



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 12 SEPTEMBER 2022

Venue: MORECAMBE TOWN HALL

Time: 10.30 A.M.

A G E N D A

Officers have prepared a report for each of the planning or related applications listed on this Agenda. Copies of all application literature and any representations received are available for viewing at the City Council's Public Access website <http://www.lancaster.gov.uk/publicaccess> by searching for the relevant applicant number.

1 Apologies for Absence

2 Minutes

Minutes of meeting held on 15th August 2022 (previously circulated).

3 Items of Urgent Business authorised by the Chair

4 Declarations of Interest

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

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

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

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

Planning Applications for Decision

Community Safety Implications

In preparing the reports for this agenda, regard has been paid to the implications of the proposed developments on community safety issues. Where it is considered that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Local Finance Considerations

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

Human Rights Act

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

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|----------|--|--|-----------------------|----------------------|
| 5 | A5 22/00721/FUL | Fairfield Millennium Orchard
Sunnyside Lane Lancaster | Marsh
Ward | (Pages 4 - 7) |
| | | Part retrospective application for the retention of a single storey storage building and installation of solar panels. | | |

6 Delegated List (Pages 8 - 15)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Keith Budden (Vice-Chair), Mandy Bannon, Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Roger Cleet, Roger Dennison, Kevin Frea, June Greenwell, Mel Guilding, Mandy King, Jack Lenox, Robert Redfern and Malcolm Thomas

(ii) Substitute Membership

Councillors Alan Biddulph (Substitute), Jake Goodwin (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Debbie Jenkins (Substitute), Geoff Knight (Substitute), Sally Maddocks (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 24th August 2022.

Agenda Item	A5
Application Number	22/00721/FUL
Proposal	Part retrospective application for the retention of a single storey storage building and installation of solar panels
Application site	Fairfield Millennium Orchard Sunnyside Lane Lancaster Lancashire
Applicant	H. Short, The Fairfield Association
Agent	Mr Sam Edge
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

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

1.0 Application Site and Setting

1.1 Fairfield Millennium Orchard is a 2.2 acre site in West Lancaster, comprising of fruit trees, nut trees and the Millennium Green. The application site is in the narrow northern portion of the wider orchard site, immediately east of a public footpath leading from Sunnyside Lane through the Orchard and onwards to the canal and Aldcliffe. A stone wall forms the boundary between the application site and the public footpath, with timber post and rail fencing to the other boundaries.

1.2 The site lies within the Cannon Hill Conservation Area and is allocated in the Local Plan as Open Space and Urban Setting Landscape. The mature trees on the opposite side of the footpath are covered by Tree Preservation Order 117(1987).

2.0 Proposal

2.1 This application seeks part retrospective planning consent for a single storey storage building and the installation of solar panels. A storage building with a sedum roof is in situ, having been granted planning permission in 2012. However, there were several conditions attached to that consent which do not appear to have been formally discharged. Accordingly, the existing structure does not benefit from an extant planning consent. The current application seeks to regularise the situation, seeking planning permission for the retention of the existing building, amendments to the roof covering from a sedum roof to a metal roof and the installation of solar panels.

- 2.2 The building measures approx. 7.1m in depth, 3.7m in width, 2.5m in height to the eaves and 3.1m maximum height. The storage building is a simple lean-to structure against the raised boundary wall, finished in vertical native larch cladding, with a proposed dark grey corrugated metal roof and dark grey solar photovoltaic panels.
- 2.3 The building provides essential tool and equipment storage for the adjacent orchard and nature reserves. Due to nearby trees, mulch and leaf fall have made the sedum roof difficult for the volunteers to maintain, and an easy-maintenance solution is sought. The applicant proposes a new corrugated metal roof with timber fascias and rainwater goods finished in a dark grey colour. A small solar panel system will be affixed to the new roof and front wall which will charge the battery providing the shed's internal light. This will avoid the current need of the battery being transported by volunteers for off-site mains charging.

