



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 5 DECEMBER 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 7th November 2022 (previously circulated).

3 Items of Urgent Business authorised by the Chair

4 Declarations of Interest

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

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

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

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

Planning Applications for Decision

Community Safety Implications

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

attributed to this is a matter for the decision-taker.

Local Finance Considerations

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

Human Rights Act

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

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|---|--|---|-------------------------------|------------------------|
| 5 | A5 21/01351/FUL | Land To The North East Of Kidds Transport Limited Caton Road Lancaster | Lower Lune Valley Ward | (Pages 5 - 11) |
| | | Installation of a 25MW battery storage facility with ancillary development including 3m high fencing, battery storage containers, substation, transformers, switch-room, control room, welfare cabin and storage room, construction of internal access road and 4m high CCTV columns. | | |
| 6 | A6 22/01221/FUL | Hawthorne House Bye-pass Road Bolton Le Sands Carnforth | Bolton and Slyne | (Pages 12 - 20) |
| | | Demolition of existing building and erection of five new dwellings (C3) with associated landscaping and altered access. | | |
| 7 | A7 22/01137/FUL | Lancaster Brewery Lancaster Leisure Park Wyresdale Road Lancaster | John O'Gaunt Ward | (Pages 21 - 25) |
| | | Erection of a side extension and creation of an additional parking area to the rear. | | |

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|---|----------------------------------|--|---------------------------------|------------------------|
| 8 | A8 22/01306/CCC | Claughton Moor Quarry Quarry Road Claughton | Lower Lune Valley Ward | (Pages 26 - 28) |
| Replacement of current welfare cabin at Claughton Quarry with a new modular unit. | | | | |
| 9 | A9 22/01197/FUL | 15 Whitendale Drive Bolton Le Sands | Bolton and Slyne | (Pages 29 - 32) |
| Erection of a first-floor side extension, construction of 3 dormer extensions to the front elevation and erection of a ground floor front extension to form a canopy. | | | | |
| 10 | A10 22/01286/FUL | 27 Arrow Lane Halton | Halton-with-Aughton Ward | (Pages 33 - 35) |
| Erection of a single storey side extension and construction of a raised decking area to the rear elevation and raised rear flat roof. | | | | |
| 11 Delegated List (Pages 36 - 46) | | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), 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,
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Published on 22nd November 2022.

Agenda Item	A5
Application Number	21/01351/FUL
Proposal	Installation of a 25MW battery storage facility with ancillary development including 3m high fencing, battery storage containers, substation, transformers, switch-room, control room, welfare cabin and storage room, construction of internal access road and 4m high CCTV columns
Application site	Land To The North East Of Kidds Transport Limited Caton Road Lancaster
Applicant	Mr Mark Dickinson
Agent	Mr Kenny Dhillon
Case Officer	Mrs Petra Williams
Departure	Yes
Summary of Recommendation	Approval

1.0 Application Site and Setting

- 1.1 The site that forms the subject of this application is a haulage business which is set back approximately 130m from Caton Road and is situated approximately 1.5 miles north of Lancaster City Centre. The 3.42ha open site is offered screening by surrounding trees including mature sycamore trees along Caton Road and the land falls away in a north westerly direction from the highway. From the site, the applicant provides haulage, warehousing, workshops and maintenance services.
- 1.2 The site lies within the Caton Road Industrial Estate which occupies an area between the River Lune and Caton Road and as such the surrounding area largely consists of industrial units. To the west of the site and fronting Caton Road there is a small pay and display car park operated by the Canal and River Trust. The plot which abuts the south-east of the site entrance and fronting Caton Road is occupied by a fast food take away. The Lancaster Canal sits at a significantly higher level than the application site with an aqueduct over Caton Road some 300m to the south-west. This structure is a Grade I Listed.
- 1.3 The site is within Flood Zones 2 and 3 and a Public Right of Way (FP 15) runs to the north of the site adjacent to the River Lune. The Duddon Estuary Special Protection Area, Morecambe Bay Ramsar Site, and Morecambe Bay Special Area of Conservation are located approximately 3.1km away. The River Lune is classed as a Biological Heritage Site.

2.0 Proposal

- 2.1 The proposed development involves the construction of the 25MW battery storage facility, along with ancillary development to support both its use and construction. The facility will include battery storage containers (3.7m high) and a Distribution Network Operator (DNO) substation, transformers, a switch room, control room, as well as a welfare cabin, storage cabin, CCTV cameras and 3m high fencing. Access will be taken from Nelsons Way.
- 2.2 The battery storage containers would store energy from the national grid at times of low demand and then return energy to the grid at times of high demand.

3.0 Site History

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

Application Number	Proposal	Decision
16/00666/FUL	Demolition of existing office building (B1) and erection of a new 3 storey office building (B1)	Permitted
04/00066/FUL	Extension to existing loading canopy	Permitted
93/00334/FUL	Erection of a Warehouse Extension	Permitted

4.0 Consultation Responses

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

Consultee	Response
Environment Agency	No objections highlights some omissions / inaccuracies with the FRA but satisfied that the proposed development would have negligible impact on flood risk elsewhere.
Environmental Health	No objections suggests conditions relation to EV charging points and noise
County Highways	No objections
Cadent Gas	No objections advice to be included with decision notice
United Utilities	No objections subject to a condition relating to surface water drainage
Lancashire Constabulary - Designing Out Crime Officer	Advice relating to CCTV, lighting and fencing
Fire Safety Officer	Advice the developer should produce a risk reduction strategy as the responsible person for the scheme as stated in the Regulatory Reform (Fire Safety) Order 2005. Lancashire Fire and Rescue Service (LFRS) are not a statutory consultee in relation to this project, but will work and engage with the developer as this project develops to ensure it complies with the statutory responsibilities that we enforce

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

- Correspondence has been received from an agent acting on behalf of one of the neighbouring businesses. The business owner is concerned that HGV containers / trailer bodies parked on adjacent land could be accessed from the cycle path along the river and provide the means for anyone wishing to break into the battery store to climb over the perimeter fence. They seek assurance that this issue will be considered through appropriate security measures.

5.0 Analysis

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

- Principle of development
- Flood risk
- Design, appearance and impact on heritage
- Ecology impacts
- Highways implications
- Amenity

5.2 **Principle of development** (NPPF paragraphs: 7 – 12 (Achieving Sustainable Development) paragraphs 152 and 155 (Planning for climate change); Development Management (DM) DPD policies DM14 (Proposals involving employment land and premises), DM30 (Sustainable Design) and DM53 (Renewable Energy Generation in Lancaster District); Strategic Policies and Land Allocations DPD policies SP1 (Presumption in Favour of Sustainable Development), SP4 (Priorities for sustainable economic growth) and EC1.11 (Caton Road Industrial Estate)

5.2.1 The site is within an allocated employment site (EC1.11). Given that the proposal would be contrary to the allocation, it represents a departure from the adopted development plan as the proposal falls outside the uses that would be supported in principle on established employment areas. However, there is a need for this type of development which should be taken into consideration. The National Planning Statement for Overarching Energy (EN-1) sets out that an increase in renewable electricity is essential to enable the UK to meet its commitments under the EU Renewable Energy Directive. However, some renewable sources (such as wind, solar and tidal) are intermittent and cannot be adjusted to meet demand. As a result, the more renewable generating capacity we have the more generation capacity we will require overall, to provide back-up at times when the availability of intermittent renewable sources is low. The document goes on to say that electricity storage can be used to compensate for the intermittency of renewable generation.

5.2.2 Policy DM53 sets out the Council's commitment to supporting the transition to a lower carbon future and support for proposals for renewable and low carbon energy schemes, including ancillary development, where the direct, indirect, individual and cumulative impacts on stated considerations are or will be made acceptable. On 30 January 2019, the council declared a climate emergency. Lancaster City Council subsequently conducted a climate emergency focused review of the adopted Local Plan, thus highlighting the importance that the climate emergency has in decision making in the district. The aim of the review is to ensure that the climate emergency declaration is fully considered within the planning policies for the district ensuring that climate change adaptation and mitigation is central to all new development. The Council is also committed to supporting the district in reaching net zero by 2030. The Climate Emergency Review of the Local Plan has recently been the subject of Public Examination.

5.2.3 The submission sets out that changes in energy generation, alongside a significant increase in electricity demand, as well as intermittent supplies from renewable and low carbon energy sources, have led to a situation where electricity supply requires reinforcement to meet current and expected demands. This proposed battery storage facility aims to aid in relieving and reinforcing the supply to meet demand, and to ensure there is a reliable source of power for both business and residential consumers. The proposed battery storage facility will contribute towards helping the national grid provide a reliable source of power in the face of fluctuating and changing energy demand and supply. At times the grid struggles to provide an efficient, consistent supply of energy due to variations in demand and unreliability of renewable energy supplies. Energy storage facilities like this offer flexibility to absorb surplus energy and release when needed, including from renewable sources and without causing air pollution during this process.

