application site	Land At Grid Reference E346580 N452460 Lancaster Road Cockerham Lancashire
Applicant	Bleasdale
Agent	HPA Chartered Architects
Case Officer	Mr Andrew Clement
Departure	None
Summary of Recommendation	Approval (Subject to a Section 106 for contributions from aggregate development)

1.0 Application Site and Setting

- 1.1 The application site is located on the northern fringes of the village of Cockerham, which is located 9km to the south of Lancaster city centre. The site is farmland, and the wider site reaches its highest point at circa 24.5 metres Above Ordnance Datum (AOD) to the west of the proposed development, and falls to around 20 metres AOD to the east, with Lancaster Road to the west also circa 20 metres AOD. To the north lies Batty Cottage and to the east lies open agricultural fields. A linear form of development lies to the south consisting of 6 residential dwellings served off Willey Lane, with a seventh at the eastern end of this group currently under construction.
- 1.2 The wider site extends to around 1.7 hectares, and the boundaries to the northwest and south consist of a mixture of fencing, hedgerows and walling. To the east there is no boundary in place. The site is allocated as Open Countryside in the adopted Strategic Policies and Land Allocations DPD. Willey Lane, which is located 30 metres to the south of the site is a Public Right of Way bridleway no.13 (but also serves as a road to access the residential properties along the Lane), and 85 metres to the north is footpath no.12 to Batty Hill farm and continuing northwards. The site lies within an aerodrome safeguarding zone where consultation is undertaken for structures over 6 metres tall. The northeast corner of the site is susceptible to surface water flooding 1in100 and 1in1000 events, in an under 25% groundwater flooding class for superficial deposits flooding.

2.0 Proposal

- 2.1 The applicant seeks full planning permission for the erection of a single 5-bed two-storey detached dwelling, with associated access and landscaping delivered through the concurrent reserved matters application for the wider site. The proposed property is to be finished in coursed limestone and ivory roughcast rendered walls under a Matadale slate, anthracite grey uPVC frames windows and doors, artstone heads and cills, with black uPVC rainwaters goods and black uPVC woodgrain eaves,

soffits and fascia's, with an integral garage. The proposed dwelling measure circa 7.9 metres tall to the ridge, with an eaves height of 4.9 metres, at a width of 11.4 metres and maximum depth of 12.8 metres.

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
22/00144/REM	Reserved matters application for the erection of 24 dwellings	Concurrent
22/00145/FUL	Raising and filling of land using excess spoil and topsoil	Concurrent
19/01223/OUT	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane	Approved
19/00164/OUT	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane	Withdrawn

4.0 Consultation Responses

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

Consultee	Response
Parish Council	Objection , due to impacts on traffic, road safety, local infrastructure including the school, lack of facilities within the village and difficulties selling other dwellinghouses in the vicinity (perceived lack of demand).
County Highways	No objection , however, the site relies on the access through the wider concurrent housing proposal, and therefore this proposal is only acceptable in highway terms if the wider scheme is also approved.
County Archaeology	Archaeological field evaluation should be carried out and inform layout. Condition requested for geophysical survey and trial trenching prior to commencement of development
Natural England	No objection , subject to appropriate mitigation for the provision of a homeowner pack
Fire Safety Officer	No objection , subject to an informative regarding emergency vehicle access and water provision.
Public Rights Of Way	No observation received
Ramblers Association	No observation received
Black Knights Parachute Centre	No observation received at time of reporting, a verbal update will be provided to planning committee
Civil Aviation Authority	No observation received at time of reporting, a verbal update will be provided to planning committee
Environmental Health	No objection , subject to conditions for EV charging point

4.2 At the time of drafting this report, 2 letters of **objection** have been received in relation to the application, based on the grounds below:-

- **Flood risk, drainage and contamination** – the site floods with slurry from Batty Hill Farm, no surface drains on Willey Lane, adequate drainage required to prevent exacerbating flood risk and contamination. Existing drains in Cockerham considered inadequate, field drainage is very poor, and flood risk and sea levels likely to increase in coming decades. Lower part of the field is liable to flooding. Revealed pipework through the field may be constructed of asbestos, with other potentially hazardous material on site. Proposed heights of dwellings taller than those existing along Willey Lane

- **Residential amenity** – overlooking and overbearing existing dwellings along Willey Lane from the proposed development. Noise and disturbance from the public open space to the rear of existing gardens. Low boundary treatments to existing properties along Willey Lane. Loss of natural light from proposed planting and boundary treatments. Road traffic noise and pollution to occupants of proposed dwellings. Lack of security from footpath adjacent to rear gardens. Lack of planting to some existing rear boundary treatments along Willey Lane, detracting from privacy and outlook.
- **Ecology** – Increased ecological use since last survey submitted as part of the outline approval due to lack of grazing in the interim.
- **Visual amenity** – The field is an important part of the visual amenity of Cockerham. Proposed housing does not reflect local housing, in particular terraces, and this does not reinforce local character.
- **Highways** – Access onto a dangerous road, no details of accidents occurring since the outline report. Insufficient footpath to bus stop, limited public transport locally. Conflict of agricultural vehicle movements with pedestrians, cyclists and other vehicle movements. Willey Lane unsuitable for walking due to lack of street lighting and condition. Vehicular access onto Willey Lane into the site contrary to outline approval, Willey Lane unsuitable for additional vehicles.
- **Sustainability and Infrastructure** – Unsustainable location, local needs will not be met, little demand for new housing in Cockerham. Lack of shops and facilities in Cockerham. Water pressure in Cockerham is poor, which would be exacerbated by additional dwellings.
- **Other matters** – No effort to engage with local residents.

5.0 Analysis

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

- Principle of development, aggregate development and contributions
- Housing mix and sustainable construction
- Design, layout, heritage and drainage
- Residential amenity
- Landscape, open space and ecology
- Highways, parking and waste

5.2 **Principle of development, aggregate development and contributions** (DM DPD Policy DM1, DM3; SPLA DPD policies SP2 and SP6; NPPF section 5; Meeting Housing Need SPD, Strategic Housing Market Assessment; Affordable Housing Planning Note)

5.2.1 The District's settlement hierarchy (policy SP2 of the SPLA DPD) recognises Cockerham as one of the districts sustainable settlements where the principle of housing can be supported. New residential development on non-allocated sites needs to be well related to existing built form, proportionate in scale and character, located where infrastructure can accommodate impacts, and demonstrate good siting and design.

5.2.2 This application seeks an additional dwellinghouse as an aggregate development to a wider scheme for 24 dwellings already granted outline consent, and concurrently seeking reserved matters approval. The proposed additional dwelling sought through this application is proportionate to the existing scale and character of the settlement, and would have a very modest impact in terms of infrastructure, services and facilities to serve the development, which it is considered can be accommodated in the local area. Subject to the proposal being controlled and delivered as part of the wider site as an aggregate development, the siting is well related to this built form.

5.2.3 The Brandlord judgement (R (Westminster City Council) v First Secretary of State and Brandlord Limited [2003] J.P.L 1066), established three criteria to determine and assess the piecemeal development of sites or/and aggregation of sites for the purposes of applying an affordable housing policy threshold. The three criteria include:

- a. the ownership of the site;
- b. whether the land could be considered to be a single site for planning purposes;
- c. whether the development should be treated as a single development.

Subsequent to the Brandlord judgment, in the New Dawn Homes Ltd v SSCLG [2016] EWHC 3314

(Admin) case, the judge endorsed the approach adopted by Brandlord but held the three criteria were not determinative and that such should help inform decision-makers in forming a planning judgement as to whether development should be treated as aggregate development or not.

5.2.4 Having regard to the specific circumstances of this case, the LPA contend all three criteria are met and that based on the submission details, it is clear this smaller proposal on the site forms part and parcel of the whole development. Therefore, any additional dwelling should contribute to the provision of affordable housing, open space and education facilities in accordance the wider outline planning permission (19/01223/OUT). The matter of aggregation has not been disputed by the applicant, and subject to a legal agreement for this aggregate development for proportionate additional contributions for these three matters as part of the wider scheme, the proposal is considered to sufficiently mitigate the impact of the development upon local infrastructure.

5.2.5 Whilst the scale, design, and impacts upon the proportionality and character of Cockerham and wider landscape will be assessed in following sections of this report, the principle of development in terms of relation to settlement built-form and impact upon infrastructure is considered to be acceptable in this sustainable rural settlement location.

5.3 **Housing mix and sustainable construction (DM DPD Policy DM1, DM3; SPLA DPD policies SP6; NPPF section 5; Meeting Housing Need SPD, Low Emissions and Air Quality SPD, Strategic Housing Market Assessment; Affordable Housing Planning Note)**

5.3.1 The concurrent reserved matters seeks to provide the affordable housing contribution on-site, in accordance with the legal agreement attached to the outline consent. The additional aggregate dwelling sought through this application brings the 30% affordable housing requirement to 7.5 units across the whole site of 25 dwellings. It has been agreed with the Council’s Housing Officer and discussed with the applicants to deliver this addition requirement for 0.5 of an affordable home as an off-site proportionate financial contribution, as opposed to on-site for the aggregate dwelling. Subject to agreement to this through a section 106 agreement, this is considered to meet the requirements of affordable housing from this aggregate development.

5.3.2 The housing mix sought across the district is within the table below, which is adjacent to the proposed housing mix as part of the concurrent reserved matters application and combined with this aggregate development within the table below:-

Property type	DM1 Requirement (%)	Reserved matters (%)	Reserved matters and full application (%)
1 bed house / flats	10%	2 (8.3%)	2 (8%)
2 bed house	20%	7 (29.2%)	7 (28%)
3 bed house	35%	9 (37.5%)	9 (36%)
4+ bed house	25%	4 (16.6%)	5 (20%)
bungalows	10%	2 (8.3%)	2 (8%)
TOTALS	100%	24 (100%)	25 (100%)

Whilst this proposed aggregate dwelling is a large property offering 5-bedrooms, this would be controlled and delivered as part of the wider development of the site for 25 houses if approved. In the context of this wider scheme, the proposed housing mix is considered to be acceptable and is broadly in accordance with the district wide housing mix requirement.

5.3.2 Whilst the site is not within an air quality management area, it is considered reasonable and appropriate to include electric vehicle charging points, in accordance with the Low Emissions and Air Quality SPD requirements for one electric vehicle dedicated charging point per house with garage or driveway. In terms of sustainable design and construction, DM DPD Policy D29 encourages this across all schemes, and whilst individually the proposal is minor in scale, this forms an aggregate development to a major scheme. As such, energy efficiencies should be addressed in terms of insulation in comparison against current building regulations, solar gain, ventilation and heat recovery and other efficiencies. It is considered that these matters can be controlled through planning condition for this proposal.

- 5.4 **Design, layout heritage and drainage** (DM DPD Policies DM2, DM4, DM27, DM29, DM30, DM33, DM34, DM35, DM42; DM45, DM46; NPPF sections 2, 5, 11, 12, 14 and 15; Surface Water Drainage, Flood Risk Management and Watercourses Planning Advisory Note; National Model Design Code)
- 5.4.1 The proposed dwelling is sought to the southeast corner of the concurrent reserved matters layout for the wider housing site. This layout is largely assessed as part of the concurrent reserved matters application, however this aggregate development is considered to be well related to the wider site, facilitated by no longer requiring a pumping station at the site. The design of the proposed dwelling is broadly in accordance with the ethos and external materials of the wider site, which is considered to be congruent to Cockerham. Whilst the scale of the dwelling sought is large, there are existing large detached dwellings adjacent to the site, such as Batty Cottage to the north and The Spinney to the south, in addition to other large detached dwellings in the village. Furthermore, the proposed dwelling would be view in the context of the wider housing delivery as part of the concurrent application, with a variety of house types and sizes across this scheme. As such, the proposal is considered to be proportionate in scale and character of Cockerham.
- 5.4.2 The site is understood to be of archaeological interest, with a Roman Road potentially located in the vicinity. Whilst the archaeological consultee would have preferred relevant site assessments to be undertaken prior to consideration of this planning application, subject to appropriate site investigation of geophysical surveys and trial trenching, this is considered to be appropriate and practical as part of the implementation of housing delivery at the site. Such survey works can be controlled through planning condition.
- 5.4.3 The original outline application detailed that soakaways across the site would provide a suitable and sustainable surface water drainage scheme for the proposal, however the concurrent reserved matters proposed layout includes an attenuation pond and directing the surface water drainage to an existing drainage ditch at greenfield runoff rates. As part of the concurrent reserved matters application, it has demonstrated that soakaways are not feasible at this site, and a surface water sustainable drainage scheme will be assessed as part of a discharge of conditions application on the approved outline permission. Given that soakaways have been eliminated as a potential drainage option, the proposed dwellinghouse sought through this application does not prejudice the drainage method of the wider site. This aggregate development would likely connect to the wider site drainage system, which is considered to be acceptable for this aggregate form of development, and can be controlled through planning condition for surface water drainage details. Foul drainage have yet to be specified, but can be controlled through planning condition.
- 5.5 **Residential amenity** (DM DPD Policies DM2, DM29, DM32; NPPF sections 12; Nationally Described Space Standards)
- 5.5.1 The proposed dwellinghouse is suitably separated from opposing walls with clear glazing to prevent privacy and overlooking concerns between proposed dwellings. The proposed garden areas is ample and above 10 metres in depth. The dwelling meets the minimum Nationally Described Space Standards of minimum floor and storage space, and M4(2) Building Regulations Requirement. Cycle and motor vehicle parking is provided within the integral garage and off-street parking provision. This parking provision can be controlled through planning condition. The proposed development is considered to offer suitable residential amenity standards to future occupants of the dwelling.
- 5.5.2 The nearest dwellinghouses to the application site is The Spinney, located over 24 metres to the south of the proposed dwelling. Whilst this is sufficient separation distance for opposing clear glazed openings, given the site is within 10 metres of neighbouring gardens, the upper floor side facing windows (serving bathrooms only) should be obscure glazed and high-level opening only, to prevent overlooking. The proposed landscaping as part of the current reserved matters application for trees along the southern boundary adjacent to the proposed aggregate dwelling and open space to the west will further ensure no adverse impacts upon neighbouring privacy standards. In any case, details of boundary treatments for the proposed dwelling can be controlled through planning condition to ensure suitable amenity standards. The northern aspect of the proposed dwelling ensures no overshadowing to existing neighbours along Willey Lane from the proposed development, and the separation distances and intervening proposed landscaping will ensure the development does not overbear these neighbours. As such, the proposal is considered to be acceptable in terms of residential amenity.