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
12/00678/FUL	Erection of a single storey storage building	Approved
22/00603/NMA	Non-material amendment to planning permission 12/00678/FUL to alter the roof covering	Withdrawn

4.0 Consultation Responses

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

Consultee	Response
Conservation Team	Negligible impact on the character and appearance of the conservation area. Concern raised over potential of solar panels to put the trees under future pressure for felling, as the trees contribute to the character of the conservation area.
Natural England	No response received.
Public Rights of Way	No response received.
Ramblers Association	No response received.
Arboricultural Officer	The AIA appears to be in reference to the 2012 application, so isn't relevant. Whilst a full AIA isn't essential, I think we need to establish if the dense canopy which sits over the building will impact on the effectiveness of the solar panels, and if any pruning is required. It would be unfortunate to lose the existing green roof.
Public Realm	No response received.
Property Services	No objection.

- 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:

- Design and Heritage
- Sustainability
- Trees
- Protection of Open Spaces, Green Infrastructure, Urban Setting Landscapes and Biodiversity

- 5.2 **Design and Heritage** (NPPF Sections 12 and 16; Policies DM29, DM38 and DM41 of the Development Management DPD; Policy SP7 of the Strategic Policies and Land Allocations DPD)

- 5.2.1 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. This legal framework to *preserve* and *enhance* is reflected in national and local planning policy.
- 5.2.2 The siting, design and scale of the building erected on the site has previously been considered acceptable to the local planning authority and was subsequently granted planning permission in 2012. Regretfully, the applicants at the time did not satisfy pre-commencement conditions meaning the building does not benefit from the consent granted, which has now expired. Despite this, the building has been in situ for almost a decade (but not the full ten years to claim immunity). In this case, there is no formal fallback position. Over this time there have also been changes in planning policy (i.e. the new Local Plan and NPPF updates), though the thrust of policy relating to development affecting designated heritage assets has not substantially changed. The main changes in policy relate to a greater level of appreciation for securing high quality design, advocated in the Framework and policy DM29.
- 5.2.3 The existing building is considered to be sensitively designed and sympathetic to the historic and natural environment surrounding the site. This is largely achieved by using vertical timber cladding to the facing elevations, the green roof and the small-scale and simple lean-to form of building positioned up against a taller stone wall section into the existing boundary. The current green roof system does soften the building into the landscape, and the replacement of the sedum roof with a corrugated roof would diminish the design of the building in its context. However, the practical issues associated with maintaining this are noted and given the building is modest in scale and discrete in the wider landscape designation and Conservation Area, the change in roofing material (which would be dark in colour) would not result in significant harm. For these reasons, the replacement metal roof is considered acceptable, and will have a negligible impact on the character and appearance of the Conservation Area. Moreover, the dark grey roof with dark grey solar panels will be largely contained behind the boundary wall, facing away from the footpath, further limiting visual impact. Overall, the building (replaced with a metal roof and solar panels) is considered an acceptable form of development which would comply with local and national heritage and design policy.
- 5.3 **Sustainability** (NPPF Sections 12 and 14; Policies DM30 and DM53 of the Development Management DPD)
- 5.3.1 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. The City Council declared a climate change emergency in January 2019 and accordingly, the Council will support proposals for renewable and low carbon energy schemes. Subject to any other material considerations being satisfactorily addressed, the principle of the solar panels rather than off-site mains charging is supported.
- 5.4 **Trees** (NPPF Sections 12 and 15; Policies DM29, DM45 and DM53 of the Development Management DPD)
- 5.4.1 The agent has confirmed that no pruning of the nearby tree canopies will be required in order for the solar panels to be effective, as such an updated AIA is not required. Because of the small scale of the renewable energy system, only a “trickle charge” is required. In any case, pruning of the mature trees would require separate tree works consent, and the agent has been made aware that this would not necessarily be readily forthcoming. Based on this, the proposal will have no undue impacts on local trees.
- 5.5 **Protection of Open Spaces, Green Infrastructure, Urban Setting Landscapes and Biodiversity** (NPPF Sections 8 and 15; Policies DM27, DM43 and DM44 of the Development Management DPD; Policies SC3 and EN5 of the Strategic Policies and Land Allocations DPD)
- 5.5.1 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 Policy SC3 of the Strategic Policies and Land Allocations DPD and Sections 8 and 15 of the NPPF. Policy DM44 states that the council will support proposals which provide better long-term management and enhancement of biodiversity. Policy EN5 seeks to conserve areas designated as Urban Setting Landscapes, and states that proposals within these areas will only be permitted where they preserve of the area’s open nature.