5.2.4 In terms of the location, this type of development is often more appropriate in an industrial area, rather than the open countryside. The application site is well related to existing National Grid Infrastructure and the proposal will occupy a relatively small proportion of the of the employment site. The development site is comprised an existing underutilised hardstanding area occasionally used for HGV trailer parking, in addition to the existing internal access track off Nelsons Way. It is considered that the location of the proposal is suitable and able to accommodate this form of development, given the backdrop of the associated electricity generation and distribution as well as its location away from any sensitive receptors. It is considered that this proposal can assist in delivering the Council's action plan in response to the climate emergency and further support the

transition to carbon free electricity generation.

5.2.5 Paragraph 152 of the NPPF sets out that the planning system should support the transition to a low carbon future and paragraph 158 states that it should be recognised that even small scale projects provide a valuable contribution to cutting greenhouse gas emissions. The proposal would comply with these aims as it would help to reduce carbon emissions by storing energy when there is a surplus in the network and releasing it when there is a deficit. For these reasons, it is considered that the site provides an appropriate location for a battery storage facility and the conflicts with the adopted and emerging development plan are outweighed by the benefits of the proposal.

5.2.6 The scheme would require a connection to the electricity grid to import and export power. For the size of connection (25MW) this is secured via formal application process to the Distribution Network Operator (DNO) who in this locality are Electricity North West Ltd (ENWL). ENWL in due course provides a connection offer identifying where within the network the connection can be made and the costs and timeframes associated with connecting the Battery Storage System (BSS). ENWL are experiencing delays in reinforcing their network and this can mean the connection date offered is later than the usual timescales that would be expected, and project timescales are adjusted by the developer accordingly. The applicant has recently been made aware by ENWL that a National Grid Statement of Works for this area has identified that a new Super Grid transformer (SGT) is required at Heysham. Due to the scale and complexity of the work involved, which includes upgrading parts of the National Grid without interruption to electricity supplies, it is not anticipated to be completed until 2026 at the earliest therefore the standard 3 year timescale condition would be unreasonable to apply to the planning approval for the proposal at Kidd's Transport.

5.2.7 The applicants are therefore faced with a connection delay from the DNO, and as such has requested that the application is permitted with the inclusion of a 5 year Consent. This is considered to be an exceptional circumstance where the applicant does not have control over the speed that the DNO and the National Grid work. It is Officer's view that in this case, this is a significant and material reason to justify the 5-year consent.

5.3 **Flood risk (NPPF paragraphs: 159-165, 167 and 169 (Planning and Flood Risk); (DM) DPD policies DM33 Development and Flood Risk)**

5.3.1 The site is within Flood Zone 3. In accordance with the National Planning Policy Framework (NPPF) paragraph 159, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Paragraph 161 advises that a sequential, risk-based approach to the location of development should be taken. It is for the local planning authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk.

5.3.2 Sites for battery storage facilities are primarily chosen for their access to the local electricity distribution and it is necessary for a site to be located in an area capable of accepting the export of energy. Having considered this requirement, the applicant has reviewed a range of criteria when carrying out the site selection process for this proposal. These factors are summarised as the following:

- Availability of grid capacity to export and import, with no constraints on the grid connection;
- The financial viability of grid connection costs; and
- Proximity to a substation as the point of connection onto the electrical grid.

With these points in mind, the site has been considered suitable for the development proposed due to it being located in close proximity to the electricity network, as well as the following:

- An active grid connection offer from a Distribution Network Operator (DNO);
- A suitable site area for the equipment; and
- A willing landowner;
- An existing appropriate site access, suitable for both the construction process and facilities operation;
- No statutory or non-statutory designations covering the site; and

- An identification of an area where grid balancing is potentially required due to electricity overproduction outweighing demands.

The Sequential argument put forward is accepted in this case.

- 5.3.3 The NPPF continues by stating if it is not possible for development to be located in zones with a lower risk of flooding, the Exception Test may need to be applied. For the Exception Test to be passed it should be demonstrated that:
- a) The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible will reduce the flood risk overall.

With regard to part a) of the Exception Test it is clear that the scheme would indeed provide sustainability benefits to the community by helping to reduce carbon emissions.

- 5.3.4 In terms of part b) of the Exception Test, the application is supported by a Flood Risk Assessment (FRA), which the Environment Agency considers appropriate to the nature and scale of the proposed development. As the minimum level on-site is approximately 8.00m AOD the DNO substation and associated equipment will be raised by a maximum of 800mm on concrete plinths, thus making the finished floor levels set at approximately 8.80m AOD. It is unfeasible to raise the vulnerable electrical equipment within the substation 600mm above the 1 in 100 year flood level plus 50% climate change allowance (10.33m AOD) level. The site would therefore have an automatic shut off prior to the onset of a flood event, to prevent damage to the equipment. The site can be switched back on once the flood waters have receded. The application sets out that the main means by which flood risks will be managed is through the Environment Agency's flood warning dissemination plan. This makes arrangements for warnings to be provided within the District, including individual warnings to high-risk properties. The development will not give rise to flood events elsewhere, due to the nature of the proposed development there is no risk to any on-site personal, as the proposed development does not need to be staffed on a permanent basis.

- 5.3.5 Overall, it is considered that the proposal passes both the Sequential and Exception Tests.

- 5.4 **Design, appearance and impact on heritage** (NPPF paragraphs: 126-134 (Achieving Well-Designed Places), Development Management (DM) DPD policies DM29 (Key Design Principles), DM39 (The Setting of Designated Heritage Assets), DM46 (Development and Landscape Impact); Strategic Policies and Land Allocations DPD SC3 (Open Space, Recreation and Leisure))

- 5.4.1 Policy DM29 states that new development should be as sustainable as possible and make a positive contribution to the surrounding landscape. These provisions are also reflected within section 12 of the NPPF which seeks to achieve well-designed places.

- 5.4.2 To the north of the site, recent construction of the flood defence wall resulted in the removal of some vegetation, however new trees have been planted and will establish further in time to visually screen any views of the existing site and proposed development from the footpath. Additionally, due to the presence of existing industrial buildings to the southern and western aspect, the site is well contained. The presence of existing transport and logistic buildings within the immediate vicinity of the site provides a suitable context for the proposal.

- 5.4.3 The battery containers will have a maximum height of approximately 3.7m and the small substation building will be 5.6m high to the ridge. The development will be bound by galvanised fencing (3m high). 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.

- 5.4.4 With regard to heritage impacts, the grade I listed aqueduct is located 300m to the south-west. Given the context of the existing site and the surrounding industrial activities in addition to the distance involved, it is considered that the developed would have neutral heritage impacts.

- 5.5 **Ecological impacts** (NPPF paragraphs: 174 and 179-182 (Habitats and biodiversity); Strategic

Policies and Land Allocations (SPLA) DPD policies: SP8 (Protecting the Natural Environment), Development Management (DM) DPD policies DM43 (Green Infrastructure), DM44 (Protection and Enhancement of Biodiversity); Strategic Policies and Land Allocations DPD policies EN7: (Environmentally Important Areas), EN9 (Air Quality Management Areas), SP8 (Protecting the Natural Environment)

- 5.5.1 The site is located adjacent to the River Lune Biological Heritage Site (BHS) which is a non-statutory designated site for nature conservation. The site itself is within an existing industrial area and is comprised hard standing. It is considered appropriate to include the requirement of a Construction and Environmental Management Plan by a condition in order to avoid adverse impacts to the BHS during construction.
- 5.5.2 It is also considered appropriate for the inclusion of a condition for the provision of electric vehicle charging points on site for use of operatives who may visit the site for maintenance purposes.
- 5.6 **Highway Implications** (NPPF paragraphs 104-109 (Promoting Sustainable Transport); Development Management (DM) DPD policy DM60 (Enhancing Accessibility and Transport Linkages); Strategic Policies and Land Allocations DPD policies T2 (Cycle Network), T4 (Public Transport Corridor)
- 5.6.1 The proposed development will utilise an existing privately maintained access road through the adjacent industrial estate, off Caton Road. Nelsons Way and the internal access roads are already constructed and used for HGV traffic. The layout allows the construction traffic and operational traffic to enter and leave the site in forward gear. 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.
- 5.6.2 The Highway Authority do not consider that the application has any implications that will affect the highway network and has no objection in principle.
- 5.7 **Amenity** (NPPF section 12 (Achieving well-designed places); Development Management (DM) DPD policy DM29 (Key Design Principles)
- 5.7.1 The application site is significantly distanced (175m) from the closest neighbouring properties with intervening development and a main road. The submission sets out that the proposal would be recharged at night and therefore would not generate noise at this time. Daytime operation when the facility would supply energy into the grid would be peak times when background noise around the site would be excessive – i.e. higher traffic movements. As the site is next to an HGV parking area and other commercial and industrial operations the background noise will be greater. The submission has been considered by the Environmental Health Officer in respect of noise. Based on the information provided in respect of anticipated sound levels and considering the site layout, times of operation,
in conjunction with the distance to nearest noise sensitive receptors, it is concluded that there will be 'lowest observed adverse effects levels' in respect of noise associated with this development. Due to the distance from the nearest properties the development would not impact unduly on residential amenity.