- 5.5.3 The site has an agricultural use, and whilst there are no known contamination issues at the site, it is considered prudent to include an unforeseen contaminated land condition, in the same wording as that included on the outline permission at the site.
- 5.6 **Landscaping, open space and ecology** (DMDPD policies DM44, DM45, DM46; SPLA DPD policy SP8 and EN3; NPPF: section 12 and 15)
- 5.6.1 The application site is forms part of the area assessed for the ecology appraisal for the wider site and approved outline consent, and as this would be controlled as aggregate development, the ecological mitigation within this outline permission is considered to address the impacts of this proposal. The planning conditions relating to the ecological mitigation measures during the construction phase of development should be applied to any permission for aggregate development.
- 5.6.2 Morecambe Bay is very important for many species of birds. As such, there is the potential for development and recreational use close to the designated sites to have impacts on birds associated with the SPA and Ramsar designations. It is considered that these impacts could be avoided, but only through mitigation. In light of the People Over Wind ruling by the Court of Justice of the European Union, likely significant affects cannot be ruled out without mitigation and therefore an Appropriate Assessment (AA) is required. This is contained within a separate document and concludes that, with the implementation and retention, where appropriate, of mitigation the development will have no adverse effects on the integrity of the designated sites, their designation features or their conservation objectives, through either direct or indirect impacts either alone or in-combination with other plans and projects. The site forms aggerated development to a wider residential development with outline consent, and the context of the site is adjacent to a heavily trafficked A-road and existing residential properties. As such, the implementation of the mitigation measures within the AA, namely for homeowner packs for the new dwellinghouse, is considered to have an acceptable impact upon the environment, habitats and protected species and sites. Natural England have returned no objection to this proposal subject to the aforementioned mitigation.
- 5.6.3 In terms of open space, the additional dwelling does not trigger any greater on-site requirements. Subject to a legal agreement to contribute a proportionate figure for off-site open space, in accordance with the agreement for the wider outline permission, the proposal is considered to be satisfactory in terms of open space provision.
- 5.7 **Highways, parking and waste** (SPLA DPD policies T2, T4; DMDPD policies DM29, DM60, DM61, DM62, DM63, DM64; NPPF sections 9 and 12; Walking and Cycling Planning Advisory Note; Waste Storage and Collection Guidance for Domestic and Commercial Developments Planning Advisory Note)
- 5.7.1 The access detailed within the concurrent reserved matters is in accordance with that already approved as part of the outline permission at the site. The aggregate dwelling sought through this application will be accessed through the wider development site, and the aggregate development nature of the proposal and legal ties to the wider scheme will ensure the proposed dwelling would only be implemented as part of the wider scheme. The aggregate dwelling would be accessed off a private cul-de-sacs off the adoptable highway element of the concurrent reserved matters proposal, circa 35 metres long, and at circa 4.8 metres wide. This is considered suitable for access and turning, subject to the off-street parking provision being implemented and retained to minimise instances of parking on this private road. The dwellinghouses curtilage area is marginally over 25 metres from the communal bin collection area, which is considered to be appropriate in the circumstance given the scale and dimensions of the site. The dwellinghouse has suitable provision for the parking and turning of 3 off-road parking spaces, and the delivery of EV charging points can be controlled through planning condition. Bicycle parking can be provided within the integral garage, with sufficient space for both car and bicycle parking within this floorspace, which can be controlled through planning condition. As such, the site access, highway layout and parking provision is considered to be acceptable. Whilst a construction management plan has been included as a planning conditions on the outline consent for the wider site, given this proposal relates to a single dwellinghouse it would not be necessary to impose such a condition on this development.

6.0 Conclusion and Planning Balance

6.1 In conclusion, the aggregate development of an addition dwellinghouse provide a modest contribution to the delivery of housing within the district, addressing an acute housing delivery need, without compromising the layout and density of the wider site. The proposed dwelling is considered to be proportionate and well-designed, finished in quality external materials congruent to the wider development and Cockerham village. The proposal offers high standards of residential amenity standards as an accessible and adaptable dwelling under Building Regulation M4(2), with suitable parking and bicycle storage provision. Subject to appropriate contributions and connections to the wider scheme, and details relating to external materials, energy efficiency, and other matters controlled through planning condition, the economic and social benefits of delivering an additional dwellinghouse at the site are considered to weigh in favour of approval of the proposal as an aggregate development to the wider housing delivery already benefitting from outline consent.

Recommendation

That Planning Permission BE GRANTED subject to Section 106 to secure:

- Linked to the outline planning permission 19/01223/OUT to only be developed as aggregate development to this wider housing scheme;
- Provision of half a unit of affordable housing as a financial contribution;
- Financial contribution to provision of secondary school places;
- Financial contribution to off-site open space based on the needs of the village of Cockerham;
- Management and long-term maintenance of all landscaping, unadopted roads, drainage infrastructure and on-site open space.

and the following conditions:

Condition no.	Description	Type
1	Time limit for commencement	Control
2	Approved plans list	Control
3	Precise details and samples of materials to be submitted for approval for elevations, external treatments and boundaries.	Pre-commencement
4	Archaeological investigation	Pre-commencement
5	Energy efficiency measures, insulation	Pre-commencement
6	Surface water drainage scheme	Pre-commencement
7	Foul drainage details	Prior to occupation
8	EV charging	Prior to occupation
9	Implement parking provision, control use of parking provision and garages for parking cars and bicycles only	Control
10	Ecological mitigation measures	Control
11	Homeowner pack to inform future residents of recreational disturbance to Morecambe Bay	Control
12	Removal of permitted development rights	Control
13	Unforeseen contamination	Control

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

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

Background Papers

Agenda Item	A8
Application Number	22/00145/FUL
Proposal	Raising and filling of land using excess spoil and topsoil
Application site	Land At Grid Reference E346580 N452460 Lancaster Road Cockerham Lancashire
Applicant	Bleasdale
Agent	HPA Chartered Architects
Case Officer	Mr Andrew Clement
Departure	None
Summary of Recommendation	Approval (However, delegate back to Head of Planning and Place to enable discussion with United Utilities, subject to no new material planning considerations being raised)

1.0 Application Site and Setting

- 1.1 The application site is located on the northern fringes of the village of Cockerham, which is located 9km to the south of Lancaster city centre. The site is farmland, and reaches its highest point at circa 19.4 metres Above Ordnance Datum (AOD) to the northwest section of the site, and falls to around 16.8 metres AOD to the north and 17.5 to the south. To the north lies a hedge to adjacent agricultural fields, with further open agricultural fields to the east. A linear form of development lies to the south consisting of 6 residential dwellings served off Willey Lane, with a seventh at the eastern end of this group currently under construction. The site is immediately north of Willey Lane and the new dwellinghouse currently under construction.
- 1.2 The site extends around 0.95 hectares and the boundaries to the north and southwest consist of a mixture of fencing and hedgerows, with an agricultural field gate to the southern tip. There is no boundary in place to the east and west. The site is allocated as Open Countryside in the adopted Strategic Policies and Land Allocations DPD. Willey Lane, which is located to the south of the site is a Public Right of Way bridleway no.13 (but also serves as a road to access the residential properties along the Lane). The site lies within an aerodrome safeguarding zone where consultation is undertaken for structures over 6 metres tall. The northwest and southwest corners of the site is susceptible to surface water flooding 1in100 and 1in1000 events, in an under 25% groundwater flooding class for superficial deposits flooding.

2.0 Proposal

- 2.1 This application seeks planning permission for the raising and filling of land using excess spoil and topsoil from the adjacent residential development site, which has outline permission for 24 dwellinghouses and seeks concurrent reserved matters approval and aggregate development for an

additional dwelling (25 dwellings total). The proposal seeks to spread 6,000cu.m of material across the site, spread evenly across the site to a maximum of 1.1 metre above the existing land levels. This will remove the requirement to transport materials and dispose of materials from the adjacent development site further afield.

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
22/00147/FUL	Erection of 1 dwelling with associated internal road and access	Concurrent
22/00145/FUL	Raising and filling of land using excess spoil and topsoil	Concurrent
19/01223/OUT	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane	Approved
19/00164/OUT	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane	Withdrawn

4.0 Consultation Responses

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

Consultee	Response
Parish Council	Objection , due to impacts on traffic, road safety, local infrastructure including the school, lack of facilities within the village and difficulties selling other dwellinghouses in the vicinity (perceived lack of demand).
County Highways	No objection , subject to wheel washing through planning condition
Environment Agency	No observation received at time of reporting, a verbal update will be provided to planning committee
United Utilities	No observation received at time of reporting, a verbal update will be provided to planning committee
Natural England	No objection , the proposed development will not have significant adverse impacts on designated sites
Environmental Health	No objection
Public Rights Of Way	No observation received
Ramblers Association	No observation received

4.2 At the time of drafting this report, **2** letters of **objection** have been received in relation to the application, based on the grounds below:-

- **Flood risk, drainage and contamination** – the site floods with slurry from Batty Hill Farm, no surface drains on Willey Lane, adequate drainage required to prevent exacerbating flood risk and contamination. Existing drains in Cockerham considered inadequate, field drainage is very poor, and flood risk and sea levels likely to increase in coming decades. Lower part of the field is liable to flooding. Revealed pipework through the field may be constructed of asbestos, with other potentially hazardous material on site. Proposed heights of dwellings taller than those existing along Willey Lane
- **Residential amenity** – overlooking and overbearing existing dwellings along Willey Lane from the proposed development. Noise and disturbance from the public open space to the rear of existing gardens. Low boundary treatments to existing properties along Willey Lane. Loss of natural light from proposed planting and boundary treatments. Road traffic noise and pollution to occupants of proposed dwellings. Lack of security from footpath adjacent to rear

gardens. Lack of planting to some existing rear boundary treatments along Willey Lane, detracting from privacy and outlook.

- **Ecology** – Increased ecological use since last survey submitted as part of the outline approval due to lack of grazing in the interim.
- **Visual amenity** – The field is an important part of the visual amenity of Cockerham. Proposed housing does not reflect local housing, in particular terraces, and this does not reinforce local character.
- **Highways** – Access onto a dangerous road, no details of accidents occurring since the outline report. Insufficient footpath to bus stop, limited public transport locally. Conflict of agricultural vehicle movements with pedestrians, cyclists and other vehicle movements. Willey Lane unsuitable for walking due to lack of street lighting and condition. Vehicular access onto Willey Lane into the site contrary to outline approval, Willey Lane unsuitable for additional vehicles.
- **Sustainability and Infrastructure** – Unsustainable location, local needs will not be met, little demand for new housing in Cockerham. Lack of shops and facilities in Cockerham. Water pressure in Cockerham is poor, which would be exacerbated by additional dwellings.
- **Other matters** – No effort to engage with local residents

5.0 Analysis

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

- Principle of the development
- Design, scale, ecology and landscape impact
- Drainage and flood risk
- Residential amenity and contamination
- Highways

5.2 Principle of the development

5.2.1 The application proposes to create raised land levels across the site, storing materials extracted from the adjacent housing development site. This will negate the requirement to transport excess material from the adjacent development, which otherwise would need to be transported and deposited elsewhere. The proposal offers the advantage of reduced vehicle trips and distance on the adjacent public highway network, modestly reducing the amount of construction traffic on the public highway and very modestly reducing the carbon footprint of the construction phase of the adjacent development site. Subject to a condition ensuring that all infill material originates from the adjacent field only, there are modest highway and sustainability benefits to the proposal, which is considered to be acceptable in principle. Further clarification regarding the quantum of material removed from the adjacent housing scheme will be sought, to ensure that this equates to the quantity of material to be deposited through this proposal, to further safeguard that materials deposited on the application originate from the adjacent field only.

5.3 Design, scale, ecology and landscape impact (DMDPD policies DM44 and DM46; SPLA DPD policy EN3; NPPF: section 12 and 15)

5.3.1 The proposed raising of levels seeks to predominantly follow the existing topography of the site, to a maximum of 1.1 metre above existing ground level. Spreading material relatively evenly across the site will reduce the visual impact of the proposal, and this will effectively reduce the height of an existing modest depression in the landscape between two higher points to the east and west, but remaining over 5 metres below the peak to the west and just under a metre below the peak to the east. Whilst the surrounding landscape is modestly undulating, the reduction in undulation between these two particular higher points would not unduly harm the open countryside nature of the site and would not detract from the undulating nature of the surrounding agricultural landscape. Subject to ensuring the raised land is topped with at least 100mm of topsoil and grass seeded to ensure a pastureland appearance, it is considered that the scale and details are appropriate, and would have no undue impact upon the landscape in this location.