5.5.2 Whilst the building is located within the designated spaces identified above, it is on the site of previous built development, adjacent to a boundary wall, and on the periphery of a much larger allocated site. The removal of the sedum roof will result in a small loss of manmade habitat which is somewhat regrettable, although it is understood that the caretaking of this is a constant drain on volunteer resources, which could be better spent on the wider variety of habitats present across the orchard and nature reserve. Overall, the proposed building with low-maintenance roof, will allow for the continued volunteer-led upkeep and enhancement of the wider orchard and nature reserve sites, which make up this part of the Open Space and Urban Setting Landscape. The development does not result in significant harm to the landscape character or the purpose and function of the open space. The development is, therefore, considered acceptable and compliant with the development plan.

6.0 Conclusion and Planning Balance

6.1 Fairfield Millennium Orchard and the adjacent Flora and Fauna Nature Reserves are recognised for their recreational and well-being value to local residents, in addition to their important ecological value. The retention and provision of a building with a low-maintenance metal roof and solar panels will enable the sustained and improved protection and betterment of the locally important sites, with only negligible harm to the Cannon Hill Conservation Area. This negligible harm is outweighed by the community benefits associated with the long-term maintenance of the Orchard and Nature Reserves which are recognised as important community, recreational and ecology assets in this part of the city.

Recommendation

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

Condition no.	Description	Type
1	Time limit	Control
2	Development in accordance with plans and details	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