6.0 Conclusion and Planning Balance

- 6.1 The application represents a departure from the Local Plan, which identifies the site as part of an allocated employment site. Whilst the proposal does not fall within the acceptable uses set out in the associated policy, it is considered to be a compatible use and will contribute towards reducing carbon emissions by storing electricity from renewable energy schemes when there is a surplus in the network and releasing it when there is a deficit. It is therefore considered that the site provides an appropriate location for a battery storage facility and would not have a detrimental impact on highway safety, flood risk, biodiversity or the amenity of the locality.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	5 year timescale	Control
2	Plans	Standard
3	External lighting and CCTV	Prior to use
4	Construction and Environmental Management Plan	Pre-commencement
5	In accordance with FRA	Control
6	Hours of operation	Control

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

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

Background Papers

None

Agenda Item	A6
Application Number	22/01221/FUL
Proposal	Demolition of existing building and erection of five new dwellings (C3) with associated landscaping and altered access
Application site	Hawthorne House Bye-pass Road Bolton Le Sands Carnforth
Applicant	Mr and Mrs C. and B. Waddington
Agent	Mr Daniel Ratcliffe
Case Officer	Mrs Petra Williams
Departure	No
Summary of Recommendation	Refusal

(i) Procedural Matters

This application would normally be dealt with through delegated powers but has been brought to Planning Committee as the applicants have a family connection to Councillor Keith Budden through marriage.

1.0 Application Site and Setting

1.1 This application relates to the Hawthorn House (which is also known as Miitalia), and the surrounding land and garden area. The property located on Bye Pass Road in Bolton Le Sands. The property is currently a restaurant to the ground floor and a flat to the first floor. To the west are residential properties that are bungalows and to the east of the site are two storey residential properties. To the north of the site is Bolton Le Sands Fire Station and to the south of the site is an agricultural field. The garden area to the rear of the existing property is surrounded by 2m high timber fencing.

1.2 Hawthorne House is used as a restaurant, Miitalia, with office accommodation above. There is an existing car park which is accessed via the Bye-pass road, to the south and east of the existing property which provides approximately 17 spaces to the front and side of the building. Land levels fall away gently in a general east to west direction across the site

1.3 The site is allocated as a countryside area in the Lancaster District Local Plan proposals map.

2.0 Proposal

2.1 The application proposes the demolition of existing restaurant building and the erection of five new dwellings with associated landscaping and altered access. The dwellings will be two stories and comprise three detached dwellings and a semi-detached pair. Associated car parking will be integrated into the scheme. The accommodation breakdown is as follows:

- 2 no. three-bedroom semi-detached dwellings
- 2 no. three-bedroom detached dwellings
- 1 no. four-bedroom detached dwellings

2.2 In 2015 planning consent was granted to erect a new-build dwelling at the site and change the use of the first-floor flat to an office (15/01272/CU). Following the grant of planning permission, the submission sets out that offices above the restaurant were brought into occupation and therefore argues that the consent remains extant. The current scheme includes a detached dwelling in place of the previously approved dwelling at the site.

2.3 Councillors will recall that a similar scheme was brought to the April Committee meeting earlier this year which was refused due to conflicts with policy DM56 which requires a 12 month marketing exercise.

2.4 Subsequent to the refusal the applicant has obtained Prior Approval for the change of use of the ground floor from restaurant to a dwelling. The current submission also includes two items of correspondence from a marketing agent.

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
22/01118/PAC	Prior approval for the change of use of ground floor restaurant (Class E) to dwelling (Class C3)	Prior Approval Granted
21/01295/FUL	Demolition of existing restaurant and erection of five new dwellings (C3) with associated landscaping and altered access	Refused
15/01272/CU	Erection of a 2-bed dwelling and change of use of flat (C3) to office (B1) with associated parking	Permitted
14/00728/FUL	Construction of a terrace to provide an external seating area	Permitted
13/00605/FUL	Installation of an access ramp to the front elevation of the restaurant and installation of 2 new windows and a new door to the rear elevation to facilitate separate access arrangements to the associated first floor	Permitted

4.0 Consultation Responses

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

Consultee	Response
Environmental Health	No comments received at the time of compiling this report. No objections raised in respect of previous refused application subject to conditions in relation to electric vehicle charging points and noise. A verbal update will be provided.
Engineers	No comments received at the time of compiling this report. No objections raised in respect of previous refused application. A verbal update will be provided.
United Utilities	No objections in principle.
Parish Council	Objection The application takes no cognisance for the property next door, if this development goes ahead it totally obscures the fire station from road users on the A6 towards Carnforth. Concerns about the introduction of another junction which will increase the risk of additional accidents. Close to a number of other junctions. The grassy area within the adjacent fire station site floods in heavy rainfall and any development would increase the run off into this area. Should development go ahead all levels should run towards field on the southern edge of the boundaries.
Natural England	No objection subject to the provision of Homeowner Packs

Canal and Rivers Trust	No comment to make on this application.
Fire Safety Officer	Advice
Arboricultural Officer	No objections
County Highways	No objections
Conservation	No comments to make on this application
Planning Policy Team	Neither objects nor supports the application but advise that policy DM56 provides a presumption against the loss of local services unless specific circumstances are met to demonstrate the loss of the service is justified. There is no evidence set out with the 2022 correspondence that demonstrates anything other than it is their clients wishes to dispose of the site for an alternative use.

4.2 Two items of objection have been received from members of the public which raise the following points:

- Safety concerns regarding access and egress to this position on the Bye Pass Rd.
- The proximity to the Fire Station and the danger it would cause.
- There is a shortfall in parking spaces for the development, there are no parking spaces available for visitors and insufficient turning circle within the development for larger delivery and refuse vehicles, any parking on the A6 for visitors or deliveries will be dangerous with potential for RTAs.
- Clear line of sight for the fire appliances could be impaired causing another potential danger to road users.
- The introduction of another junction and standing traffic on an already busy A6 accident blackspot will increase the risk of additional accidents.
- The site is opposite Clarksfield junction and adjacent to Acorn Meadow ,3 junctions within 20 yards of each other, in front of the fire station access and 50yds further North is St Michaels / A6 crossroad.
- This application could be the precursor to the development of the field to the south side of the proposed development.
- This development would place additional strain on the Primary School and GP surgery.

5.0 Analysis

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

- Principle of development and loss of community facility
- Scale, layout and design
- Impact on residential amenity of neighbouring properties
- Parking and highway impacts
- Ecology and trees
- Drainage
- Noise and air quality

5.2 Principle of residential development and loss of community facility 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), H2: (Housing Delivery in Rural Areas of the District). DM DPD Policies DM1: (New Residential Development and Meeting Housing Needs), DM4: (Residential Development Outside Main Urban Areas), DM56: (Protection of Local Services and Community Facilities). NPPF sections 2, 6, 8, 9, 11 and 12.

5.2.1 The District's settlement hierarchy (policy SP2 of the SPLA DPD) recognises Bolton-le-Sands as one of the districts most sustainable settlements where the principle of housing can be supported. This policy recognises that sustainable rural settlements offer a range of facilities and infrastructure to support additional growth, provided, in general, that the scale of housing growth is proportionate to the existing scale and character of the settlement and availability of, or the opportunity to provide, infrastructure, services and facilities to serve the development can be accommodated in the local area. Policy SP6 relates to housing delivery and clearly states that the figures set out in this policy

represent minimum figures for new homes in the district. The policy goes on to state that opportunities for further growth will be supported where it represents sustainable development and is in accordance with relevant national and local planning policy. The principle of housing growth in Bolton-le-Sands is acceptable in spatial planning terms. The key considerations (set out in paragraph 5.1 and discussed through this report) will assess whether the proposal constitutes sustainable development.

5.2.2 The NPPF was revised in July 2021 but at its core, the objective to ‘significantly boost’ the supply of homes remains and is reflected in paragraph 60 of the framework. In this regard, as of November 2022, the Lancaster District can only demonstrate a 2.1 year supply of housing land whilst an average of 674 dwellings are required per annum to meet the district’s objectively assessed need for housing. The annual need for this quantum of housing is confirmed in both policy SP6 of the SPLA DPD and the LPA’s latest Housing Supply Statement. A lack of a five-year housing land supply is a material consideration in the determination of this application and also requires the application of the presumption in favour of sustainable development. The opportunity to address the undersupply can only come forward through the approval of more residential proposals and the identification of further supply through the Land Allocations process. Therefore, given the current situation, the relatively small scale of the proposal within a sustainable rural settlement, it would be difficult to resist the principle of residential development in this location subject to other policy considerations.