5.3.2 The ecological impacts of the site were included within the Ecological Appraisal undertaken as part of the adjacent outline permission for housing development. Given the interlinked nature of this

application to the implementation of the outline permission for housing development through the control of source material from this adjacent housing site only, these ecological mitigation measures would be carried out in order to implement the raising of land levels. Combined with grass seeding of a topsoil layer to the proposed raised land, this is considered to mitigate the impacts of the proposal from an ecological perspective. Whilst there are sections of field hedgerow boundaries to the north and south of the site, these are planted in lower ditches to the wider site level, and proposed land raising is to a lesser height at the far north and south ends of the site, and as such no adverse impact upon hedges is anticipated.

5.4 **Drainage and flood risk** (DM DPD Policies DM29, DM34; NPPF section 14; Surface Water Drainage, Flood Risk Management and Watercourses Planning Advisory Note)

5.4.1 The application site is within flood zone 1, at low probability (less than 1 in 1,1000 year annual probability) risk of flooding from a river or sea. There are patches of the site at risk to surface water flooding, at 1 in 1,000 year annual probability to the south of the site, and 1 in 100 year to the north. The adjacent housing development with outline approval to the west of the site seeks development on the sloping topography down towards the application site, and whilst drainage arrangements are still to be agreed through a condition on the outline consent, it is understood that this would be intercepted from the impermeable areas of the housing development, and directed to an attenuation basin before outflowing at a greenfield rate to an underground drainage pipe under the application site. The attenuation basin and surface water scheme within the adjacent housing development site will intercept surface water from this adjacent development site, and control outflow via an underground pipe, rather than the existing arrangement of flowing towards the land sought to be raised through this application where the adjacent site slopes in this direction (approximately the eastern quarter of the site). It is understood that a United Utilities pipe is present beneath the site. United Utilities ordinarily provide consultation responses from the weekly list of applications, and no consultation response has been received to date, and if any response is provided prior to planning committee date this will be presented verbally. However, given that the proposal relates to the depositing of material rather than excavations of the site itself, it is considered that this development would have no undue impact upon existing underground infrastructure, but would restrict access which could prove an issue for the statutory undertaker. This can be confirmed with United Utilities prior to issuing a decision to ensure this does not impede their infrastructure.

5.4.2 The soakaway testing for the adjacent site demonstrates that the site is primarily grass topsoil to 0.3 metres deep, with a stony/sandy clay to approximately 1.8 to 2.2 metres deep, with a firm clay beneath. Whilst the material removed from the adjacent housing development site will not be taken at a consistent depth across the entire site, given that 6000cu.m is to be removed across a 1.7-hectare development site, the material removed will predominantly be within the topsoil layers, and the upper reaches of the stony/sandy clay. Whilst there are known to be infiltration issues locally, and pooling of surface water was witnessed during the site visit, the raised land will broadly follow the topography as existing, at a raised level, with a private underground land drain retained within the site at increased depth due to raised land levels. Furthermore, the hedgerows to the north and south of the field are planted in depressions from the adjacent field and road respectively, providing a potential water storage/drainage route. Whilst little information has been submitted regarding drainage from the proposal itself, given the drainage strategy requirement for the adjacent development site, the scale of this application site and introduction of permeable topsoil and spoil to the site, there will be a feasible solution to store and direct any potential displaced by the raising of levels. As such, subject to the impact upon surface water drainage being fully assessed and mitigated prior to commencement of development on site, with any potential mitigation such as on-site surface water storage and overflow routes implemented as part of the proposal, it is considered that the impacts upon drainage and surface water flood risk can be adequately mitigated by a Grampian style planning condition.

5.5 **Residential amenity and contamination** (DM DPD Policies DM2, DM29, DM32; NPPF sections 12)

5.5.1 The application site is located just 19.5 metres northeast of the nearest existing residential dwellinghouse, and much closer to the rear garden of this house and a dwellinghouse currently under construction. The route of spoil transportation would likely run through the agricultural fields immediately behind the rear gardens of a row of 6 (potentially 7) existing residential dwellinghouses. The earthworks and transportation may cause some temporary disturbance, which although unfortunate, is not beyond that associated with residential developments of 25 dwellinghouses

across the adjacent site in closer proximity to these dwellinghouses. It is considered that the proposal would cause no undue harm to residential amenity for the temporary period of development, and impacts of this aspect of the proposal would be indiscernible from those that would occur concurrently with the development of the adjacent housing scheme.

5.6 **Highways DMDPD policies DM29, DM63; NPPF sections 9 and 12)**

5.6.1 The route of transportation between the adjacent housing development site and this application site to deposit topsoil and spoil can be controlled through planning condition to remain off the public highway, as there are no boundary or landscape features to prevent this closest and most convenient route within the sites. As such, the proposal should reduce vehicle movements across the public highway associated with the development, offering a modest highway benefit. Whilst County Highways have recommended wheel washing of associated vehicles as part of the proposal, the proposal itself has no highway impact and the construction impacts of the adjacent residential development were assessed and controlled through this outline permission. As such, no highway or wheel washing planning conditions would meet the requirements of a planning condition for this proposal.

6.0 Conclusion and Planning Balance

6.1 In conclusion, subject to the raised levels being finished in topsoil and grass seeded, the proposal will have no undue impact upon the protected landscape and ecology. The proposal will have no detrimental impact upon residential amenity due to being carried out in conjunction with the adjacent housing development site for a temporary construction phase. Subject to the materials deriving from the adjacent housing development site, this proposal will delivery modest highway benefits during construction and very modest environmental benefits through reduced carbon footprint of development, which are considered to weigh in favour of the proposal.

Recommendation

That Planning Permission **BE GRANTED subject to Section 106** to secure:

- Linked to the outline planning permission 19/01223/OUT to only be deposit material from the adjacent site as part of this housing scheme;

and the following conditions:

Condition no.	Description	Type
1	Time limit for commencement	Control
2	Approved plans list	Control
3	Surface water drainage scheme	Pre-commencement
4	Only materials from adjacent development site, transported within the site	Control
5	Grass seeded and restoration timescales	Control

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

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

Background Papers

None

Agenda Item	A9
Application Number	22/00358/VCN
Proposal	Installation of 99.95MW battery storage facility including 2m security fence, battery units, cabling and creation of attenuation ponds (pursuant to the variation of condition 2 on approved application 18/01203/FUL to amend the layout and container specifications)
Application site	Middleton Clean Energy Plant Middleton Road Middleton Lancashire
Applicant	Ms Donna Cooper
Agent	
Case Officer	Mrs Eleanor Fawcett
Departure	Yes
Summary of Recommendation	Approval

1.0 Application Site and Setting

- 1.1 This site relates to an area of land which is part of the former Middleton Oil Refinery and is known locally as Middleton Wood. It comprises approximately 0.48 hectares of mainly rough ground with areas of tipped material upon which some natural regenerated vegetation has occurred. There are areas of hardstanding forming an original portion of the road network within the refinery site. The site is accessed via a road through an existing industrial state, off Middleton Road.
- 1.2 The site lies within the zone of influence of a Control of Major Accident Hazard (COMAH) site at Tradebe Solvent Recycling Ltd which is located immediately to the northwest. It is also within the middle zone in relation to Heysham Power Station and a public sewer crosses the site. Adjacent to the eastern boundary of the site is Middleton Former Refinery Biological Heritage Site (BHS). This extends over a large area to the east, south and west to the site and forms Middleton Nature Reserve and has some public access. The site was included within the adjacent employment allocation when the Strategic Policies and Land Allocation Document was adopted in 2020 but was previously within an area allocated as Middleton Wood in the saved Local Plan. Located approximately 800 metres to the south west is the Lune Estuary Site of Special Scientific Interest (SSSI) which is also covered by the Morecambe Bay Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site.

2.0 Proposal

- 2.1 Planning permission was granted in January 2020 for the erection of a facility for the battery storage of electricity, which would have a capacity up to 49.9MW. The energy would be taken from the national grid at times of low demand and then returned at times of high demand. The proposal included the siting of transformers and batteries, in addition to access roads, parking and an attenuation pond. A subsequent non-material amendment was approved to increase the capacity to 99.95MW.

2.2 The current application seeks to vary conditions on the original permission to vary the layout and type of battery unit. The battery storage units are still proposed to be arranged in three rows, separated by access roads, with a reed bed and attenuation pond at the southern end of the site. However, each row is proposed to have 10 units rather than 7 and these are smaller than previously approved. There is also a reduction in the amount of associated equipment. The extent of the site remains the same as does the height and positioning of the boundary fencing.

2.3 The applicant has confirmed that the reason for the proposed changes are due to developments in the large scale energy storage market, with more advanced and higher capacity equipment becoming available all the time. There was some concern that the development relied on land outside the site to deliver some of the associated infrastructure. However, the applicant has confirmed that the scheme can be developed in isolation and operated independently of any future applications as it is possible to connect the scheme to the grid with any additional required infrastructure being provided by the District Network Operator. It is, however, more cost effective to operate the consented project in tandem with the proposed second phase to the south, part of which would consist of an independent substation. It is the applicant's intention to proceed with this second phase and it is anticipated that a planning application for this will be submitted before the summer.

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
21/01534/NMA	Non material amendment to planning permission 18/01203/FUL for rearrangement of battery storage containers	Withdrawn
21/00735/NMA	Non material amendment to planning permission 18/01203/FUL to change the maximum output from 49.9MW to 99.95MW	Approved
18/01203/FUL	Installation of a 49.9MW battery storage facility including 2m security fence, battery units, cabling and creation of attenuation ponds	Approved
14/01117/FUL	Erection of a 47.5mw gas fired power station and associated works	Approved
95/01352/DPA	Change of use from derelict Shell/ICI works to Middleton Community Wood	Granted 1/4/1996

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments received.
Environmental Health	No comments received.
County Highways	No objections.
Natural England	No comments to make.
Lancashire Wildlife Trust	No comments received.
Emergency Planning	No comments received.
Office of Nuclear Regulation	No objection subject to the developer liaising with EDF Energy Nuclear Generation Limited in relation to the potential external hazards the proposed development poses to Heysham 1 and Heysham 2 and vice versa.

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

5.0 Analysis

5.1 The principle of the development has already been established through the granting of the previous planning permission. This application just seeks to vary condition 2 of that permission, which relates to the approved plans. As such the key considerations in the assessment of this application are:

- Ecological Implications
- Highway Implications
- Design, landscape and visual impact
- Impacts in relation to nearby hazardous installations

5.2 **Ecological Implications (NPPF paragraphs 174 and 179-182 (Habitats and biodiversity); Strategic Policies and Land Allocations (SPLA) DPD policies SP8 (Protecting the Natural Environment) and EN7 (Environmentally Important Areas); Development Management (DM) DPD policies DM43 (Green Infrastructure) and DM44 (Protection and Enhancement of Biodiversity)**

5.2.1 The site is located approximately 800 metres to the northeast of the Lune Estuary Site of Special Scientific Interest (SSSI) which is also covered by the Morecambe Bay Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site. Natural England previously advised that the development would not have significant impacts on these protected sites. Given that the proposed infrastructure will be located in a similar position to the previous approval, it is considered that the development would not have significant impacts on the designated sites.

5.2.2 The main part of the site lies adjacent to the Middleton Former Refinery Biological Heritage Site (BHS) with the proposed electricity cable route extending through this. This is also a nature reserve which is managed by the Lancashire Wildlife Trust (LWT). Both the application site and the BHS are known to support Great Crested Newts, which are a European Protected Species. To mitigate the loss of habitat, the original permission included a condition requiring the developer to enter into an obligation to provide a financial contribution to improve habitat for newts within the nature reserve. The permission also included a condition requiring a Construction and Environmental Management Plan to be submitted and approved prior to the commencement of development. The application does not seek to vary or remove these conditions and it is considered that the proposed changes to the scheme would not have a greater impact on ecology than was previously considered. When assessing the original application it was considered that the proposal would not have a significant impact on biodiversity, subject to appropriate mitigation as detailed above, and should ensure that the favourable conservation status of newts would be maintained.

5.3 **Highway Implications (NPPF paragraphs 104-109 (Promoting Sustainable Transport); Development Management (DM) DPD policy DM60: (Enhancing Accessibility and Transport Linkages)**

5.3.1 The proposed development will utilise an existing privately maintained access road through the adjacent industrial estate, off Middleton Road. Adjacent to the site there is an existing road, which served the former refinery site, and this will provide access to the site. There are no changes proposed to the access to the site as part of this application and it is considered that there would not be a detrimental impact to highway safety.

5.4 **Design, landscape and visual impact (NPPF: paragraphs 126-136 (Achieving Well-Designed Places), paragraphs 170 and 172 -177 (Conserving and Enhancing the Natural Environment); Development Management (DM) DPD policies DM29 (Key Design Principles) and DM46 (Development and Landscape Impact)**

5.4.1 The battery containers and associated infrastructure will occupy a similar area to the original permission (approximately 4000 sq.m) and will still be relatively low, with a maximum height of approximately 3.4 metres, slightly lower than originally approved. More units are proposed, however these will be smaller. Given the height of the structures and the proximity to the existing industrial development, it is considered that the proposal will not have a detrimental impact on the landscape or the amenity of the area in general.