None

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
21/01120/ELDC	Lower Addington Farm, Birkland Barrow Road, Nether Kellet Existing lawful development certificate for 3 silos for Claire Wilkinson (Kellet Ward 2015 Ward)	Lawful Development Certificate Refused
21/01298/ELDC	76 Dallas Road, Lancaster, Lancashire Existing Lawful Development Certificate for a 9-bedroom house in multiple occupation (sui generis) for Mrs Imteyaz Thagia (Castle Ward 2015 Ward)	Lawful Development Certificate Granted
21/01326/ELDC	51 Dale Street, Lancaster, Lancashire Existing Lawful Development Certificate for a 7-bedroom house in multiple occupation (sui generis) for Mrs Imteyaz Thagia (John O'Gaunt Ward 2015 Ward)	Application Withdrawn
21/01377/FUL	110 Quarry Road, Lancaster, Lancashire Partially retrospective application for the erection of a part three storey and part single side extension to create 9 self-contained studio flats (C3) for student accommodation and a bin store area for Quarry Rd Ltd (John O'Gaunt Ward 2015 Ward)	Application Refused
22/00077/DIS	The Gardens, Dallas Road, Lancaster Discharge of condition 7 on approved application 20/00276/FUL for Mr Neale Goddard (Castle Ward 2015 Ward)	Application Permitted
22/00084/DIS	Land Adjacent To, 18 Crag Bank Road, Carnforth Discharge of condition 3 on approved application 21/00239/FUL for Mrs Lucy Williams (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
22/00099/DIS	Hill Top Farm, Hill Lane, Nether Kellet Discharge of conditions 4 and 9 on approved application 21/00850/FUL for Mrs M Cornthwaite (Kellet Ward 2015 Ward)	Split Decision
22/00177/FUL	Lakeland Fells View, Kirkby Lonsdale Road, Over Kellet Erection of one two-storey dwelling and detached garage and retrospective application for retention of garage and use of land as residential in association with Lakeland Fells View for Mr and Mrs Colin Nichol (Kellet Ward 2015 Ward)	Application Permitted
22/00190/FUL	The Pavilion , Ashton Road, Lancaster Erection of two timber pods for Mr Nathan White (Scotforth West Ward 2015 Ward)	Application Permitted
22/00355/FUL	Land Rear Of 81A Main Road, Bolton Le Sands, Carnforth Erection of a dwelling house (C3) with associated re-grading of land for Mr John Chadwick (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
22/00418/FUL	Our Ladys Catholic College, Morecambe Road, Lancaster Erection of a single storey front extension for Ms. Katy Walker (Skerton East Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00441/FUL	1 Peacock Crescent, Hest Bank, Lancaster Erection of a first floor upward extension to convert bungalow to a two-storey dwelling and erection of single storey rear extension for Mr & Mrs Scott Fisher (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
22/00442/OUT	Land At Grid Reference 346637 452376, Willey Lane, Cockerham Outline application for the erection of a dwelling with associated access for Mr P Halhead (Ellel Ward 2015 Ward)	Application Permitted
22/00501/FUL	Toby Carvery , Lancaster Road, Morecambe Construction of pergola to entrance, replacement of kitchen ventilation system with extraction and supply systems, installation of external lighting and landscaping for M Dalzell (Westgate Ward 2015 Ward)	Application Permitted
22/00512/FUL	Railway Cottage, Borwick Road, Borwick Demolition of existing detached garage and outbuildings, erection of a two-storey side extension, single storey rear extension, front porch extension, detached garage, car port, and detached annex to form ancillary living accommodation with associated raised patio, external steps and access ramp, construction of hip to gable roof extension, reconstruction of roof to existing single storey rear extension, and associated landscaping for Mr Chris Hall (Kellet Ward 2015 Ward)	Application Permitted
22/00515/LB	31 Elms Road, Morecambe, Lancashire Listed building application for installation of secondary glazing to front windows and removal of partition wall for Miss Alison Goodwin (Bare Ward 2015 Ward)	Application Permitted
22/00578/FUL	30 Barton Road, Lancaster, Lancashire Demolition of existing single storey rear extension and erection of a part single part two storey rear extension for Mrs Rebecca Blackstone (Scotforth East Ward 2015 Ward)	Application Withdrawn
22/00588/FUL	Sunnymede, Blea Tarn Road, Scotforth Erection of a single storey side extension, and construction of raised decking area with balustrade and external steps to the front/side elevations for Mr.& Mrs. S. Elderton (University And Scotforth Rural Ward)	Application Withdrawn
22/00612/FUL	Castle View Park, Borwick Road, Capernwray Change of use of agricultural land to erect a convenience shop (Class E) and landscaping associated with Castle View Park for Mr John McCarthy (Kellet Ward 2015 Ward)	Application Permitted
22/00614/ELDC	Land To The Rear Of Kirklands And Hanging Green Lane, Hest Bank, Lancashire Application for lawful development certificate to confirm the lawful commencement of planning permission 17/01358/FUL for Mr Lee Grant (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
22/00645/FUL	12A New Street, Lancaster, Lancashire Installation of replacement upper floor timber framed double glazed windows to the front (New Street) elevation for Mr Richard Houghton (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00646/LB	12A New Street, Lancaster, Lancashire Listed building application for the installation of replacement upper floor timber framed double glazed windows to the front (New Street) elevation for Mr Richard Houghton (Castle Ward 2015 Ward)	Application Permitted