5.2.3 Turning to the issue of the loss of community facility, the supporting text to policy DM56 of the DPD sets out the role that local services can play in ensuring that communities are sustainable in the long term is recognised. The ability to access local services that are located in close proximity to where people live has a significant relationship with well-being and a positive quality of life. To this end, the Council will protect the buildings and premises used by local services that benefit the local community both socially and economically. The Council will also resist the loss of local services where it is demonstrated that they are valued by the community they serve. Furthermore, the National Planning Policy Framework sets out in Paragraph 93 that planning policies and decisions should plan positively for the provision and use of shared spaces and community facilities and should guard against the unnecessary loss of valued facilities and services.

5.2.4 Policy DM56 sets out that proposals that would result in the loss of buildings or uses which currently (or have previously) provided the community with a local service, must provide compelling and detailed evidence. Proposals will be expected to ensure that:

- A robust and transparent marketing exercise has taken place demonstrating that the retention of the existing use is no longer economically viable or feasible. This should include a realistic advertising period of at least 12 months at a realistic price (confirmed by independent verification), making use of local and (if appropriate) national media sources. Information on all offers made, together with copies of the sales particulars will also be required to accompany the application;
- Alternative provision of the key service exists within a rural settlement or within a nearby neighbouring settlement, that can be reasonably accessed by pedestrians and public transport; and
- The current / previous use no longer retains an economic and social value for the community it serves.

Appendix A of the DM DPD provides a Glossary of Terms and this includes restaurants as a type of business which is classed as a local service.

5.2.5 Criteria I of Policy DM56 requires a robust and transparent marketing exercise of the restaurant use to be undertaken. It sets out that the marketing period must be a minimum of 12 months and set at a realistic price using local and national agencies. The purpose of the marketing exercise is to demonstrate that the existing use of property is no longer economically viable or feasible. In other words, Policy DM56 assumes that if no offers are forthcoming within the required marketing period for the continuation of the community facility, then that use is considered to be unviable and unfeasible. Other information such as a commercial viability report assessing previous trading performance and outlining potential alternative or theoretical business plans is not required by this policy. As in the case of the previously refused submission, no evidence has been provided with this application to establish that a robust marketing exercise has taken place demonstrating that the retention of the existing use is no longer economically viable or feasible. However, two letters have

been provided from a marketing agent (Armitstead Barnett) in support of the proposal. One of these letters is dated 23 February 2020 and provides advice to the applicant in relation to the site as it is and financial estimates based on assumptions that planning consent is gained for the redevelopment of the site.

- 5.2.6 The second letter dated 15th November 2022 states the fact that the premises has been vacated and now stands empty is representative of the hospitality sector at present which still appears to be suffering from the effect of lock-down and increased in costs. Having had further consideration for the site and how best to offer the property for sale Armitstead Barnett suggest that it is offered with the benefit of planning consent for redevelopment. The letter goes on to state that whilst the property could be offered to the market as a commercial premises it is felt that this would receive little or no interest given that there are an increasing number of commercial and restaurant type premises being offered for sale within the region which have received very little interest. The letter points out that it is worthy of note that some of these premises are in stronger and more popular locations. The sentiment of this letter may be correct, but without the marketing exercise the local planning authority has no certainty of this. No evidential argument has been put forward to demonstrate such a case in order to weigh the planning balance in favour of the proposal in terms of policy DM56. Clearly as a local planning authority we want to be proactive in terms of not retaining buildings where there is no reasonable expectation they can be maintained in their current use. However there needs to be some demonstration to assist officers in forming that decision. The receipt of a letter which simply sets out a marketing agents thoughts on the suitability of the site for development is a very low bar in that regard. It is therefore concluded that there is no evidence set out with the 2022 correspondence that demonstrates anything other than it is their clients wish to dispose of the site for an alternative use. As such the submission fails to comply with the first element of policy DM56.
- 5.2.7 The second criteria of policy DM56 requires there to be alternative provision for that which is being lost as part of the proposed development. The wording of this criteria is particular in that this relates to rural settlements, of which Bolton-le-Sands is one listed within. In terms of alternative service provision, other similar facilities do exist within the vicinity of the site notably The Far Pavilion, Trungs, Rickys, The Blue Anchor, The Royal, Archers and The Bay View Restaurant. It is therefore considered that the loss of the subject property would not reduce the community's ability to meet its day-to-day needs as there is alternative service provision within easy reach of the application site. It is therefore considered that the second criteria of policy DM56 would be satisfied.
- 5.2.8 The final criteria of Policy DM56 sets out that the current/previous use should no longer retain an economic and social value for the community. This criteria is again specific in that the community use must provide both and economic and social value rather than one or the other. It is noted that none of the public objections to the scheme relate specifically to the loss of this business. Limited information has been submitted in respect of this criteria other than the agent stating that the restaurant (which has operated in a limited capacity since Covid as a takeaway) is closed and as such it serves no economic or social value to the community. The agent goes on to state that any employment has been transferred to the Morecambe premises which the applicants own/run. However, as the business has only operated in a limited capacity over the last two years it is not possible to assess what, if any economic and social value the building holds for the local community. As such, it is considered that the submission fails to comply with the third criteria of policy DM56.
- 5.2.9 Following the previously refused application, Officers met with the applicants and agent where it was agreed that a restaurant use could be lost both via permitted changes to the Uses Classes Order to alternative uses such as an office, or via the Prior Approval process such as change of use to a dwelling house (Class MA), neither of which would require planning consent. A subsequent application for Prior Approval was submitted to the planning authority (22/01118/PAC). This Prior Approval establishes that the existing restaurant use (Class E) can be converted to a dwelling house (Class C3) without requiring planning consent and as such has established that the 'local service' can be lost to an alternative use and that the planning authority has no means to control this change. While this is accepted by Officers and is indeed a material consideration, as it stands the Prior Approval has not been implemented and therefore the requirements of policy DM56 are still relevant.
- 5.2.10 The agent puts forward the case that notwithstanding the failure to comply with DM56, the benefits of the scheme would far outweigh any impacts associated with the loss of the restaurant, particularly on the basis that permitted development rights now allow the change of the use of the unit to alternative uses. The agent goes on to argue that the Councils lack of 5 year housing supply position

is a significant consideration in the determination of planning applications. Although this is indeed a consideration it does not override the need for compliance with the requirements of DM56 which the Council has applied rigorously in the consideration of other applications (such as 21/00469/FUL at The Britannia and 21/01549/CU Green Finch Café).

- 5.2.11 The benefits of the scheme are fully acknowledged, as is the fact that should the Prior Approval be implemented the requirements of policy DM56 would no longer be applicable. However, as it stands the restaurant use is still in place. It is therefore concluded that although the proposal is within a sustainable rural settlement where residential development would be acceptable, the failure to comply with policy DM56 means that the overall principle of the scheme is unacceptable at this time.
- 5.3 Scale, Layout and Design DM DPD policies DM2: (Housing Standards), DM29: (Key Design Principles), DM30: (Sustainable Design), NPPF section 12
- 5.3.1 In conjunction with the NPPF, policy DM29 seeks to secure developments that contribute positively towards the identity and character of the areas in which they are proposed. Good design should respond to local distinctiveness. The revised NPPF also places an increased focus on good design through advocating 'beautiful' buildings and places to reside. DM2 of the DM DPD relates to Housing Standards. Proposals for residential development will be supported where the new dwelling meets the Nationally Described Space Standard (NDSS) or any future successor.
- 5.3.2 The site frontage will be occupied by the semi-detached pair with the remaining 3 dwellings being located on the northern side of the plot with landscaping and some parking along the southern site boundary. This is considered to be an acceptable layout. Plots 1, 2, 4 and 5 would be 3-bed dwellings with plot 3 providing a 4 bed unit with integral garage. The general design of each dwelling would comprise pitched roofs with front gable features. External materials would include rendered elevations under slate roofs with powder coated aluminium windows. Overall, the scale, design and appearance would reflect similar development in the vicinity of the site and is considered to be acceptable. The scheme also meets NDSS requirements.
- 5.3.4 Externally plots 1, 2 and 3 would have private garden areas of a least 10 metres in depth as required by policy DM29. Plots 4 and 5 fall slightly short of this requirement but would nevertheless provide an area of at least 50sqm and therefore on balance, external amenity space is seen to be acceptable.
- 5.3.5 Overall, it is considered that the scheme represents an acceptable scheme with regard to scale, layout and design.
- 5.4 Impact on residential amenity of neighbouring properties DM DPD DM29: (Key Design Principles), NPPF section 12
- 5.4.1 The nearest neighbouring residential property is no.35 Rydal Road to the west of the site. Plot 1 will be the closest of the five proposed dwellings but will be in the same position as the one previously approved under the 2015 application. There are no windows within the western elevation of the plot 1 dwelling and therefore the scheme will not give rise to issues of direct overlooking. Plans indicate a 2 metre high boundary fence between the 2 properties will be in place. As such it is considered that the development will not impact unduly on neighbouring residential amenity.
- 5.5 Parking and highway impacts DM DPD DM29: (Key design principles), DM60: (Enhancing Accessibility and Transport Linkages); DM61: (Walking and Cycling); DM62: (Vehicle Parking Provision). NPPF sections 9 and 12.
- 5.5.1 From a National Planning Policy perspective, paragraph 108 of the NPPF advises that where appropriate, schemes should secure safe and suitable access to the public highway for all applicable users. The NPPF further advises that sustainable transport modes should, where possible and relevant, be taken up and encouraged although this will of course depend on the type of development and its location. This requirement is reflected in policy DM29 (Key Design Principles) which requires proposals to deliver suitable and safe access to the existing highway network whilst also promoting sustainable, non-car dominated travel. Policy DM62 requires parking to be provided in accordance with appendix E of the Development Management DPD. Appendix E sets out the number of car parking spaces required as a maximum. A 3-bed dwelling should have a maximum 2

off street parking spaces and a 4-bed dwelling should have a maximum of 3 spaces. These spaces should measure 2.4m x 5m and where a garage is provided it should measure 3m x 6m internally to be counted as a parking space.