6.0 Conclusion and Planning Balance

- 6.1 The application proposes some alterations to the previously approved plans, mostly comprising the change to a greater number of smaller battery storage units. As set out above, the proposed changes would not result in a detrimental impact on highway safety, biodiversity or the character and appearance of the locality and are therefore acceptable and comply with local and national planning policy.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	3 year time limit from 17 January 2020	Control
2	Approved plans	Control
3	Obligation entered into to provide contribution towards the Middleton Former Refinery Biological Heritage Site for ecology mitigation	Grampian/Pre-commencement
4	Standard contaminated land condition	Pre-commencement
5	construction environment management plan	Pre-commencement
6	control of invasive species	Pre-commencement
7	Scheme for surface water drainage	Pre-commencement
8	Details of materials: colour and finish to containers; details of fencing; and details of surfacing	Prior to development above ground
9	Details of external lighting	Prior to development above ground
10	Soft landscaping scheme	Prior to development above ground

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

In accordance with the above legislation, Officers have 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	A10
Application Number	22/00388/FUL
Proposal	Installation of PV panels to the rear elevation and installation of 2 air source heat pumps to courtyard
Application site	City Lab 6 Dalton Square Lancaster Lancashire
Applicant	Elliott Grimshaw
Agent	HPA Chartered Architects
Case Officer	Mr Robert Clarke
Departure	No
Summary of Recommendation	Approval however delegation back to Head of Planning and Place to resolve outstanding matter regarding appropriate noise attenuation measures.

(i) **Procedural Matters**

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

1.0 Application Site and Setting

- 1.1 City Lab is an office complex located on Dalton Square. To the rear of the building is Charter House car park. The building comprises an ashlar stone and glass front elevation with slate roof. The rear elevation features a rendered exterior with multi-pitched roof arrangement finished with a metal sheet material.
- 1.2 The property is located within the Lancaster Conservation Area and is attached to No. 5 Dalton Square a Grade II listed building. The Queen Victoria Memorial is Grade II* listed and the walls enclosing it are Grade II listed. The site is located within the defined Town Centre boundary.

2.0 Proposal

- 2.1 The application seeks consent for the installation of solar panels to the rear elevation roof slopes and the installation of two air source heat pumps (ASHP) contained within the central courtyard.
- 2.2 The solar panels are to be installed on the upper most flat roof area, the largest mono-pitch roof slope and part of the smaller hipped roof.

2.3 The two air source heat pumps will be located within the central courtyard, mounted upon a concrete plinth and each enclosed within a noise attenuation enclosure. The units measure almost 3.7 metres in length and just over 2.2 metres in height including the enclosure and plinth height. The attenuation enclosure a metal units finished in grey (RAL 7030).

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
08/00235/FUL	Installation of air-conditioning unit to south elevation	Permitted
09/00854/FUL	Installation of an air conditioning unit	Permitted
11/01071/DPA	Installation of photovoltaic solar panels to the south roof slope of the rear outrigger	Permitted

4.0 Consultation Responses

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

Consultee	Response
Environmental Health Officer	No response at the time of compiling this report.
Conservation Officer	No objection
Property Services	No response

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

- No responses received

5.0 Analysis

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

- Design and heritage
- Noise

5.2 **Design and heritage** (Sections 16, 66 and 72 of the Listed Buildings and Conservation Area Act, National Planning Policy Framework Section 12 and 16, SPLA DPD Policy SP7: Maintaining Lancaster District’s Unique Heritage, Development Management DPD Policies DM29: Key Design Principles, DM30: Sustainable Development, DM37: Development affecting Listed Buildings, DM38: Development affecting Conservation Areas, DM39: The Setting of Designated Heritage Assets, DM53: Renewable and Low Carbon Energy Generation

5.2.1 As set out in Policy DM53, the Council is committed to supporting the transition to a lower carbon future and will seek to maximise the renewable and low carbon energy generated in the district where this energy generation is compatible with other sustainability objectives. Lancaster City Council declared a climate change emergency in January 2019 and set a target date of 2030 to make the Council’s activities net-zero carbon. Accordingly, the Council will support proposals for renewable and low carbon energy schemes, including ancillary development, where the direct, indirect, individual and cumulative impacts are, or will be made, acceptable with particular reference to the criteria I. – IV. set out in Policy DM53.

5.2.2 In accordance with the Listed Building and Conservation Areas Act (in particular Sections 16, 66 and 72), when considering any application that affects a Listed Building, Conservation Area or their

setting the local planning authority must pay special attention to the desirability of persevering or enhancing the character or appearance of the heritage asset or its setting. Policy DM38 states that any development proposals and / or alterations to buildings, features and open spaces in Conservation Areas should preserve or enhance the character and appearance of the Conservation Areas. Specifically, they will be required to demonstrate that:

1. Proposals respect the character of the surrounding built form and its wider setting, in terms of design, siting, scale, massing, height and the materials used;
2. Proposals will not have an unacceptable impact on the historic street patterns / boundaries, open spaces, roofscape, skyline and setting including important views into and out of the area;
3. Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and
4. Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area

5.2.3 This proposal is in part for the siting of solar PV panels on the rear elevations of the modern City Lab roof. The panels would largely assimilate with the modern metal clad aesthetic of this part of the building. The majority of panels would be located on the largest south facing part roof to the rear of the Square. Some panels are also proposed on the eastward facing hipped roof slopes as well as the upper most flat roof. The shallow slope of the hipped roofs and height of the flat roof would mean these panels would not be prominent.

5.2.4 5 Dalton Square is a Georgian Townhouse dating from the early 18C in stone ashlar and one of the group of classical buildings which enclosed the northern end of the Square. The ground floor is raised above the basement and to the rear there is a courtyard, with a rear room with a fine bow window. The listed building now forms part of the Council Offices. The listed building has been harmed by the City Block extension which heavily encloses the rear courtyard, with the latter set down at a lower level.

5.2.5 The proposed ASHPs are somewhat industrial in scale and form, the large units are required in order to adequately serve the office buildings. The ASHPs will provide 100% of the buildings heating demands and will replace the existing gas supply. They are to be located within the enclosed courtyard to the rear of the listed building. The units are undoubtedly large and would cause some harm to the setting of the listed building and its bow window which overlooks this space. Had this been a well-preserved context this proposal would have been more difficult to justify. However, bearing in mind the character of the space has already been eroded by the newer City Lab building and extensions and that the courtyard level is at a much lower level than the bow window, the installation would cause a relatively minor further loss of significance.

5.2.6 Overall, it is considered that the solar PVs would cause little or no harm to the existing building, listed building and conservation area. The identified minor level of less than substantial harm arising from the ASHPs is outweighed by the public benefits in the form the removing reliance upon non-renewable gas supplies and the decarbonisation and improved efficiency and sustainability of building stock.

5.3 Noise (National Planning Policy Framework Sections 12, Section 14 and Section 15, Development Management DPD Policies DM29: Key Design Principles, DM30: Sustainable Development, DM53: Renewable and Low Carbon Energy Generation

5.3.1 Paragraph 187 of the NPPF sets out that planning decisions should ensure that new development can be integrated effectively with existing surrounding businesses to ensure that appropriate standards of amenity can be achieved for surrounding uses and occupants. Likewise, existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. This is known as the agent of change principle.

5.3.2 The proposed ASHPs produce noise whilst in operation, noise data is contained within the product specification information sheet which accompanies the application. The ASHPs are to be located within the enclosed courtyard onto which numerous office facilities face. The facilities are owned and managed by the Council but are let to a range of tenants. It is important to ensure that the

operation of the ASHPs does not harm the long-term viability and operation of the existing office use. This is particularly important given the need to ensure the provision of main town centre uses such as office facilities within the town centre location.

5.3.3 A noise assessment has been undertaken which has established existing background levels, has assessed the resultant perceived impact of the two ASHPs (in particular when both units are operating in combination) and considered the requirement for noise attenuation measures. The report has concluded that the ASHPs will produce sound levels that may adversely affect the occupiers of the office spaces when windows are open and without attenuation. Therefore, the scheme will require attenuation in order to reduce the noise produced by the ASHPs to an acceptable level so as their operation does not implicate the surrounding office working environment. Due to the enclosed nature of the courtyard, the most appropriate form of attenuation is considered to be acoustic enclosures which effectively encase the equipment. The noise assessment has identified the specific acoustic enclosures that would be required in order to achieve the required attenuation. A condition can be imposed to ensure the development is undertaken in accordance with the specific ASHPs and that the attenuation measures are installed prior to operation of this equipment. The Environmental Health Officer has been requested to review the findings of the noise assessment, however, at the time of compiling this report no response has been received. It is considered appropriate to recommend the application be delegated back to the Head of Planning and Place in order for the final details of the attenuation requirements to be confirmed.

6.0 Conclusion and Planning Balance

6.1 The provision of the solar panels and ASHPs will result in a low level of less than substantial harm to the character and significance of No. 5 Dalton Square, a Grade II listed building. However, it is considered that this identified harm is outweighed by the public benefits that the scheme entails. Matters relating to amenity and noise have largely been resolved, subject to the specific noise attenuation measures being agreed.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Time limit	Standard
2	Approved plans	Standard
3	Provision of noise attenuation measures	Prior to operation
4	Development in accordance with ASHP details	Control

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

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

Background Papers

None

Agenda Item	A11
Application Number	22/00481/FUL
Proposal	Installation of air source heat pumps
Application site	Lancaster City Council Palatine Hall Dalton Square Lancaster
Applicant	Lancaster City Council
Agent	HPA Chartered Architects
Case Officer	Ms Charlotte Greenhow
Departure	No
Summary of Recommendation	Approval however delegation back to Head of Planning and Place to resolve an outstanding matter regarding appropriate noise attenuation measures.

(i) **Procedural Matters**

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

1.0 Application Site and Setting

1.1 The application site relates to a three storey Grade II listed building known as Palatine Hall on Dalton Square within Lancaster City Centre. The building was originally built as a Roman Catholic Church in 1798-99 and has been constructed from Sandstone Ashlar with a natural slate roof. It has since been converted into a public hall, music hall and cinema before becoming Council offices in the early 1980's. It was subsequently listed in 1989. Dalton Square itself is home to a number of listed buildings including the Grade II* Queen Victoria Memorial. The site forms part of Lancaster Conservation Area.

2.0 Proposal

2.1 Planning permission is sought for the installation of air source heat pumps (ASHP's). The two ASHP's will be located within the external courtyard to the rear of the property, mounted on a concrete plinth and enclosed within a noise attenuation enclosure. The units will measure approximately 1.2m in width, 3.66m in depth, 1.9m in height and just over 2.2m in height including the enclosure and plinth height. The enclosures will be formed of an extruded aluminium alloy pentapost frame with double-skinned acoustic panels. They will be finished in grey (RAL 7030).

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
09/00544/LB	Listed building application for the installation of CCTV cameras to the front and rear, and installation of a door entry system to the front entrance door	Permitted July 2009
01/01333/LB	Listed Building application to form a new step and ramp from emergency exit door including new railings	Permitted March 2002
01/01332/DPA	Construction of disabled access ramp and step with railings to fire exit door	Permitted March 2002

4.0 Consultation Responses

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

Consultee	Response
Environmental Health	No response at the time of compiling this report
Conservation	No response at the time of compiling this report

4.2 No public representations have been received to date. Publicity expires 16 May 2022, any representations will be verbally relayed to councillors.

5.0 Analysis

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

- Principle of development
- Design and heritage
- Noise

5.2 Principle of development (NPPF Sections 2 and 14; Policies DM30 and DM53 of the Development Management DPD)

5.2.1 On 30 January 2019, the council declared a climate emergency. Whilst the newly adopted Local Plan does seek to address climate change, it was too far advanced in the plan preparation process to incorporate some of the actions and directions of the climate emergency declaration. The Council are therefore entering into an immediate Local Plan review to ensure that the aspects of this important agenda are adequately considered and include the necessary mitigation and adaption measures necessary to address the climate emergency.

5.2.2 As above, the Council is committed to supporting the transition to a lower carbon future and will seek to maximise the renewable and low carbon energy generated in Lancaster District, where this energy generation is compatible with other sustainability objectives. The overall principle of the development is therefore supported and subject to other considerations set out below, the proposal complies with policies DM30, DM53 and NPPF Section 14.

5.3 Design and heritage (Sections 16, 66 and 72 of the Listed Buildings and Conservation Area Act; NPPF Sections 12 and 16; Policy SP7 of the Strategic Policies and Land Allocations DPD; Policies DM29, DM30, DM37, DM38, DM39, DM53 of the Development Management DPD)

5.3.1 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.

5.3.2 Palatine Hall dates back to the late 18C and is both architecturally and historically important due to its high aesthetic value and former community use. This is owed to its Georgian Townhouse appearance and ecclesiastical roots. However, the listed building has been altered throughout the years with a rear stairwell extension, insertion of modern windows, and external air conditioning unit all resulting in harm to the courtyard area of the building.