22/00652/FUL	2 Cherry Tree Close, Bolton Le Sands, Carnforth Demolition of existing sheds and erection of a detached garden room for Mr & Mrs Joel Garnett (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00654/LB	Bath House , 43 Bath Street, Lancaster Listed building application for replacement timber windows to the front and side elevations for Mr Stephen Wearden (Bulk Ward 2015 Ward)	Application Permitted
22/00657/LB	East Lodge , Aldcliffe Road, Lancaster Listed building application for repairs to roof and internal timber elements, removal and replacement of damaged slates and rotten timbers, replacement rooflights, reconstruction of existing dormer window and alterations to rear projection roof structure for Mr Stainton (Scotforth West Ward 2015 Ward)	Application Permitted
22/00667/FUL	119 Aldcliffe Road, Lancaster, Lancashire Erection of an outbuilding to form ancillary living accommodation in association with 119 Aldcliffe Road for Mr Mark Goodwin (Castle Ward 2015 Ward)	Application Permitted
22/00671/FUL	4 Lawson Place, Slyne, Lancaster Change of use and conversion of existing barn to ancillary residential annex living accommodation in association with 4 Lawson Place for Mr Jonathan Dixon (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00673/FUL	2 Greenacre Park, Hest Bank, Lancaster Erection of outbuilding to the rear elevation for Mr A Orwin (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00681/FUL	6 Burnsall Avenue, Heysham, Morecambe Erection of a two storey side extension, erection of a replacement single storey rear extension, widening of existing access to the front elevation for Mr Nick Rothwell (Heysham Central Ward 2015 Ward)	Application Permitted
22/00690/FUL	1 Hest Bank Lane, Hest Bank, Lancaster Part retrospective application for the erection of a replacement outbuilding and construction of raised area for Mr Lee Richards (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00691/LB	1 Hest Bank Lane, Hest Bank, Lancaster Listed building application for part retention of replacement outbuilding and construction of raised area for Mr Lee Richards (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00713/FUL	Flat 3, 25 Cavendish Road, Heysham Erection of a second floor rear extension for Mr. Martin Clerici (Heysham North Ward 2015 Ward)	Application Refused
22/00715/FUL	Lower House Cottage, Park House Lane, Wray Installation of sewage treatment plant for Mr Robert Stokes (Lower Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00716/FUL	10 Westgate, Morecambe, Lancashire Erection of a single storey side and rear extension for Mrs D Cocks (Torrisholme Ward 2015 Ward)	Application Withdrawn
22/00717/PLDC	8 Thirlmere Drive, Morecambe, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr Andrew Marsden (Harbour Ward 2015 Ward)	Lawful Development Certificate Granted
22/00724/ELDC	Old Dairy, Woodman Lane, Cowan Bridge Existing lawful development certificate for continued use of land as domestic garden (C3) ancillary to the dwellinghouse known as Old Dairy for Mr & Mrs C Truelove (Upper Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
22/00725/FUL	Unique Kidz And Co , Woodhill Lane, Morecambe Erection of outbuilding to the front elevation for Mrs Jane Halpin (Harbour Ward 2015 Ward)	Application Permitted
22/00729/CU	Stoneycroft, Bay Horse Road, Quernmore Retrospective application for the change of use of agricultural land to residential land in association with Stoneycroft for Mr & Mrs M Speake (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/00732/PLDC	37 Strickland Drive, Morecambe, Lancashire Proposed lawful development certificate for a loft conversion, including the installation of rooflights to the side and rear for Mr. J. Farley (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
22/00734/FUL	Nans Cottage, Borwick Road, Borwick Conversion of garage to ancillary living accommodation, including alterations to roof pitch, raised eaves, installation of new windows/doors, construction of external terrace, installation of solar panels to the south elevation and rooflights to the north elevation for Mr & Mrs Pelham (Kellet Ward 2015 Ward)	Application Permitted
22/00742/FUL	2 Longtons Cottages, Kirkby Lonsdale Road, Over Kellet Erection of a single storey rear extension for Mr Ian Barlow (Kellet Ward 2015 Ward)	Application Permitted
22/00745/FUL	Sun Street Feet Surgery, 14 Sun Street, Lancaster Demolition of existing single storey rear projection, erection of single storey rear extension with roof terrace above and installation of railings for Mr Adrian Thompson (Castle Ward 2015 Ward)	Application Permitted
22/00746/LB	Sun Street Feet Surgery, 14 Sun Street, Lancaster Listed building application for the demolition of existing single storey rear projection, erection of single storey rear extension with roof terrace above, and installation of railings for Mr Adrian Thompson (Castle Ward 2015 Ward)	Application Permitted
22/00752/PAH	427 Heysham Road, Heysham, Morecambe Erection of a 8 metre deep, single storey rear extension with a maximum roof height of 3.5 metres and a maximum eaves heights of 3 metres for Mr And Mrs Huddleston (Heysham South Ward 2015 Ward)	Prior Approval Not Required