- 5.5.2 Based on the requirements of Appendix E, the development would demand a maximum number of parking spaces for eleven vehicles. As it stands, ten spaces are proposed and this is considered to be acceptable. Furthermore, the site is located within a sustainable location with easy access to public transport facilities.
- 5.5.3 The site already benefits from an established point of access off Bye-pass Road. This will be altered slightly to a width of 5.5 metres at the point of access and this width will be maintained towards the western end of the site. A turning head is also provided at the western end of the site and electric vehicle charging points would be provided.
- 5.5.4 The County Highways Officer has requested a condition requiring the submission, agreement and implementation of a construction traffic management method statement. The control and use of the highway during the construction phase of the development should be managed through appropriate highways legislation by the County Council themselves rather than through the planning process. As such this condition is not recommended.
- 5.6 Ecology and trees DM45 (Protection of Trees, Hedgerows and Woodland) and DM46 (Development and Landscape Impact). NPPF section 15
- 5.6.1 The site is located approximately 1 kilometre from Morecambe Bay Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site.
- 5.6.2 The site is separated from the designated area by intervening existing residential development and roads. As such, it is considered that there would be no direct impacts on the aforementioned designations. However, there is the potential for increased recreational pressure post development, although this is unlikely to be significant given the scale of the development. It is considered that this relatively small impact could be adequately mitigated through a requirement to produce and distribute a homeowner pack to future occupants, which could be controlled by a condition. As mitigation would be required, the Local Planning Authority is required to undertake an Appropriate Assessment, and this is contained in a separate document. This concludes that, with mitigation, it is considered that proposed development will have no adverse effects on the integrity of the designated site, its designation features or its conservation objectives, through either direct or indirect impacts either alone or in-combination with other plans and projects. Natural England confirm that the suggested mitigation in the form of homeowner packs is acceptable and this could be conditioned in the event of the application being permitted.
- 5.6.3 A Tree Report has been carried out by Yew Tree Gardens. The Report identifies H1 (hedge) along the southern boundary of the existing car park as an even-aged mixed hedge. As the car park extends up to 500 mm from the stems of the hedge, the Report sets out that no root development will have occurred within the site. H2 (hedge) is an established Privet hedge along the northern site boundary. Again, as the existing car park extends up to the canopy of the hedge, no root development will have occurred within the site. Tree references T1 and T2 are located beyond the northern site boundary within the grounds of the fire station. These trees have interdependent crown forms due to their close spacing. Both trees have Ash dieback disease with T2 being in very poor condition and T1 having volumes of deadwood overhanging the site. It is considered that existing hard surfacing will have prevented any root development within the site. The submitted Tree Report suggests that T1 and T2 will require removal by their owners. Nevertheless, these trees do not appear to be a barrier to the development. The Tree Report also identifies G2 which is an area of overgrown hedge and garden shrubs located adjacent to the boundary in the southwest corner of the site. They will require management / removal in any development of the site.
- 5.6.4 It is concluded that the proposed development would have limited impact on the trees and hedges both on and adjacent to the site. Although no detailed Tree Protection Plan has been provided, given the existing site constraints and location of hedge planting it is considered that the provision of such a plan could be conditioned. New tree planting could also be conditioned as part of any associated landscaping plan in the case of an approval and would represent an opportunity to increase the tree stock within the site which in turn would provide biodiversity uplift.

- 5.6.5 A bat survey has been carried out by Envirotech and this concludes that there is a low potential for use of the site by bats and that there was no indication of use of the site by bats was found during the survey. It is considered that condition a condition relating to the provision of bat and bird boxes within the development could reasonably conditioned thereby providing additional biodiversity enhancement of the site.
- 5.6.6 Overall, it is considered that conditions relating to new tree planting and the provision of bat and bird boxes within the development would achieve biodiversity net gain within the site.
- 5.7 Drainage DM DPD policies DM33 (Development and Flood Risk), DM34 (Surface Water Run-off and Sustainable Drainage) and DM35 (Water Supply and Waste Water). NPPF section 14
- 5.7.1 The proposed site is situated in flood zone 1 and is not, therefore, a location at risk of flooding. This accords with the general presumptions set out in the NPPF and policy DM33. The critical consideration here relates to site drainage and the appropriate management of surface water to avoid a flood risk on site or elsewhere. Policy DM34 requires development to manage surface water in a sustainable way utilising sustainable drainage systems in accordance with the surface water drainage hierarchy.
- 5.7.2 United Utilities Sewer Records identify that a 150mm diameter public combined sewer traverses the west of the site, flowing in a southerly direction, the head of the system is within the fire station to the north of the site. Dye testing confirmed that the existing manholes on site are connected to the 150mm public combined sewer which traverses the site. In accordance with the NPPF and the Non-Statutory Technical Standards for SUDS: Practice Guidance the discharge of surface water shall comply with the drainage hierarchy detailed within the NPPF, National Planning Practice Guidance and within Building Regulations Part H and specifies the following methods in order of preference:
- Infiltration via soakaway or other suitable infiltration device
 - Discharge to watercourse
 - Discharge to public sewer
- 5.7.3 On-site infiltration testing has been undertaken and this concluded that the use of soakaways to dispose of surface water flows resulting from the development is not considered feasible. The nearest watercourse to the proposed development site is an unnamed watercourse which is located within the adjacent field approximately 50 metres south of the site. It is understood that connecting to the watercourse would require crossing third party land which is not considered to be viable. Furthermore, the watercourse is considered to be shallow and would require a pumped solution. Taking the above into consideration discharge to watercourse is not considered to be feasible. As such the submitted Drainage Strategy proposes that surface water from the site will be connected onto the 150mm public combined sewer which traverses the site, as per the existing situation. Due to the shallow nature of the receiving public sewer a pumped solution will be required.
- 5.7.4 Greenfield runoff rates have been calculated based on the total redline boundary of 0.138Ha, which resulted in QBar of 0.4l/s. Surface water flows from the proposed development have been restricted to no more than QBar i.e., 0.4l/s for all return periods including the 1 in 100 year event with the addition of 40% climate change. Flows in excess of this will be attenuated within a geo-cellular storage tank located within the car parking area. During the feasibility review in respect of the site drainage, permeable paving was considered within the car parking area to the south of the site, however due to the heavy maintenance burden and the fact that the drainage network will be privately managed and maintained the future risk of flooding outweighed the benefit. As such Permeable Paving was not included within the final scheme on grounds of future flood risk.
- 5.7.5 Rainwater Harvesting has been included within the proposed drainage strategy, to provide grey water to individual plots, via the use of a 1500l capacity gravity tank system located within the rear gardens of each plot. The submitted Drainage Strategy includes a Management & Maintenance Plan which could be conditioned in the event of the application being viewed favourably.
- 5.8 Noise and air quality DM DPD DM29: (Key design principles), DM31: (Air Quality Management and Pollution). NPPF sections 11, 12 and 15.

- 5.8.1 The submission includes an Acoustic Survey which identifies that existing background sound levels, predominantly from road traffic, would result in an adverse impact on the proposed properties to the front of the development. As such additional mitigation measures are required in the form of standard double-glazing units with trickle window vents to ensure a suitable level of ventilation is achieved, and a 2.0m high close-boarded fencing to the garden amenity areas.
- 5.8.2 An Air Quality Assessment has also been submitted which suggest the provision of electric vehicle charging points. The provision of these could be conditioned.

6.0 Conclusion and Planning Balance

- 6.1 This report has set out that the principle of residential development in this location is acceptable and can be supported as the application site is within a sustainable rural settlement. The proposed dwellings offer suitably sized units that the District would benefit from. Each dwelling would benefit from private amenity space with off road parking. Given the LPA's lack of a five-year housing supply the application represents an opportunity to boost the district's supply, albeit in a modest way. In applying the overall planning balance, although the benefits of the scheme are noted, notwithstanding the fact that there is now a Prior Approval in place for residential conversion and the submission of correspondence from a marketing agent, the proposal has failed to demonstrate that a robust and transparent marketing exercise has taken place or that the current / previous use no longer retains an economic and social value for the community it serves. Therefore, in this case it is considered the benefits of the proposal do not outweigh the failure to comply with the requirements of policy DM56 and therefore the recommendation is to refuse planning permission.