5.3.3 The proposed ASHP's will be located within the existing rear courtyard and in close proximity to the existing air conditioning unit which is mounted on the wall. By their nature, the ASHP's are industrial in appearance and are undoubtably large in scale, materiality could be improved and therefore discussions will occur with the applicant and agent and councillors verbally updated. The units will therefore cause some harm to the setting of the listed building when viewed within the courtyard. Had this area been better preserved, this proposal would have been more difficult to justify. However, given the character of the courtyard area which has already been affected by the newer stairwell extension, modern windows, and air conditioning unit, the installation would cause relatively minor further loss of significance.

5.3.4 Overall, whilst it is considered that the ASHP's would result in less than substantial harm to the setting and appearance of the Grade II Listed Building and Conservation Area, this is outweighed by the public benefits arising from the scheme which will enable renewable energy to be captured and utilised within the site.

5.4 **Noise (NPPF Sections 12, 14 and 15; Policies DM29, DM30, and DM53 of the Development Management DPD)**

5.4.1 Paragraph 187 of the NPPF sets out that planning decisions should ensure that new development can be integrated effectively with existing surrounding businesses to ensure that appropriate standards of amenity can be achieved for surrounding uses and occupants. Likewise, existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. This is known as the agent of change principle.

5.4.2 The proposed ASHPs produce noise whilst in operation. The ASHPs are to be located within the enclosed courtyard onto which numerous office facilities face. The facilities are owned and managed by the Council and utilised by various Council departments. It is important to ensure that the operation of the ASHPs does not harm the long-term viability and operation of the existing office use. This is particularly important given the need to ensure the provision of main town centre uses such as office facilities within the town centre location.

5.4.3 To establish the impacts of noise generated by the operation of the proposed infrastructure, a formal noise assessment must be submitted to assess the existing background levels of the building, resultant impact of the ASHPs (in particular when both units are in operation), and a requirement for attenuation measures. This had not been provided at the time of writing this report. However, it is evident that the attenuation will be in the form of acoustic enclosures which effectively encase the equipment. Once confirmed, the final details of the attenuation measures will be forthcoming. Subject to these details being provided and noise levels attenuated to an acceptable level, the provision of the ASHP infrastructure is considered to be acceptable. It is considered appropriate to recommend the application to be delegated back to the Head of Planning and Place in order for the final details of the attenuation requirements to be confirmed. A subsequent condition can be imposed to ensure the attenuation measures are installed prior to the operation of the equipment.

6.0 Conclusion and Planning Balance

6.1 The provision of ASHPs will result in a low level of less than substantial harm to the character and significance of Palatine Hall, a Grade II listed building, and Lancaster Conservation Area. However, it is considered that this identified harm is outweighed by the public benefits that the scheme entails, subject to the specific noise attenuation measures being agreed.

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 approved plans	Control
3	Details and provision of noise attenuation measures	Prior to occupation

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	A12
Application Number	22/00543/FUL
Proposal	Installation of air source heat pumps, including associated security fencing
Application site	Ryelands House Owen Road Lancaster Lancashire
Applicant	Elliott Grimshaw
Agent	HPA Chartered Architects
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval with delegation back to the Head of Planning and Place to allow for the consultation period to expire

(i) **Procedural Matters**

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

1.0 Application Site and Setting

1.1 The application site is within Ryelands Park, which – under the Strategic Policies and Land Allocations DPD – is designated as Open Space (Policy SC3) and Local Green Space (SC2). Ryelands House is a Grade II listed building currently used by the NHS, whilst the other two buildings are in use as day nurseries and a children’s centre. A hardstanding car parking area is situated between the buildings, which are surrounded by parkland, gardens and trees.

2.0 Proposal

2.1 This application seeks consent for the installation of two air source heat pumps (ASHPs) with perimeter boundary treatment. The proposed ASHPs are part of a series of measures to reduce carbon dependency at Ryelands House and the wider City Council estate.

2.2 The units measure approximately 3.7m in length, 1.4m in width, and just over 2.3m in height including the acoustic housing. The housing will be finished in grey powder coating (RAL 7030). A 1.8m high timber perimeter fence with personnel gate for maintenance access is also proposed. The total footprint of the development area is approx. 5.1m x 6.1m. The heat pumps would occupy a small area of the car park (two parking spaces) at the north end of the modern children’s centre and day nursery building.

2.3 This application is a resubmission of 22/00472/FUL. This was withdrawn due to the heat pumps being sited within the root protection area of a mature tree. The location which forms the subject of the current application was agreed in principle between the applicant, agent, case officer, and key consultees (Arboricultural Officer, Public Realm and Conservation Team) during a site meeting.

3.0 Site History

3.1 The most recent planning applications relating to Ryelands Park and Ryelands House include:

Application Number	Proposal	Decision
17/01500/FUL	Change of use of existing multi use games area to create a car park	Approved
17/01530/LB	Listed building application for replacement render to the exterior and interior of the rear courtyard walls and the installation of a door in an existing opening	Approved
22/00472/FUL	Installation of air source heat pumps, including associated security fencing	Withdrawn

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
Conservation Team	No objection. Very minor harm to setting, likely offset by sustainable heating contributing to future of the listed building. Consideration of fencing finish required.
Environmental Health	No response received.
Arboricultural Officer	No comment,
Public Realm	Support, satisfied with new location. Accords with Council’s Climate Emergency declaration and Carbon Zero aspirations. Requirements of DM27 need to be met.
Sport England	Not within Sport England’s statutory or non-statutory remit.
Property Services	No response received.

4.2 No public comments have been received at the time of writing this report. 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:

- Principle of Development
- Design and Heritage
- Protection of Open Space, Sports and Recreational Facilities
- Noise
- Trees

5.2 Principle of Development (NPPF Sections 12 and 14; Policies DM30 and DM53 of the Development Management DPD)

5.2.1 As set out in Policies DM30 and DM53, the Council is committed to supporting the transition to a lower carbon future and will seek to maximise the renewable and low carbon energy generated in the district where this energy generation is compatible with other sustainability objectives. Lancaster City Council declared a climate change emergency in January 2019 and set a target date of 2030 to make the Council’s activities net-zero carbon. Accordingly, the Council will support proposals for renewable and low carbon energy schemes, including ancillary development, where the direct, indirect, individual and cumulative impacts are, or will be made, acceptable with particular reference to the criteria I. – IV. (including scale, siting, design, biodiversity, heritage and noise matters) set out

in Policy DM53. Subject to this criteria and any other material considerations being satisfactorily addressed, the principle of the development is acceptable.

5.3 **Design and Heritage** (NPPF Sections 12 and 16; Policies DM29, DM30, DM39 and DM53 of the Development Management DPD; Policy SP7 of the Strategic Policies and Land Allocations DPD)

5.3.1 In accordance with the Planning (Listed Building and Conservation Areas) Act 1990, when considering any application that affects a Listed Building, Conservation Area or their setting the local planning authority must pay special attention to the desirability of persevering or enhancing the character or appearance of the heritage asset or its setting.

5.3.2 The proposed ASHPs are somewhat industrial in scale and form, however the large units are required in order to adequately serve the building. They are to be located on existing hardstanding area and adjacent to the children's centre building. The units are undoubtedly large and would cause some harm to the setting of the listed building and the associated former coach house which is opposite the application site. However, such harm is considered to be very minor harm, and the Conservation Team is content that the harm would likely be offset by the introduction of a sustainable form of heating which would contribute to the viability of the listed building in the future. Furthermore, the ASHPs would be seen within the context of the modern children's centre building, a walled yard area, and car parking area.

5.3.3 A stone or rendered wall to match the adjoining children's centre as a means of boundary treatment would be preferable, however the case officer understands that the funding available would not stretch to this. Given the presence of the listed building and the setting within the park further discussions will take place with the applicant to arrive at a boundary treatment that works in the context of the site. Such details can be secured through a suitably worded planning condition.

5.3.4 Overall, it is considered that the ASHPs would cause very minor or offset neutral harm to the setting of the listed building. The identified very minor level of harm arising from the ASHPs is considered to be outweighed by the public benefits in the form of the decarbonisation and improved efficiency and sustainability of the listed building, subject to final details of the boundary treatment being conditioned.

5.4 **Protection of Open Space, Sports and Recreational Facilities** (NPPF Section 8; Policies DM27 and DM43 of the Development Management DPD; Policies SC2 and SC3 of the Strategic Policies and Land Allocations DPD)

5.4.1 Policy DM27 seeks to protect and enhance existing designated open spaces and prevent the loss of designated open space, sports and recreational facilities, whilst Policy DM43 seeks to protect and enhance green spaces including recreational areas and parks. These aims are reiterated by Policies SC2 and SC3 of the Strategic Policies and Land Allocations DPD and Section 8 of the NPPF.

5.4.2 Whilst the ASHPs are located within designated open and green space, they are on an existing hardstanding area and adjacent to existing built development. In terms of car parking spaces being lost, there is ample parking available on the main car park (former MUGA site) and a reduction in the number of vehicles accessing this part of the site will in turn will reduce vehicle-pedestrian conflicts on the shared-use paths. Overall, the proposal will not impinge on the usability of the wider park site or any formal sports facilities, and as such complies with the relevant policies of the Local Plan and Section 8 of the NPPF.

5.5 **Noise** (NPPF Sections 12, 14 and 15; Policies DM29, DM30, and DM53 of the Development Management DPD)

5.5.1 Paragraph 187 of the NPPF sets out that planning decisions should ensure that new development can be integrated effectively with existing surrounding businesses to ensure that appropriate standards of amenity can be achieved for surrounding uses and occupants. Likewise, existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. This is known as the agent of change principle.

5.5.2 The proposed ASHPs will generate a non-trivial amount of noise whilst in operation. The ASHPs are to be located adjacent to the children's centre building, adjacent to the external play space for the

day nursery and within Ryelands Park, a relatively peaceful area when compared to the hustle and bustle of the city centre. It is important to ensure that the operation of the ASHPs does not harm the long-term viability and operation of the adjacent children’s centre and day nursery uses, as well as the recreational value of the park.

5.5.3 Noise attenuation will be required in the form of acoustic enclosures, however at the time of writing this report the agent has been unable to supply the precise technical details of these and therefore the case officer is unable to determine if the enclosures as currently proposed will attenuate noise levels to an acceptable level. To this end, a condition requiring further details and implementation of a suitable acoustic housing system is recommended.

5.6 **Trees** (NPPF Sections 12 and 16; Policies DM29, DM45 and DM53 of the Development Management DPD)

5.6.1 The application site is separated from nearby mature trees by an existing wall, and by virtue of the siting on existing asphalted car parking area, the proposal site avoids the root protection area of said trees which can be safely retained as part of the proposal. The Council’s Arboricultural Officer is satisfied that the revised proposal presents no likely risk to the long-term health and stability of the mature trees, which are an important feature of the park’s landscape and biodiversity offering.

6.0 Conclusion and Planning Balance

6.1 The provision of ASHPs will result in a very minor level of harm to the setting of Ryelands House, a Grade II listed building, within Ryelands Park, a designated open and green space recognised for its recreational and well-being value to local residents. However, it is considered that this identified harm is offset and outweighed by the public benefits that the scheme entails, subject to the specific noise attenuation measures and fencing finish details both being agreed.

Recommendation

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

Condition no.	Description	Type
1	Standard three year timescale	Control
2	Development in accordance with plans and details	Control
3	Details of boundary treatments	Control
4	Details and provision of noise attenuation measures	Control