LIST OF DELEGATED PLANNING DECISIONS

22/00754/FUL	10 Lodges Grove, Morecambe, Lancashire Erection of a single storey side and rear extension, construction of a hip to gable extension and widening of existing access for Mr Darren Moss (Bare Ward 2015 Ward)	Application Permitted
22/00755/VCN	1 Montbegon, Hornby, Lancaster Erection of a two storey side extension, erection of a two storey front extension, and installation of solar panels (pursuant to the variation of condition 2 on planning permission 22/00154/FUL to amend the plans for stair tower extension on the northern elevation to project an additional 500mm) for Mr & Mrs Towers (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/00764/FUL	Sheep Fold, Borwick Road, Borwick Erection of a single storey side extension for Mr & Mrs MacKay (Kellet Ward 2015 Ward)	Application Refused
22/00766/FUL	15 Nairn Road, Lancaster, Lancashire Erection of a single storey rear extension for Mr & Mrs Stellakis (Marsh Ward 2015 Ward)	Application Permitted
22/00767/FUL	The Old Vicarage, Burrow Road, Tunstall Erection of a single storey rear garden room for Mr and Mrs Walkden (Upper Lune Valley Ward 2015 Ward)	Application Refused
22/00770/FUL	Field At Grid Reference 351950 471570, Netherbeck, Carnforth Erection of extension to existing agricultural building to form roof over existing yard for Mr Andrew Thompson (Kellet Ward 2015 Ward)	Application Permitted
22/00773/PLDC	Brookside, Wyresdale Road, Quernmore Proposed lawful development certificate for erection of a single storey rear extension for G Gradwell (Lower Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
22/00775/FUL	6 Monkswell Drive, Bolton Le Sands, Carnforth Erection of a single storey front extension for Mrs Marie Riding (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00780/LB	The Old Vicarage, Burrow Road, Tunstall Listed building application for the erection of a single storey rear garden room for Mr and Mrs Walkden (Upper Lune Valley Ward 2015 Ward)	Application Refused
22/00786/ELDC	Flats 1-4 Samuel Court, Ashton Road, Lancaster Existing lawful development certificate for the use of flats as four 5-bed multiple occupation properties for Mr Shubber Raja (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted
22/00787/OUT	Land To The Rear, 162 Scotforth Road, Lancaster Outline application for the erection of two detached dwellings (C3) for Mrs Violet Davies (Scotforth West Ward 2015 Ward)	Application Withdrawn
22/00788/FUL	Brookhouse Hall, Brookhouse Road, Brookhouse Retrospective application for demolition of conservatory and erection of replacement single storey side extension for Mr Craig Worrall (Lower Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00790/FUL	New Brows Farm, Carr Lane, Middleton Construction of a roof over existing cattle handling/feed yards for Mr Liam Baxter (Overton Ward 2015 Ward)	Application Permitted
22/00804/VCN	Cottages, Long Level, Cowan Bridge Erection of single and 2 storey rear extensions and porches to a front elevation and a side elevation, installation of a front door to replace existing window, removal of chimney stack, and creation of reconfigured domestic curtilages with associated hardstanding (pursuant to the variation of condition 2 on approved application 18/01616/FUL to change the internal layout, glazing and rooflights of approved plans) for Mr Andrew Howson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/00805/FUL	35 Twemlow Parade, Heysham, Morecambe Installation of a raised replacement roof to create first floor accommodation, erection of single storey rear and side extensions, installation of external steps, construction of balustrade to the rear and installation of solar panels to the south side elevation for Mrs Denise Whittle (Heysham Central Ward 2015 Ward)	Application Permitted
22/00810/FUL	2 Leachfield Road, Galgate, Lancaster Construction of dormer extensions to the front and rear elevations for Mr. J. Shaw (Ellel Ward 2015 Ward)	Application Permitted
22/00818/FUL	13 Royds Avenue, Heysham, Morecambe Erection single storey rear extension, construction of raised decking and external steps to the rear for Mr Martyn Carter (Heysham Central Ward 2015 Ward)	Application Permitted
22/00821/FUL	6 Gloucester Avenue, Lancaster, Lancashire Erection of a two storey rear extension for S. Smith & M. Deighton (Scotforth East Ward 2015 Ward)	Application Permitted
22/00822/NMA	Middleton Towers Leisure Club, Natterjack Lane, Middleton Non material amendment to reserved matters consent 20/00464/REM to add a garage to plot 2 for Mr Adrian Jackson (Overton Ward 2015 Ward)	Application Permitted