Recommendation

That Planning Permission BE REFUSED for the following reasons:

- 1. The applicant has failed to evidence to the satisfaction of the Local Planning Authority that a robust and transparent marketing exercise has taken place demonstrating that the retention of the existing use is no longer economically viable or feasible. In addition, it has not been demonstrated that the current use no longer retains an economic and social value for the community serves. Therefore, the proposed development is contrary to Policy DM56 of the Development Management Development Plan Document and Section 8 of the National Planning Policy Framework.

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

Lancaster City Council takes a positive and proactive approach to development proposals, in the interests of delivering sustainable development. As part of this approach the Council offers a pre-application service, aimed at positively influencing development proposals. Although the applicant has failed to take advantage of this service, they have previously been made aware of the issues of concern regarding the proposal which the submission does not satisfactorily address. Consequently, the resulting proposal is unacceptable for the reasons prescribed in the Notice. The applicant is encouraged to utilise the pre-application service prior to the submission of any future planning applications, in order to engage with the local planning authority to attempt to resolve the reasons for refusal.

Background Papers

None

Agenda Item	A7
Application Number	22/01137/FUL
Proposal	Erection of a side extension and creation of an additional parking area to the rear
Application site	Lancaster Brewery Lancaster Leisure Park Wyresdale Road Lancaster
Applicant	Messrs Simpson and Jackson
Agent	Mr Anthony Gilmour
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval (Subject to satisfactory drainage details)

(i) **Procedural Matters**

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

1.0 Application Site and Setting

- 1.1 Lancaster Brewery is located within Lancaster Leisure Park on Wyresdale Road. The site is relatively well screened due to the band of mature trees that surround the site to the east, south and west. To the west of the site lies Burrow Beck. The current use of the building is thought to be a mixed use ranging from general industrial, storage and distribution and part drinking establishment.
- 1.2 The building sits to the south of a wider non allocated employment site which includes, but is not limited to, a factory outlet shop, antiques and farm shop whilst to the north west lies a housing a relatively new housing development.
- 1.3 The band of trees to the east and adjacent to the site are covered by a tree preservation order – 583(2016) this is also located within flood zone 2 and 3. The application site, however, lies outside these designations.

2.0 Proposal

- 2.1 This application seeks consent for the erection of a single storey side extension to the eastern elevation of the building and the creation of a parking area to the rear. The extension features an 'L shaped' footprint and measures approximately 21.65m in length and 13m in width at its longest and widest points with a maximum height of 6.3m. The extension is finished in sandstone and cladding to the walls under metal roofing sheets with solar panels. These will match the existing appearance

of the building. The building will provide additional storage for ingredients used in the brewing process and other elements associated with the business.

2.2 Access and transport to the site remains unchanged. The proposal does include the addition of 8 new car parking spaces for staff and a bike storage area to the southern corner of the site. There are no new landscaping elements to the scheme.

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
22/00629/PLDC	Proposed lawful development certificate for the erection of a single storey side extension	Withdrawn
19/00804/FUL	Erection of a single storey extension to the front and side	Refused

4.0 Consultation Responses

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

Consultee	Response
Arboricultural Officer	No objection
County Highways	No objection
Engineers	No response
Environmental Health	No response
Fire Safety Officer	No response
Property Services	Support

4.2 No responses have been received by members of the public

5.0 Analysis

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

- Principle of development
- Design
- Drainage
- Impacts upon residential amenity and trees
- Highways

5.2 **Principle of development** (NPPF Sections 2 and 6, policies SP1 of the Strategic Policies and Land Allocations DPD (SPLA DPD) and policies DM14 and DM15 of the Development Management DPD (DM DPD):

5.2.1 Policy DM14 states that ‘proposals for employment generating uses (B1, B2, B8 and appropriate sui generis uses) that seek to utilise previously developed land or existing premises outside of allocated employment areas will be supported by the Council provided that the following criteria are addressed:

- I. That there is sufficient access and capacity in the local highways network to accommodate the proposed use, including provision for cycling and walking;
- II. That the proposal includes a robust sequential test which demonstrates that consideration has been given to alternative suitable sites within the district. The test should firstly focus on opportunities within allocated employment areas and secondly on existing non-allocated employment areas;
- III. Proposals should be located in accessible places with good connections to public transport and provide sufficient car parking in accordance with Appendix E;

- IV. *That there is no significant detrimental impact on local residential amenity or the natural environment; and*
- V. *The proposal is in accordance with the design guidance set out in Policy DM29 of this document and any other relevant accompanying design guidance.'*

Policy DM15 expands on this stating the Council will support proposals that involve the creation or sustainable expansion of small businesses within the district if location within a sustainable settlement. These two policies form whether the principle of the development can be supported.

5.2.2 While the site is not identified as an 'allocated employment site', the wider site provides additional employment through some of the uses discussed in the earlier paragraphs of this report. As such, it is considered to lie within an existing non-allocated employment area. Criteria II requires the applicant to demonstrate whether any other more alternative sites on 'allocated employment sites' can be explored as an alternative in the first instance.

5.2.3 The idea of alternative sites was verbally discussed with the agent, however as the business is already established, and has been since 2011, within a non-allocated employment, it has not been possible to find a suitable site of comparative size with appropriate silos will similar access and parking arrangements.

5.2.4 In addition, the site is located within an established non-allocated employment area within the regional centre of the district and as such, the sustainable expansion of an established business can be supported.

5.3 **Design** (NPPF Section 12 and policies DM29 and DM30 of the DM DPD):

5.3.1 In terms of design, the extension matches the form and materiality of the main building and while commanding a relatively large footprint, appears proportionate to both the host building and the wider site. The matching materials are considered acceptable, and the form and appearance of the extension will ensure that the proposal blends into the existing building. In addition, the extension features a significant set back from the front elevation which will ensure it does not appear obtrusive within this setting.

5.3.2 The extension is well contained within the site and surrounded by mature trees which considerably reduces the visual impact of the development. In any case, any views of the extension from public areas will be distant and it will also be viewed in the context of the surrounding site. As such, the proposal will not result in any adverse impacts on the visual amenity of the wider area.

5.3.3 The extension also includes solar panels to the roof in order to improve the sustainability credentials of the scheme. These appear proportionate to the roof slope and will not appear obtrusive in the setting of this employment site.

5.4 **Drainage** (NPPF Section 12 and policy DM34 of the DM DPD):

5.4.1 Policy DM34 requires surface water to be managed sustainably within new development. The Council will advocate the use of the surface water drainage hierarchy for new development in line with best practice.

5.4.2 The proposed building is located on existing hardstanding so is unlikely to have significant impacts on the surface water run-off rates. The application has not provided any details over figures relating to surface water but has simply stated that all surface water run-off from the extension will be directed into the existing site drainage system. The application form indicates that this is via the main sewer.

5.4.3 The site is located adjacent to the Burrow Beck watercourse, and this should be the favoured option in terms of the drainage hierarchy. However, historically there have been flooding issues downstream so any discharge into the beck would need to be limited and reduced to an acceptable rate. As there are potentially two viable options, either the adjacent watercourse and public sewer, it is considered that the site can be adequately drained and as such, the details can be conditioned to be provided prior to works commencing on site.

5.4.4 The Council’s Engineers department have been consulted on the application and whilst they have not provided comment at this current moment, this will be provided by way of an update prior to the Planning Regulatory Committee.

5.5 **Impacts upon residential amenity and trees** (NPPF Section 12 and 15, policy SP8 of the SPLA DPD and policy DM45 of the DM DPD)

5.5.1 The building is located c.140m away from the houses to the north east and c.110m away from the houses to the south east. Such are the distances involved, the building will not appear overbearing, nor will it have any impacts on light levels.

5.5.2 The building will increase the internal storage capacity for the business which is considered not to result in any significant changes to existing noise levels. The business/storage use of the site has already been established and the proposed extension is considered not to result in any significant changes to how the business operates. In addition, the proposal is sufficiently separated from neighbouring houses by distance and trees which will further limit any noise impacts of the development.

5.5.3 The proposed extension is approximately 8m away from the nearest tree but is well outside the root protection areas of both the younger and mature trees. The provision of tree protection barriers will ensure that the development does not have an adverse impact on the off-site protected trees. The car parking area is close to the boundary trees, but the area is already comprised of hardstanding. If any of this requires replacing, a cellular confinement system should be used in order to limit the impact on any root system.

5.6 **Highways** (NPPF Section 12 and policies DM61 and DM62 of the DM DPD):

5.6.1 Access to the site will remain unchanged with deliveries passing by the north west elevation of the building which leads to the rear of the site. The proposed staff car parking spaces will also be accessed through this point. The bike storage is also located adjacent to the car parking spaces.