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

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

Background Papers

None

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
20/01094/FUL	Blackberry Hall Works, Blackberry Hall Crescent, Heysham Demolition of existing workshop building and change of use of former yard to a gypsy/traveller site for the siting of 3 caravans and associated landscaping for Patrick Delaney (Heysham Central Ward 2015 Ward)	Application Permitted
21/00088/DIS	Land South Of Playing Field Trumacar Lane, Middleton Road, Heysham Discharge of conditions 3,7,8,12,14,15 and 16 on approved application 17/00848/OUT for Mark Barnes (Overton Ward 2015 Ward)	Application Permitted
21/00115/DIS	Tarnsyke Cottage, Flintron Brow, Over Wyresdale Discharge of conditions 4, 6 and 7 on approved application 20/00427/LB for Declan Hoare (Ellel Ward 2015 Ward)	Application Permitted
21/00146/FUL	Telephone House, Fenton Street, Lancaster Change of use of lower ground floor Mosque (F.1) into four 2-bed apartments and one 1-bed apartment (C3) and upper ground floor dentist (E) into two 2-bed apartments and one 1-bed apartments (C3), use of basement as ancillary storage, lowering of ground level to the rear with associated landscaping, creation of new windows and doors to lower ground floor rear and side elevation, replacement windows to the whole building for Fenton suites Ltd. (Castle Ward 2015 Ward)	Application Permitted
21/00158/DIS	Development Site, Bulk Road, Lancaster Discharge of condition 25 on approved application 18/00820/FUL for Hines UK Ltd (Bulk Ward 2015 Ward)	Split Decision
21/00163/DIS	Moorlands Church, Middle Street, Lancaster Discharge of conditions 3 and 5 on approved application 19/00613/FUL for Mr Danny Rurlander (Castle Ward 2015 Ward)	Split Decision
21/00164/DIS	Moorlands Church, Middle Street, Lancaster Discharge of conditions 3 and 5 on approved application 19/00614/LB for Mr Danny Rurlander (Castle Ward 2015 Ward)	Split Decision
21/00500/FUL	Land North Of 1 Sunny Hill, Westbourne Road, Lancaster Demolition of existing garage, shed, hard standings and retaining walls, and erection of a three storey dwelling (C3) with associated hardstanding and landscaping for Mr and Mrs Howard (Marsh Ward 2015 Ward)	Application Refused
21/00507/OUT	Land South Of Bailrigg Lane, Lancaster, Lancashire Outline application for the development of 4 dwellings (C3) and associated access for Mr Stratford-Hall (University And Scotforth Rural Ward)	Application Refused
21/00677/FUL	59 Yealand Road, Yealand Conyers, Carnforth Construction of external steps and alterations to gate for Dr and Mrs Proctor (Warton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00678/LB	59 Yealand Road, Yealand Conyers, Carnforth Listed building application for raising of fireplace lintols; installation of extract vents, patent glazing and new windows and doors; alterations to existing windows and doors; alterations to internal walls, openings, and ceilings; construction of external steps; and alterations to gate for Dr and Mrs Proctor (Warton Ward 2015 Ward)	Application Permitted
21/00733/FUL	Tower House, Church Brow, Halton Erection of a single storey side extension for Mr Joseph McAleer (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00734/LB	Tower House, Church Brow, Halton Listed building consent for the erection of a single storey side extension and internal alterations, including demolition of existing internal porch, installation of replacement staircase, alterations to room layout, removal of internal walls, installation of internal walls, partial removal of a ceiling to create a mezzanine level over the entrance hall, and raising of ceiling height in second floor bedrooms for Mr Joseph McAleer (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00781/FUL	Land Off B6254 Adjacent Swarthdale Road, Kirkby Lonsdale Road, Over Kellet Change of use of agricultural land to equestrian use, creation of an access track, erection of a stable block with associated hardstanding and construction of a manège for Mr And Mrs Joel (Kellet Ward 2015 Ward)	Application Refused
21/00822/FUL	Old Rectory, Church Street, Whittington Erection of detached building to cover existing outdoor pool with link to and retention of existing outbuilding, construction of a raised roof to existing outbuilding and extension to terrace for Mr Mike Asher (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00823/LB	Old Rectory, Church Street, Whittington Listed building application for the erection of a detached building to cover existing outdoor pool with link to and retention of existing outbuilding, construction of a raised roof to existing outbuilding, and extension to terrace for Mr Mike Asher (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00912/FUL	Bay Horse Hotel, Kirkby Lonsdale Road, Arkholme Excavation of land and erection of a two-storey side extension to facilitate the creation of two visitor apartments with associated raised terrace areas, alterations to public house to facilitate the creation of one visitor apartment on the ground floor and two guest rooms on the first floor, erection of a two-storey rear extension, extension to the car park and provision of 2 electric vehicle charging points, alterations to existing beer garden including new boundary walls, retaining walls and stairs and erection of fixed seating booth structure and for retrospective development including alterations to existing decking including new ramp, the excavation of land to facilitate the erection of a single storey detached visitor apartment with associated courtyard area, demolition of existing external store walls and rear extension and erection of a single storey rear extension, installation of extraction equipment and erection of boundary walls for Mr P Benson (Kellet Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

21/00913/LB	Bay Horse Hotel, Kirkby Lonsdale Road, Arkholme Listed building consent for the erection of a two-storey side extension with associated raised terrace areas, erection of a two-storey rear extension, internal alterations including the removal of partition walling, erection of internal partition walling and creation of door openings at ground floor, creation of external doors and erection of internal partition walling at first floor and retrospective works including the demolition of external store walls and rear extension and erection of a single storey rear extension with installation of extraction equipment and erection of boundary walls, excavation of land and erection of external stairs and retaining walls and alteration to external beer garden walling and replacement garage doors with glazed door and window for Mr P Benson (Kellet Ward 2015 Ward)	Application Permitted
21/00961/FUL	Lansdowne, Bay Horse Lane, Bay Horse Erection of detached outbuilding for Mr Peter Cowell (Ellel Ward 2015 Ward)	Application Permitted
21/00967/FUL	Land To The Rear Of , 94 Main Street, Hornby Erection of a single storey detached dwelling with detached garage/studio (C3), associated access, landscaping and sewage treatment plant for Mr & Mrs Martin and Siobhan Miles-Moore (Upper Lune Valley Ward 2015 Ward)	Application Refused
21/01012/FUL	Field West Of, Woodlands View, Over Kellet Partial retrospective application for the widening of an existing access and erection of a gate for Mr Mark Drinkall (Kellet Ward 2015 Ward)	Application Refused
21/01037/FUL	St Wilfrids Hall, Foundry Lane, Halton Erection of five 4-bed detached dwellings and three 3-bed dwellings (C3), part demolition and conversion of St Wilfrids Hall into two 1-bed apartments and four 2-bed apartments (C3) with associated access and landscaping for Mr Paul Jeffery (Halton-with-Aughton Ward 2015 Ward)	Application Refused
21/01062/LB	Moorlands, Moorside Road, Brookhouse Listed building application for removal and installation of internal walls, refurbishment of internal stairs and installation of ensuite bathroom for Mr And Mrs Loxam (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/01141/FUL	Land Adjacent Fell View, Littlefell Lane, Lancaster Retrospective application for the retention of tracks, hardstanding areas and freestanding solar panels for Mr & Mrs Gardner (University And Scotforth Rural Ward)	Application Refused
21/01160/FUL	Chimney Tower, Lindeth Road, Silverdale Construction of a stone plinth for Mr Peter Baker (Silverdale Ward 2015 Ward)	Application Permitted
21/01187/FUL	69 Main Street, Hornby, Lancaster Erection of a single storey rear extension and an upward extension and replacement roof to create first floor accommodation for Mr+Mrs A+D Wilkes (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/01207/VCN	Glasson Basin Marina, School Lane, Glasson Dock Construction of 10 pontoons (pursuant to the variation of conditions 2 ,3, 7 and 8 on planning permission 20/00707/FUL to include details of ancillary infrastructure	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	including access gates, water and electrical pedestals and an emergency buoy stand and to amend development period and the Construction Environmental Management Plan) for Mr Ian Bolster (Ellel Ward 2015 Ward)	
21/01212/FUL	Land East Of Annie's Barn, Yenham Lane, Overton Erection of a dwelling and associated access for Mr & Mrs Armer (Overton Ward 2015 Ward)	Application Refused
21/01216/FUL	Woodfield House, Moorside Road, Brookhouse Erection of a two storey dwelling with detached garage, creation of a new access and installation of a package treatment plant for Mrs Joyce Nevison (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/01250/FUL	Land Between 3 And 5 Dalton Road, Lancaster, Lancashire Demolition of 3 existing garages and erection of two detached dwellings (C3) with associated landscaping, access and erection of outbuilding for Lindsay Robertson (Bulk Ward 2015 Ward)	Application Refused
21/01332/FUL	39 Lancaster Road, Carnforth, Lancashire Installation of seven replacement windows and one replacement door to the side and rear elevations for Fiona Taylor (Carnforth And Millhead Ward 2015 Ward)	Application Refused
21/01342/FUL	Bee Farm Barn, Chapel Lane, Overton Conversion of rear garage to ensuite bedroom, erection of a fence and gate to the front elevation, and creation of front parking area for Mr & Mrs Fletcher (Overton Ward 2015 Ward)	Application Withdrawn
21/01372/FUL	Oak Cottage, Quernmore Road, Caton Erection of a rear porch for Mary Hodgson (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
21/01373/LB	Oak Cottage, Quernmore Road, Caton Listed building application for the erection of a rear porch for Mary Hodgson (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
21/01412/FUL	Grange Court, Hasty Brow Road, Slyne Erection of a first floor extension over existing garage for Mr M McCarty (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/01441/FUL	24 Elm Grove, Morecambe, Lancashire Demolition of existing single storey rear extension and erection of a single storey rear/side extension for Mr. & Mrs Moran /Sunter (Bare Ward 2015 Ward)	Application Permitted
21/01448/FUL	12 Heversham Close, Lancaster, Lancashire Erection of a single storey rear extension, and construction of retaining wall and steps for Mr & Mrs Jackson (Scotforth East Ward 2015 Ward)	Application Permitted
21/01485/FUL	55 Belle Vue Terrace, Lancaster, Lancashire Conversion of outbuilding to create ancillary accommodation in association with 55 Belle Vue Terrace and construction of raised decking area for Mr and Mrs Elieli (Scotforth West Ward 2015 Ward)	Application Permitted
21/01505/FUL	1 St Andrews Close, Lancaster, Lancashire Demolition of existing rear conservatory, erection of a single storey front extension, and erection of a single storey side and rear	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

Reference	Description	Decision
	extension for Mr M Izzeldin (John O'Gaunt Ward 2015 Ward)	
21/01515/FUL	21 Hest Bank Lane, Hest Bank, Lancaster Erection of single storey side extension with balcony above, installation of windows/doors and construction of external steps for Mr And Mrs Wright (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/01521/FUL	Stanley Farm, Quernmore Road, Quernmore Change of use of existing agricultural building into 3 dwellings (C3) including vehicular access road, parking and landscaping, installation of a package treatment plant and drainage infrastructure for Claughton Hall Estate Ltd (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
21/01558/FUL	7 Leach House Lane, Galgate, Lancaster Proposed loft conversion including installation of rooflights to the rear elevation for Leonie Unterholzner and Eoghan Wall (Ellel Ward 2015 Ward)	Application Permitted
21/01561/FUL	Mill Lane , Adjacent To Bay View Nursery And Garden Centre, Bolton Le Sands Proposed highway improvements to Mill Lane including carriageway widening, construction of new footway to the west and installation of traffic signals at either end of single carriageway railway bridge for Lisa Clarke (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/01568/FUL	5 Hamilton Road, Morecambe, Lancashire Construction of a hip to gable roof extension and a rear dormer extension, installation of a door to the rear elevation, two windows to the side elevation, and three rooflights to the front elevation for Mr.&Mrs. P. Bell (Torrisholme Ward 2015 Ward)	Application Permitted
22/00003/LB	1 Melling Hall, Melling Road, Melling Listed building application for the creation of a new internal opening with doors, installation of a replacement floor and the installation of ceiling lights to the ground floor for Mr and Mrs Farnworth (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/00006/FUL	St Wilfrids Church Of England Primary School, Penny Stone Road, Halton Erection of a timber cabin, relocation of climbing wall to extend existing play area, installation of table tennis table and installation of replacement timber play boat for Mrs Claire Weymouth (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
22/00010/FUL	19 Townsfield, Silverdale, Carnforth Demolition of existing conservatory to the rear elevation, erection of a single storey rear extension and a covered store to the side, construction of a rear dormer extension, conversion of existing car port to ancillary living accommodation with erection of a single storey side and rear extension, excavation of land, construction of retaining walls and steps, and the installation of a package treatment plant for Mr and Mrs Amor (Silverdale Ward 2015 Ward)	Application Refused
22/00015/POSTAD	Proposed Development Site, Thornton Road, Morecambe Post Decision Advice Meeting Request for planning application 20/00478/FUL for Paul Hart (Poulton Ward 2015 Ward)	Closed