22/00826/PLDC	45 Michaelson Avenue, Morecambe, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr.&Mrs A. Palmer (Torrisholme Ward 2015 Ward)	Lawful Development Certificate Granted
22/00831/FUL	Queen Elizabeth Court, West End Road, Morecambe Creation of six additional car parking spaces for Mr Jon Slinger (Harbour Ward 2015 Ward)	Application Permitted
22/00835/FUL	7 Oak Avenue, Galgate, Lancaster Erection of single storey rear extension for Mr. & Mrs Hillier (Ellel Ward 2015 Ward)	Application Permitted
22/00837/FUL	21 Oxcliffe Grove, Heysham, Morecambe Demolition of existing single storey side extension and rear bay window and erection of single storey side and rear extensions for Mr & Miss Fowlestone & McWilliam (Heysham Central Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00841/FUL	6 Wennington Road, Wray, Lancaster Construction of a dormer extension to the rear elevation for Annie Denby (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
22/00850/FUL	72 Sycamore Road, Brookhouse, Lancaster Demolition of garage and erection of single storey rear and side extension for Mr Brad Collis (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/00857/FUL	9 Church Bank, Over Kellet, Carnforth Erection of a single storey rear extension to existing annex accommodation for Mr and Mrs P Sharples (Kellet Ward 2015 Ward)	Application Permitted
22/00896/AD	Richmond Hall Farm, Lancaster Road, Cockerham Agricultural determination for the construction of a track for Mrs Victoria Walmsley (Ellel Ward 2015 Ward)	Application Withdrawn
22/00915/FUL	20 Longlands Avenue, Heysham, Morecambe Erection of a single storey side and rear extension for Mr.&Mrs J. Dobson (Heysham Central Ward 2015 Ward)	Application Permitted
22/00916/PLDC	16 Lancaster Road, Carnforth, Lancashire Proposed lawful development certificate for construction of dormer extension to rear elevation for Mr C. Kerr (Carnforth And Millhead Ward 2015 Ward)	Application Withdrawn
22/00924/VCN	11 Berwick Way, Heysham, Morecambe Retrospective change of use of dwellinghouse (C3) to a residential care home for children (C2) (pursuant to the variation of condition 4 on planning permission 21/00801/CU in relation to occupancy) for Mr Martin Horner (Heysham South Ward 2015 Ward)	Application Permitted
22/00931/PLDC	Pre School Centre And Baby Unit, University Of Cumbria, Bowerham Road Proposed lawful development certificate for creation of door to East elevation for Mrs Philippa Perks (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
22/00956/AD	Little Crimbles Farm, Crimbles Lane, Cockerham Agricultural Determination for the concreting of existing yard area for Mr Andrew Thornton (Ellel Ward 2015 Ward)	Prior Approval Granted
22/00959/PREMTG	Galgate Mill, Chapel Lane, Galgate Pre-application meeting request following level 2 pre-app advice 22/00674/PRETWO for Rob Lowery (Ellel Ward 2015 Ward)	Closed
22/00977/EIR	Agricultural Site, Red Bridge, Moss Lane Screening request for the erection of side/rear extension to existing agricultural building to provide covered midden for Mr Michael Holgate (Silverdale Ward 2015 Ward)	ES Not Required
22/00992/EIR	Land East Of 61 Stankelt Road, Silverdale, Carnforth Screening request for the demolition of existing garage and erection of a detached dwelling (C3) with associated driveway and landscaping, erection of a garden shed, and installation of drainage infrastructure (pursuant to the variation of condition 2 on planning permission 22/00379/VCN to amend the plans to include a detached garden room) for Mr Ripley (Silverdale Ward 2015 Ward)	ES Not Required

LIST OF DELEGATED PLANNING DECISIONS

22/00994/PLDC	19 Cranwell Avenue, Lancaster, Lancashire Proposed lawful development certificate for conversion of detached garage to create ancillary living accommodation in association with 19 Cranwell Avenue for Mrs. S. Chisholm (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
22/00995/PLDC	18 Peacock Crescent, Hest Bank, Lancaster Proposed lawful development certificate for the erection of a single storey side extension for Mr & Mrs J Garvey (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
22/01015/EIR	Skerton Weir, River Lune, Lancaster Screening request for the partial demolition of the current fish pass, construction a new permanent fish pass and creation of temporary access track and site compound for Mr Tim Pitt (Bulk Ward 2015 Ward)	ES Not Required