5.6.2 The additional car parking spaces will ensure the proposal meets the additional floor space requirements detailed in Appendix E of the DM DPD. County Highways also raised no objection to the scheme citing that the proposal would have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site.

6.0 Conclusion and Planning Balance

6.1 In conclusion, the principle of a sustainable expansion of an existing business in this location can be supported. By reason of the sympathetic design, the extension will not have an adverse impact on the visual amenity of the building or wider area and subject to the inclusion of a suitable drainage scheme, will not increase flood risk elsewhere. Finally, given the location of the building, it will not have any undue impacts on neighbouring residential amenity or protected trees.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescales	Control
2	Development to accord with plans	Control
3	Surface water drainage scheme – Details required	Pre-commencement
4	Implementation of AIA	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	A8
Application Number	22/01306/CCC
Proposal	Replacement of current welfare cabin at Claughton Quarry with a new modular unit
Application site	Claughton Moor Quarry Quarry Road Claughton Lancashire
Applicant	Mr Edward Donne
Agent	
Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	That in response to the County Council consultation, the City Council offers no objection.

(i) Procedural Matters

This application has been submitted to, and will be determined by, Lancashire County Council as they are responsible for planning matters that relate to waste and minerals. Lancaster City Council has been consulted as the proposal falls within their district, and as such this report sets out the City Council's proposed **consultation response** to the replacement of the current welfare cabin with a new modular unit at Claughton Moor Quarry, Claughton. It will be for the county to determine whether planning consent should be granted or not.

1.0 Application Site and Setting

1.1 Claughton Moor Quarry lies to the south east of the village of Claughton. The site is an established brick and shale mineral working site, with the works located on the south of the A683 of Lancaster Road, and an aerial ropeway carrying material over this highway to Claughton Brickworks. There has been mineral working and brick making at Claughton for over a century. The site is within the Forest of Bowland AONB, with a public right of way to the north of the clay pit, which forms part of a mineral safeguard area.

2.0 Proposal

2.1 The application seeks planning permission to replace the current welfare cabin at Claughton Moor Quarry with a new modular unit. The proposed modular building is to be sited to the north of the clay pit. The proposed modular unit measures 8.3 metres in length, 2.7 metres in width and will be single storey in height. The development is proposed to be finished in Ivory plastisol steel walls, under an anthracite grey plastisol steel roof, with a steel door and white upvc windows. The proposed modular building will upgrade facilities for the workers of Claughton Moor Quarry, by providing two toilets, lockers and kitchen facilities.

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
18/01192/CCC	Variation of condition 1 of permission 1/98/29 to extend the mining operations until 31 December 2036 with site restoration by 31 December 2038	No objections raised
13/00701/CCC	Demolition of shale reception building and conveyor, and erection of replacement shale reception/storage building and conveyor	Permitted
98/00029/CCC	Application for review of conditions under provisions of the Environment Act 1995	Permitted

4.0 Consultation Responses

4.1 There were no internal consultees consulted in relation to the application and all statutory consultees have been undertaken by the County Council.

4.2 No comments have been received in relation to the application, all publicity is undertaken by the County Council.

5.0 Analysis

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

- Landscape and Visual

5.2 Landscape and Visual (NPPF Section 2 Achieving Sustainable Development, Section 15 Conserving and Preserving the Natural Environment, Section 17 Facilitating the sustainable use of Minerals; Policies DM29 Key Design Principles, DM46 Development and Landscape Impact of the Development Management DPD; Policies EN2 Area of Outstanding Natural Beauty, EN3 The Open Countryside)

5.2.1 The existing welfare cabin is in a state of disrepair and provides basic facilities for the staff of the quarry. The proposed modular unit is larger in scale, however, will provide an improvement to the facilities available within the site. The proposed modular unit will be viewed within the context of two large industrial buildings that are located directly adjacent to the west of the proposed siting of the modular unit. The materials and finish that are proposed to be used are not dissimilar in appearance to the existing two large industrial units. Therefore the proposed development is well sited and as such it is not considered would be harmful to the amenity of the local area and the wider outstanding natural beauty area.

6.0 Conclusion and Planning Balance

6.1 The site is covered by a Mineral Safeguarding Area within Policy CS3 of the Minerals and Waste Core Strategy. Mineral, and mineral products make an important contribution to the local economy. Given the existing welfare cabin is in a state of disrepair and the proposed modular building will provide improved facilities for the staff of the quarry. Together with the scale and appearance of the proposed modular building will be viewed within the context of the existing buildings, the proposed development would not be harmful to the local area and the wider outstanding natural beauty area.

Recommendation

That the City Council has **NO OBJECTION** to the proposal other than recommending a condition should mining operations cease that the welfare building is removed.

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

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

Background Papers

Agenda Item	A9
Application Number	22/01197/FUL
Proposal	Erection of a first-floor side extension, construction of 3 dormer extensions to the front elevation and erection of a ground floor front extension to form a canopy
Application site	15 Whitendale Drive Bolton Le Sands Carnforth Lancashire
Applicant	Mr & Mrs Macluskie
Agent	Mr And Mrs McAllister
Case Officer	Ms Soraya Moghaddam
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

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

1.0 Application Site and Setting

1.1 15 Whitendale Drive is a two-storey detached dwellinghouse located in Bolton-le-Sands. The application site is sited on the western side of the cul-de-sac, which can be accessed from the A5105 Coastal Road. The application site is situated approximately 50m from Lancaster Canal to the east. The property features brickwork and white rendering to the exterior walls, with white upvc windows, underneath a grey concrete tiled roof. The rear garden to the west is boarded by fencing to all boundaries. The property features an existing adjoining single storey gabled projection to the south elevation, serving a garage to the front elevation and a lounge area to the rear.

2.0 Proposal

2.1 This application seeks consent for the erection of a first-floor side extension, which will be constructed above the existing single storey extension to the south. The proposed first floor extension will project from the south facing elevation by 5.4m, measuring 7.3m in depth to sit flush with the existing front and rear elevations. The ridge height and the eaves to the rear will continue from the existing main roof, which measures 5m to the eaves and 7.3m to the ridge. The eaves height to the front elevation will measure 4.6m. The extension will be finished in white render with grey concrete tiles to match the existing dwelling. The rear elevation of the proposed first floor extension will feature 2 windows to the external wall, with 2 roof lights to the roof, all in materials to match.

2.2 3 dormer extensions to the front roof slope are proposed, which will sit symmetrically along the first floor. These will be cut-in style dormers, whereby the front elevation of the dormers will sit flush with the external wall of the first floor. All dormers will approximately measure a height of 1.8m and a width of 1.3m, finished in matching white render to the external walls, with gabled roofs finished in tiles to match existing roof slope.

2.3 The application also seeks consent to replace the existing porch with a ground floor front extension with a canopy above that will extend across the ground floor of the front elevation. The proposed ground floor front extension will measure a depth of 0.8m from the main front elevation, and a width of 2.6m. The proposed canopy that extends across the ground floor of the property will measure a projection of approx. 0.8m to the front elevation, and a width of 9m.

3.0 Site History

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

Application Number	Proposal	Decision
16/00762/FUL	Installation of a raised pitched roof to the side and rear elevations	Approved

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response has been received at the time of compiling this report.

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

- 1 letter of objection has been received on the following grounds:
 - Loss of light to adjacent dwelling
 - Impact upon street scene by virtue of scale, massing and design
 - Drainage
 - Congestion and disruption

5.0 Analysis

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

- Design
- Residential Amenity
- Biodiversity

5.2 Design (Policy DM29 of the Development Management DPD and NPPF Section 12)

5.2.1 The first-floor side extension will feature a gabled roof as per the existing roof to the main dwelling, maintaining the same maximum height as existing and utilises materials to match. The cut-in style dormers also feature matching gabled roof forms with materials to match, whereby the small scale and design integrate well to the character and appearance of the existing dwelling. The front porch extension and canopy is of small scale, is proportionate and relates well to existing. As such the extension is considered acceptable in terms of character and design in relation to the existing dwelling. The street scene consists of dwellings comprising of similar materials, however, reflect variations in overall design, scale and massing. Whilst it is acknowledged that the adjacent dwellings to either side elevation appear of similar design, given the points raised above, on balance, the proposal is not considered to result in a detrimental impact to the visual amenity of the street scene.

5.2.2 An appropriate amount of private garden space is retained to the rear and parking to the front elevation is not affected by the proposed development.

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

5.3.1 Views from the extensions and new windows of the proposed extensions will afford an outlook similar to existing, looking towards the applicant’s own amenity space to the front and rear. Suitable separation distances of at least 21m are retained between the habitable room windows of both the rear and front elevation between the opposing neighbouring properties. There are no additional windows to the side elevations. It is considered that the proposal raises no privacy or overlooking issues.