LIST OF DELEGATED PLANNING DECISIONS

22/00020/DIS	Cort House, Main Street, Arkholme Discharge of condition 3 on approved application 21/00245/FUL for Dr Lesley Bow (Kellet Ward 2015 Ward)	Application Permitted
22/00021/DIS	Cort House, Main Street, Arkholme Discharge of condition 3 on approved application 21/00246/LB for Dr Lesley Bow (Kellet Ward 2015 Ward)	Application Permitted
22/00029/DIS	67 And 69 Slyne Road And Land To The Rear, Lancaster, Lancashire Discharge of conditions 3,4,5,7,8,9,10,12 and 13 on approved application 21/00515/FUL for Mr Luke Newland (Skerton East Ward 2015 Ward)	Application Permitted
22/00029/REM	Land North Of Rectory Gardens, Lancaster Road, Cockerham Reserved matters application for the erection of 18 dwellings with associated landscaping and open space for Mr Whelan (Ellel Ward 2015 Ward)	Application Refused
22/00030/DIS	Little Wood, Blackwood End Farm, Bay Horse Road Discharge of conditions 3,4 and 5 on approved application 20/01330/FUL for Ms Joanne Whitaker (Lower Lune Valley Ward 2015 Ward)	Split Decision
22/00032/DIS	Buildings Adjacent To 43 Main Road And Land To The Front Of Pear Tree House, Nether Kellet, Carnforth Discharge of conditions 3 and 9 on approved application 21/00775/FUL for Mr Andrew Kirkham (Kellet Ward 2015 Ward)	Application Permitted
22/00034/DIS	67 And 69 Slyne Road And Land To The Rear, Lancaster, Lancashire Discharge of condition 6 on approved application 21/00515/FUL for Mr Luke Newland (Skerton East Ward 2015 Ward)	Application Permitted
22/00035/DIS	Mill House, Spout Lane, Wennington Discharge of conditions 3,4,6,7,8,9,10,11,12,13 and 14 on planning permission 19/00887/FUL for Mr Paul Metcalfe (Upper Lune Valley Ward 2015 Ward)	Split Decision
22/00036/DIS	Mill House, Spout Lane, Wennington Discharge of conditions 3,4,5,6 and 7 on planning permission 19/00888/LB for Mr Paul Metcalfe (Upper Lune Valley Ward 2015 Ward)	Split Decision
22/00037/DIS	Wennington Institute, Bentham Road, Wennington Discharge of conditions 3 and 4 on approved application 20/00812/FUL for Mr M Chapman (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/00038/DIS	Field Barn , Adjacent To Thwaite Lodge, 25 Crag Bank Crescent Discharge of condition 4 on approved application 21/00495/VCN for Mrs Adelaide Ireland and Sandra Robinson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
22/00038/FUL	1 Laithbutts Lane, Nether Kellet, Carnforth Demolition of existing fire damaged bungalow, erection of new bungalow and widening of existing access for mr paul gott (Kellet Ward 2015 Ward)	Application Withdrawn
22/00044/DIS	Buildings Adjacent To 43 Main Road And Land To The Front Of Pear Tree House, Nether Kellet, Carnforth Discharge of conditions 4, 5, 10, 11, 15, 16 and 17 on approved application 21/00775/FUL for Mr Andrew Kirkham (Kellet Ward 2015)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	Ward)	
22/00045/FUL	Batty Hill Farm, Lancaster Road, Cockerham Retrospective application for erection of an agricultural livestock building for Mr Peter Hewitt (Ellel Ward 2015 Ward)	Application Permitted
22/00048/DIS	6 Ullswater Road, Lancaster, Lancashire Discharge of condition 5 on approved application 21/01460/FUL for Mr Matthew Robinson (Bulk Ward 2015 Ward)	Application Permitted
22/00052/DIS	The Hawthorns Caravan Park, Main Road, Nether Kellet Discharge of conditions 3,4 and 5 on approved application 19/01595/CU for Mr Ashley Wright (Kellet Ward 2015 Ward)	Application Permitted
22/00052/FUL	Ward 8, Royal Lancaster Infirmary, Ashton Road Installation of replacement windows at ground floor level for Mark Hampton (Scotforth West Ward 2015 Ward)	Application Permitted
22/00053/LB	Ward 8, Royal Lancaster Infirmary, Ashton Road Listed building application for the installation of replacement windows at ground floor level for Mark Hampton (Scotforth West Ward 2015 Ward)	Application Permitted
22/00056/FUL	Land North Of Rectory Gardens, Lancaster Road, Cockerham Demolition of agricultural buildings and erection of 4 dwellings (C3) with associated infrastructure, internal road and landscaping for Mr M Whelan (Ellel Ward 2015 Ward)	Application Refused
22/00064/LB	29 St Georges Quay, Lancaster, Lancashire Listed building application for replacement of windows to the side and rear elevation and retrospective application for installation of windows to the front elevation for Mr Chris Harrison (Castle Ward 2015 Ward)	Application Permitted
22/00065/FUL	Former Sofidel UK, Caton Road, Quernmore Demolition of part of existing warehouse building (B2) and detached outbuilding, refurbishment and recladding of remaining warehouse, erection of side warehouse extension (B2), erection of 3 storey rear office extension, associated access, parking, service yard, refuse storage and landscaping for Miss Jordan Balazs (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
22/00072/VCN	9 St Johns Avenue, Silverdale, Lancashire Erection of one 2-storey dwelling (C3), alteration of levels and installation of drainage infrastructure (pursuant to the variation of conditions 2, 9 and 10 on planning permission 20/00640/FUL to amend plans of the house and garage roofs including solar panels and ridge level) for Mr & Mrs John Burrow (Silverdale Ward 2015 Ward)	Application Permitted
22/00076/POSTAD	Manor Farm Barn, Chapel Lane, Overton Post decision advice meeting request for planning application 20/00380/FUL for Dan Williams (Overton Ward 2015 Ward)	Closed
22/00094/PRE3	Land To The South Of Lawsons Bridge Site, Scotforth Road, Lancaster Erection of up to 95 residential dwellings with associated access for Northstone Developments Ltd (Scotforth West Ward 2015 Ward)	Closed
22/00119/PRE3	Haverbreaks Farm, Foundry Lane, Halton Commercial	Closed

LIST OF DELEGATED PLANNING DECISIONS

development to provide approximately 9,622 SqM of Use Class B floorspace for VMC Developments (Halton-with-Aughton Ward 2015 Ward)

22/00120/FUL	Morecambe Winter Gardens, 209 Marine Road Central, Morecambe Temporary siting of 2 modular toilet blocks with fencing and concrete hardstanding for a period of 3 years for Helen O'Neil (Poulton Ward 2015 Ward)	Application Permitted
22/00121/LB	Morecambe Winter Gardens, 209 Marine Road Central, Morecambe Listed building consent for temporary siting of 2 modular toilet blocks with fencing and concrete hardstanding for a period of 3 years for Helen O'Neil (Poulton Ward 2015 Ward)	Application Permitted
22/00130/FUL	3 Homfray Avenue, Morecambe, Lancashire Demolition of rear conservatory, erection of single storey rear extension, construction of decking, construction of front porch and conversion of attached garage to habitable room for Heidi Graham (Torrisholme Ward 2015 Ward)	Application Permitted
22/00132/FUL	West Lindeth Hall, 2 Stankelt Road, Silverdale Erection of a detached double carport with electric charging point and construction of external steps for Mr G Grayson (Silverdale Ward 2015 Ward)	Application Permitted
22/00139/FUL	4 Cumberland View, Lancaster, Lancashire Construction of dormer extensions to the front and rear elevations for James Glass (John O'Gaunt Ward 2015 Ward)	Application Permitted
22/00141/CU	71 Bulk Road, Lancaster, Lancashire Change of use of dwelling (C3) to small HMO (C4) for Lyna Sharman (Bulk Ward 2015 Ward)	Application Withdrawn
22/00148/FUL	29 Broadlands Drive, Bolton Le Sands, Carnforth Demolition of existing conservatory and garage, erection of a single storey rear extension, garage, and a front porch, and the construction of a raised patio and steps to the rear for Mr A Hunter (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00149/ADV	13 Market Street, Lancaster, Lancashire Advertisement application for the display of 1 halo illuminated fascia sign, 1 externally illuminated projecting sign and 1 internally illuminated menu box for Nando's Chickenland Ltd (Castle Ward 2015 Ward)	Application Permitted
22/00154/FUL	1 Montbegon, Hornby, Lancaster Erection of a two storey side extension, erection of a two storey front extension, and installation of solar panels for Mr & Mrs Towers (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/00158/FUL	Greenbank Farm, Hornby Road, Cloughton Retrospective application for erection of an extension to existing agricultural building for Mr David Platts (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/00160/FUL	38 Oak Drive, Halton, Lancaster Erection of a single storey side and rear extension with overhanging roof, construction of balustrade, external steps and raised patio area to the rear, construction of a dormer extension to the front	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	elevation and construction of a ramp to the side for Mr & Mrs Eden (Halton-with-Aughton Ward 2015 Ward)	
22/00170/FUL	20 Lancaster Road, Overton, Morecambe Erection of a two storey extension to the rear elevation and construction of a raised terrace and steps with associated timber screen for Mr & Mrs Smith (Overton Ward 2015 Ward)	Application Permitted
22/00175/FUL	Units 1 - 9, Lansil Way, Lancaster Erection of a single storey side extension with mezzanine level to the east and re-siting of existing mast to roof and erection of a 3 storey side extension to the west for Lowman (Bulk Ward 2015 Ward)	Application Permitted
22/00180/LB	Stirzakers Farm, Saltoake Road, Bay Horse Listed building application for retention of replacement slates, felt and battens to western roof pitch for Mr K Drinkwater (Ellel Ward 2015 Ward)	Application Refused
22/00191/FUL	CTAP, John Creed Avenue, Lancaster University Removal of existing revolving door and installation of replacement window, installation of ducts, construction of external plant space with installation of two flues and associated landscaping for Mr David Wynn Griffiths (University And Scotforth Rural Ward)	Application Permitted
22/00192/FUL	Lane Head Farmhouse, Hornby Road, Wray Retrospective application for creation of new vehicular access off B6480 Hornby Road, excavation of land to create a driveway and partial demolition of boundary wall for Mr M Watts (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
22/00193/FUL	15 Greenshank Close, Heysham, Morecambe Erection of a single storey side/rear extension for Mr.&Mrs. M. Hogg (Heysham South Ward 2015 Ward)	Application Permitted
22/00199/LB	16 Cinnabar House, Poulton Road, Morecambe Listed building consent for the installation of internal wall insulation and replacement of existing electric room heaters for Miss Olivia Chapman (Poulton Ward 2015 Ward)	Application Permitted
22/00204/ELDC	11 West Road, Lancaster, Lancashire Existing lawful development certificate for use as house in multiple occupation (C4) for Mrs Sally Clisby (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
22/00206/FUL	Red Bank Barn, Silverdale Road, Yealand Redmayne Erection of a single storey front extension, side extension and rear extension, installation of new windows to the front and side elevation and installation of a door to the front elevation for Mr Kenneth James (Silverdale Ward 2015 Ward)	Application Permitted
22/00210/FUL	53 Africa Drive, Lancaster, Lancashire Construction of a canopy to the rear elevation with decking for Mr P. Clough (Marsh Ward 2015 Ward)	Application Withdrawn
22/00213/FUL	2 Thurnham Mill Cottages, Thurnham Mill, Thurnham Demolition of existing single storey extension and erection of a two storey rear extension for Mr George Tostevin (Ellel Ward 2015 Ward)	Application Permitted
22/00218/FUL	Overtown Farm, Woodman Lane, Cowan Bridge Construction	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	of a swimming pool and associated plant room for Mr And Mrs Cleaver (Upper Lune Valley Ward 2015 Ward)	
22/00220/FUL	26 Clifton Drive, Morecambe, Lancashire Erection of a single storey rear extension for Mr D. Jones (Bare Ward 2015 Ward)	Application Permitted
22/00227/FUL	6 Wallings Lane, Silverdale, Carnforth Erection of single storey side extension including solar panels, partial demolition of existing garage and erection of replacement garage, installation of air source heat pump for Mr & Mrs Kelly (Silverdale Ward 2015 Ward)	Application Permitted
22/00228/FUL	The Chapel, Kirkby Lonsdale Road, Over Kellet Retrospective application for the retention of outbuilding for ancillary accommodation in association with The Chapel for Mr Glyn Painter (Kellet Ward 2015 Ward)	Application Withdrawn
22/00232/FUL	Beck House, Borwick Road, Borwick Installation of gates for Mr and Mrs Neil Robinson (Kellet Ward 2015 Ward)	Application Permitted
22/00233/LB	Beck House, Borwick Road, Borwick Listed building application for installation of gates for Mr and Mrs Neil Robinson (Kellet Ward 2015 Ward)	Application Permitted
22/00238/VCN	Hill Farm, Littledale Road, Brookhouse Change of use of barns to two dwellings (C3), demolition of existing modern barns and erection of two new dwellings (C3), creation of passing place and erection of bin store (pursuant to the variation of conditions 2 and 5 on planning permission 18/01419/FUL to amend the site plan to include garden room within Plot 4 and to include the use of single ply flat roofing membrane to the garden room) for Mr M Gerega (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
22/00239/FUL	9 Bailey Lane, Heysham, Morecambe Erection of single storey rear extension, upgrading of external finishes including replacement of roof, windows, doors, soffits, fascias, rainwater goods and removal of a chimney stack for Mrs Mavis Randle (Heysham Central Ward 2015 Ward)	Application Permitted
22/00245/ADV	Warren James, 1A Lancaster Gate, St Nicholas Arcade Advertisement application for the display of one externally illuminated fascia sign and one externally illuminated projecting sign for Mr Guy Lightowler (Castle Ward 2015 Ward)	Application Permitted
22/00262/FUL	23 Main Road, Nether Kellet, Carnforth Conversion of part of garage into ancillary living accommodation in association with 23 Main Road including installation of flue, soil vent pipe, insertion of new windows and doors and mezzanine level storage for Mr John Tyson (Kellet Ward 2015 Ward)	Application Permitted
22/00265/FUL	3 Whin Drive, Bolton Le Sands, Carnforth Erection of a single storey rear extension for Mr Nigel Berry (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00268/VCN	1 Coulston Road, Lancaster, Lancashire Change of use from dwelling to 7 bed student accommodation (pursuant to the variation of condition 3 on planning permission 13/00724/CU to reword the condition in relation to continued student	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	occupancy) for Mr Philip Harvey (John O'Gaunt Ward 2015 Ward)	
22/00271/FUL	15 Woodlands Road, Lancaster, Lancashire Erection of garage to the side elevation for Mr J. Rainford (Skerton East Ward 2015 Ward)	Application Permitted
22/00273/EIR	Hill Farm, Littledale Road, Brookhouse Screening request for the variation of conditions 2 and 5 on planning permission 18/01419/FUL to amend the site plan to include garden room within Plot 4 and to include the use of single ply flat roofing membrane to the garden room for Mr M Gerega (Lower Lune Valley Ward 2015 Ward)	ES Not Required
22/00275/PLDC	13 Ashfield Avenue, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension, and the installation of a window and four rooflights to the rear for Mr and Mrs McLaughlin (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
22/00276/FUL	24 Lathom Avenue, Morecambe, Lancashire Erection of a single storey extension to the side and rear for Mr B Davies (Bare Ward 2015 Ward)	Application Permitted
22/00280/FUL	5 Maryland Close, Silverdale, Carnforth Retrospective application for erection of a summerhouse for Mr & Mrs Dryer (Silverdale Ward 2015 Ward)	Application Permitted
22/00285/NMA	288 Oxcliffe Road, Heaton With Oxcliffe, Morecambe Non material amendment to planning permission 14/00214/FUL to amend the elevations and floor plans for Mr R. Howard (Westgate Ward 2015 Ward)	Application Permitted
22/00286/NMA	Land At Royal Albert Farm, Pathfinders Drive, Lancaster Non material amendment to planning permission 19/01568/FUL for substitution of house types on plots 5, 8, 9, 10, 12, 13, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 41, 44, 48 and 57 for Oakmere Homes (Northwest) Ltd (Scotforth West Ward 2015 Ward)	Application Refused
22/00290/FUL	9 Dunbar Drive, Heysham, Morecambe Erection of a single storey rear extension for Mr M. Pencavel (Heysham South Ward 2015 Ward)	Application Permitted
22/00298/PAH	30 Chapel Lane, Overton, Morecambe Erection of a 6.00 metre deep, single storey rear extension with a maximum roof height of 3.78 metres and a maximum eaves heights of 3.10 metres for Sophie Davidson (Overton Ward 2015 Ward)	Prior Approval Not Required
22/00306/LB	Lancaster Castle, Castle Park, Lancaster Listed building application for the installation of a commemorative plaque on the Eastern wall in Chapel Yard for Ms Vicki Mathews (Castle Ward 2015 Ward)	Application Permitted
22/00308/PAC	Cragg Hall Farm, Main Road, Galgate Prior approval application for the change of use of two agricultural buildings to flexible use for Storage and Distribution (B8) for Mr J A Sayer (Ellel Ward 2015 Ward)	Prior Approval Refused
22/00312/PREMTG	2-4 Spring Garden Street, Lancaster, Lancashire Pre-	Closed

LIST OF DELEGATED PLANNING DECISIONS

	application meeting request following level 2 pre-app advice 22/00310/PRETWO for JD Wetherspoon Plc (Castle Ward 2015 Ward)	
22/00314/FUL	37 Low Lane, Morecambe, Lancashire Erection of a single storey extension to the side and rear for Ms J And P Walker (Torrisholme Ward 2015 Ward)	Application Permitted
22/00318/PLDC	41 Clare Road, Lancaster, Lancashire Proposed lawful development certificate for erection of single storey rear extension for Mr Simon Burns (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted
22/00319/FUL	18 The Spinney, Heysham, Morecambe Erection of a first floor side extension for Mr Kenneth Hargate (Heysham South Ward 2015 Ward)	Application Permitted
22/00326/PLDC	2 Grant Close, Lancaster, Lancashire Proposed lawful development certificate for the demolition of existing conservatory and the erection of a single storey rear extension for Mr P. Ashton (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
22/00327/PLDC	16 Daisy Bank , Quernmore Road, Lancaster Proposed lawful development certificate for the construction of a hip to gable extension and a dormer extension to the rear elevation for Mr & Mrs B Diamond (Lower Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
22/00329/PLDC	12 Parkside, Morecambe, Lancashire Proposed Lawful Development Certificate for the construction of a dormer to the rear elevation for Mr M. Sturgess (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted
22/00336/AD	Scale House Farm, Scale House Lane, Wray Agricultural determination for creation of hardstanding for Mr Daniel Towers (Upper Lune Valley Ward 2015 Ward)	Prior Approval Not Required
22/00343/PAH	Tall Cottage, Main Road, Thurnham Erection of a 4.50 metre deep, single storey rear extension with a maximum roof height of 2.70 metres and a maximum eaves heights of 2.60 metres for Dan Hope (Ellel Ward 2015 Ward)	Prior Approval Not Required
22/00346/EIR	Lawsons Quay Development Site, Parliament Street, Lancaster Screening opinion for the demolition of existing carpet store and car wash and erection of one 9 storey building and one 6 storey building for purpose-built student accommodation comprising 441 studios (sui generis) with ancillary communal facilities, new pedestrian access, public realm and landscaping for PPG Lancaster (Bulk Ward)	ES Not Required
22/00349/FUL	23 Monkswell Avenue, Bolton Le Sands, Carnforth Erection of a two storey rear extension and installation of door to the side elevation for Mr L Hall (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00352/ELDC	Pigwood, Gulf Lane, Cockerham Existing lawful development certificate for the siting of a permanent residential caravan for Mr Russell Kirkby (Ellel Ward 2015 Ward)	Lawful Development Certificate Refused
22/00353/PAH	25 Anstable Road, Morecambe, Lancashire Erection of a 4 metre deep, single storey rear extension with a maximum	Prior Approval Not Required

LIST OF DELEGATED PLANNING DECISIONS

roof height of 3.975 metres and a maximum eaves heights of 2.882 metres for Miss Waldie (Bare Ward 2015 Ward)

22/00354/PLDC	158 Bare Lane, Morecambe, Lancashire Proposed lawful development certificate for demolition of existing single storey rear extension and erection of a new single storey rear extension for Linda Lee (Torrisholme Ward 2015 Ward)	Lawful Development Certificate Granted
22/00362/FUL	1 Spruce Avenue, Lancaster, Lancashire Erection of a single storey rear extension for Mr & Mrs J Easton (Scotforth West Ward 2015 Ward)	Application Permitted
22/00363/FUL	26 Parkfield Drive, Lancaster, Lancashire Erection of a two storey front extension for Mr K. Parkin (Scotforth West Ward 2015 Ward)	Application Permitted
22/00366/ELDC	6 Milking Stile Lane, Lancaster, Lancashire Existing lawful development certificate for use as house in multiple occupation (C4) for Mr Will Upton (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
22/00369/PLDC	19 Lonsdale Road, Morecambe, Lancashire Proposed lawful development certificate for the erection of single storey rear extension for Emily Mather (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
22/00371/FUL	6 Bridge Road, Nether Kellet, Carnforth Erection of a first floor rear and side extension for Mr Edward Wilkinson (Kellet Ward 2015 Ward)	Application Refused
22/00373/AD	Land Adjacent Fell View, Littlefell Lane, Lancaster Agricultural determination for relocation of field access and track for MR & MRS A GARDNER (University And Scotforth Rural Ward)	Prior Approval Refused
22/00377/AD	Oak Bank, Mewith Lane, Tatham Agricultural determination for the repair and resurfacing of existing yard for Mr David Lawson (Lower Lune Valley Ward 2015 Ward)	Prior Approval Not Required
22/00378/ADV	16 Penny Street, Lancaster, Lancashire Advertisement application for the display of a non-illuminated fascia sign and a non-illuminated projecting sign for Mr Andy Brook (Castle Ward 2015 Ward)	Application Permitted
22/00382/AD	Field Off, Bolton Lane, Nether Kellet Agricultural determination for erection of storage building for Messrs Chris and Herbert Halhead (Kellet Ward 2015 Ward)	Prior Approval Refused
22/00385/ADV	Motorcycle Building, Lancaster Honda, Northgate Advertisement application for the display of three internally illuminated folded fascia signs and a non-illuminated folded freestanding sign for MG Motor UK Limited (Westgate Ward 2015 Ward)	Application Permitted
22/00390/EIR	Crook O Lune Holiday Park, Lancaster Road, Quernmore Screening request for change of use of land for the siting of 19 static holiday caravans together with the retention of earthworks and associated parking, access roads, drainage and landscaping for Pure Leisure Group (Lower Lune Valley Ward 2015 Ward)	ES Not Required
22/00398/FUL	Ashton House Farm, Main Road, Slyne Installation of new roof over existing manure store and cattle handling pens,	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	erection of a straw storage building, installation of a liquor tank and concreting of yard area for Edward Burrow (Bolton And Slyne Ward 2015 Ward)	
22/00410/PLDC	16 Sefton Drive, Lancaster, Lancashire Proposed lawful development certificate for the construction of a hip to gable extension, construction of a dormer extension to the rear elevation and installation of a roof light to the front elevation for J. Bishop & T. Rakic-Bishop (Skerton West Ward 2015 Ward)	Lawful Development Certificate Granted
22/00412/EIR	Netherby, Aughton Road, Gressingham Screening opinion for alterations to land levels to create a lake for Mcguiness (Upper Lune Valley Ward 2015 Ward)	ES Not Required
22/00414/NMA	Land At Grid Reference 350475 474597, Dykes Lane, Yealand Conyers Non material amendment to planning permission 18/00280/FUL to alter windows and doors to the rear elevation, installation of solar panels and installation of disabled access ramp to rear for MR I Thompson (Warton Ward 2015 Ward)	Application Permitted
22/00429/PLDC	29 Chester Place, Lancaster, Lancashire Proposed Lawful Development Certificate for the construction of a hip to gable extension and construction of dormer extension to the rear elevation for Mr Jason Udall (Scotforth East Ward 2015 Ward)	Lawful Development Certificate Granted
22/00437/FUL	2 Aysgarth Drive, Lancaster, Lancashire Part retrospective application for the erection of a single storey rear extension and erection of a replacement front porch, construction of three dormer extensions to the front elevation, and demolition of side porch for Mr .& Mrs. D. Lesnik (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
22/00446/PLDC	223 Westminster Road, Heysham, Morecambe Proposed Lawful Development Certificate for the construction of a dormer to the rear elevation for Mr J. Lupton (Heysham North Ward 2015 Ward)	Lawful Development Certificate Granted
22/00452/AD	Heaton Hall Farm, Heaton Bottom Road, Heaton With Oxcliffe Agricultural Determination for the resurfacing of an existing area of hardstanding/farm track for Mr David Wannop (Overton Ward 2015 Ward)	Prior Approval Not Required
22/00455/NMA	Long Acre, Bazil Lane, Overton Non-material amendment to approved application 19/00410/FUL to omit the external spiral staircase, omit rear dormer extension and replace with roof light and alterations to window arrangement for Dr Andrew Jarvis (Overton Ward 2015 Ward)	Application Permitted
22/00457/PLDC	6 Beeching Close, Lancaster, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension for Dr. S. Turk (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted
22/00458/FUL	16 Westminster Avenue, Morecambe, Lancashire Erection of a single storey side extension for Mr M. Graczyk (Harbour Ward 2015 Ward)	Application Permitted
22/00466/PLDC	18 Westmoor Grove, Heysham, Morecambe Proposed Lawful	Lawful Development

LIST OF DELEGATED PLANNING DECISIONS

	Development Certificate for the demolition of existing conservatory and erection of a single storey rear extension for Mr J. Lord (Overton Ward 2015 Ward)	Certificate Granted
22/00467/EIR	Old Hall Caravan Park, Capernwray Road, Capernwray Screening request for the change of use of land for touring caravan park and use of existing touring caravan area as car park (pursuant to the removal of condition 4 on approved application 94/00001/CU to extend the opening season to 12 months per for Old Hall Caravan Park (Kellet Ward 2015 Ward)	ES Not Required
22/00474/PLDC	39 Meadow Park, Galgate, Lancaster Proposed lawful development certificate for the construction of a hip to gable roof extension, installation of a replacement window to the side elevation and a rooflight to the rear elevation for Miss Lucy Atkinson (Ellel Ward 2015 Ward)	Lawful Development Certificate Granted
22/00491/NMA	Land To The South Of Lawsons Bridge Site, Scotforth Road, Lancaster Non material amendment to planning permission 19/00332/OUT to alter the wording of condition 24 to change a 3.5m pedestrian/cycle link into a minimum 3m pedestrian/cycle link. for Northstone Developments Ltd. (Scotforth West Ward 2015 Ward)	Application Permitted
22/00507/NMA	Development Land, Bold Street, Heysham Non material amendment to planning permission 21/01557/VCN to accommodate external water tank within bike store and changes to landscaping and levels for Mr James Litherland (Heysham North Ward 2015 Ward)	Application Permitted
22/00509/NMA	18 St Nicholas Lane, Bolton Le Sands, Carnforth Non-material amendment to planning permission 20/01076/FUL to reduce length of side extension for Mr And Mrs J Wait (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00520/EIR	Woodfield House, Moorside Road, Brookhouse Screening opinion for the erection of a two storey dwelling with detached garage, creation of a new access and installation of a package treatment plant for Mrs Joyce Nevison (Lower Lune Valley Ward 2015 Ward)	ES Not Required
22/00524/PLDC	17 Granville Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a porch to the side, installation of a first floor window to the side elevation and removal of door and relocation of window on the front elevation for Mr P. Singh (Skerton West Ward 2015 Ward)	Lawful Development Certificate Granted
22/00526/PLDC	14 Railway Street, Lancaster, Lancashire Proposed lawful development certificate for erection of single storey rear extension for Mr J. Brook (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted
22/00537/EIR	Land To The Rear Of , 94 Main Street, Hornby Erection of a single storey detached dwelling with detached garage/studio (C3), associated access, landscaping and sewage treatment plant for Mr & Mrs Martin And Siobhan Miles-Moore (Upper Lune Valley Ward 2015 Ward)	ES Not Required

LIST OF DELEGATED PLANNING DECISIONS

22/00550/EIR

Bridge End Farm, Brookhouse Road, Brookhouse Screening request for demolition of outbuildings, alterations and extensions to the existing farmhouse comprising 3 dormer extensions to the front, erection of a single storey rear and two storey side extension, installation of solar panels and replacement and alterations to windows and doors , conversion of barn to a single dwelling (C3) erection of one new dwelling (C3)with associated access, driveways and areas of hardstanding for Mr P Kershaw (Lower Lune Valley Ward 2015 Ward)

ES Not Required