5.3.2 The neighbouring property to the south at No. 13 Whitendale Road features a clear glazed first floor window to the northern side elevation. The distance between this window and the proposed gabled wall to the first floor to the host dwelling will measure 5.2m. However, given that this window does not serve a habitable room, it considered that the proposal will not result in any undue impact on light levels to this neighbouring dwelling.

5.4 **Biodiversity** (Policy DM44 of the Development Management DPD and NPPF Section 12)

5.4.1 The site was surveyed on the 6th July 2016 and again on 4th October 2022 by Envirotech in order to identify any possible use by bats at the host dwelling. The site was found to be located in habitat which would provide a moderate to high level of foraging opportunities for bat species, due to its proximity to Lancaster Canal. It was concluded that the building is extremely well sealed and has very limited potential for roosting bats, with no evidence of bats having been found at the site. Given that there will be an unlikely significant impact upon bats from the proposal, no further surveys are required.

5.5 **Other Matters**

5.5.1 In regard to the impacts upon drainage as a result of the development, whilst it is acknowledged that an additional bathroom is proposed which may result in increased usage, the building remains as a single dwellinghouse whereby the alterations are not considered significant. The property will continue to be served by the mains sewerage.

5.5.2 In terms of off-road parking provision and highway safety, whilst the property will increase in terms of the number of habitable rooms, the application site maintains sufficient off-road parking provision for a dwellinghouse of this size. As such, it is considered that the proposal is acceptable in terms of parking and highway safety as it is not thought to result in a detrimental impact to the parking facilities or traffic along Whitendale Drive.

6.0 Conclusion and Planning Balance

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

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard Planning Permission Timescale	Control
2	Development in accordance with approved plans	Control

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

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had

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

Background Papers

None

Agenda Item	A10
Application Number	22/01286/FUL
Proposal	Erection of a single storey side extension and construction of a raised decking area to the rear elevation and raised rear flat roof
Application site	27 Arrow Lane Halton Lancaster Lancashire
Applicant	Victoria Taylor Lewis
Agent	Mr Richard Mews
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

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

1.0 Application Site and Setting

1.1 27 Arrow Lane is a detached bungalow located in Halton. The property features a gable roof with a pebble dashed exterior, with white UPVC windows throughout. A corrugated roof carport is attached to the side elevation, with a detached flat-roofed garage to the rear. The rear garden is bounded by a low wall to the southeast, a high wall to the northwest and panel fencing to the southwest.

2.0 Proposal

2.1 The application seeks consent for a single storey side extension including a small integral garage. This will replace the existing car port and attach to the existing garage which is to be converted as part of the proposal. The side extension will measure approx. 2.8m in height, 2.7m in width, and 17.0m in length (including the original garage). Materials comprise matching pebbledash for the walls, white UPVC fenestration and a GRP flat roof.

2.2 The proposal also includes a small-raised decking area measuring approx. 0.8m high, 3.9m wide and 1.5m deep. A privacy panel will be attached to the southeast edge.

2.3 This application is a resubmission of previously approved 21/00825/FUL, in which planning permission was also granted for the above elements. This resubmission, additional seeks consent for a raised flat roof to the existing garage which is to be converted. The roof will be raised by approx. 400mm to match the height of the proposed side extension.

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
21/00825/FUL	Erection of a single storey side extension and construction of a raised decking area to the rear elevation	Approved

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response received

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

5.0 Analysis

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

- Design
- Residential Amenity
- Parking

5.2 Design (Policy DM29 of the Development Management DPD and NPPF Section 12)

5.2.1 The side extension will feature a flat roof as per the existing garage which is to be converted, and with materials to match, the extension is considered acceptable in terms of character and design in relation to the existing dwelling. The raised roof will provide a uniform finish to the proposals and a neater roofscape. The scale and massing of the proposed single storey extension is proportionate to the existing dwelling and an appropriate amount of private garden space is retained.

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

5.3.1 Windows will look towards the applicant's own garden. To prevent overlooking from the raised decking, a privacy screen will be installed along the edge nearest to 25 Arrow Lane which will guide views away from the boundary. Providing the privacy screen is conditioned, it is considered that the proposal raises no privacy or overlooking issues.

5.3.2 As a result of the existing garage and high boundary wall to 29 Arrow Lane, the proposal is not considered to be an overbearing or overshadowing form of development.

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

5.4.1 Covered parking will be reduced as a result of the proposal although the extension does include a small integral garage. The internal garage dimensions fall short of those required by Policy DM62, however still provides potential for covered and secure bicycle storage. The existing hardstanding area to the front of the property is to be unaffected by the development and provides parking for 3 cars. On balance, the proposal is acceptable in terms of parking provision.

6.0 Conclusion and Planning Balance

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

Recommendation

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

Condition no.	Description	Type
1	Standard Planning Permission Timescale	Control
2	Development in accordance with Plans	Control
3	Privacy Screen	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

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
20/00069/DIS	Development Site, Bulk Road, Lancaster Discharge of conditions 7, 11, 12, and 17 on approved application 18/00820/FUL for Hines (Bulk Ward 2015 Ward)	Split Decision
20/00811/RCN	Old Hall Caravan Park, Capernwray Road, Capernwray Change of use of agricultural land/recreation area to extension to existing holiday caravan park for additional forty caravans and create open space/recreation area and installation of sealed tank (pursuant to the removal of condition 4 on planning permission 92/01130/FUL to allow for all year round occupancy, as amended by 94/00002/FUL) for Old Hall Caravan Park (Kellet Ward 2015 Ward)	Application Permitted
20/01025/RCN	Old Hall Caravan Park, Capernwray Road, Capernwray Use of land as holiday and touring caravan park (pursuant to the removal of condition 2 on planning appeal T/APP/5292/A/82/7780/09 to allow for all year round occupancy) for Old Hall Caravan Park (Kellet Ward 2015 Ward)	Application Permitted
21/00161/DIS	Ward Field Farm, Main Road, Galgate Discharge of condition 8 on approved application 19/01100/REM for Miss Hannah Homes (Ellel Ward 2015 Ward)	Application Permitted
21/00174/FUL	Higher Barn, Aughton Road, Aughton Change of use of workshop, store building and caretakers accommodation into 2 dwellings and 1 holiday let (C3), construction of a pitched roof, installation of windows, doors and balcony, demolition of part of building and creation of parking area and landscaping for Mr Jeffrey Metcalf (Halton-with-Aughton Ward 2015 Ward)	Application Withdrawn
21/01449/FUL	GED Environmental Services Ltd, Field Road, Heysham Part retrospective application for the erection of industrial building for repair and maintenance to HGVs (B2) ancillary to existing business on site for Mr James Daw (Heysham South Ward 2015 Ward)	Application Permitted
22/00019/DIS	Ward Field Farm, Main Road, Galgate Discharge of conditions 6, 12 and 17 on approved application 17/00944/OUT for Hollins Homes (Ellel Ward 2015 Ward)	Application Permitted
22/00060/RCN	Old Hall Caravan Park, Capernwray Road, Capernwray Change of use of woodland site to enlarge existing caravan site by 52 units (pursuant to the removal of condition 3 on planning permission 01/00383/CU to extend the opening season to 12 months per year) for Old Hall Caravan Park (Kellet Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00061/RCN	Old Hall Caravan Park, Capernwray Road, Capernwray Change of use of land to extend existing caravan park to accommodate 45 static holiday homes (pursuant to the removal of condition 4 on planning permission 09/00988/CU to extend the opening season to 12 months per year) for Old Hall Caravan Park (Kellet Ward 2015 Ward)	Application Permitted
22/00062/RCN	Old Hall Caravan Park, Capernwray Road, Capernwray Change of use of forestry land for extension to existing caravan park for additional forty static caravans and installation of septic tank (pursuant to the removal of condition 4 on planning permission 97/00346/FUL to extend the opening season to 12 months per year) for Old Hall Caravan Park (Kellet Ward 2015 Ward)	Application Permitted
22/00116/DIS	Mansergh House, Borwick Lane, Borwick Discharge of condition 3 on approved application 20/01055/LB for Mr Ken Howson (Kellet Ward 2015 Ward)	Application Permitted
22/00117/DIS	1 Low Road, Middleton, Morecambe Discharge of conditions 3 and 4 on approved application 19/01481/LB for Mrs Shelley Hodgson (Overton Ward 2015 Ward)	Split Decision
22/00120/DIS	Mansergh House, Borwick Lane, Borwick Discharge of condition 3 on approved application 20/01054/FUL for Mr Ken Howson (Kellet Ward 2015 Ward)	Application Permitted
22/00125/DIS	Bath House , 43 Bath Street, Lancaster Part discharge of condition 3 on approved application 22/00654/LB for Mr Stephen Wearden (Bulk Ward 2015 Ward)	Application Permitted
22/00130/DIS	East Lodge , Aldcliffe Road, Lancaster Discharge of condition 3 on approved application 22/00657/LB for Mr M Stainton (Scotforth West Ward 2015 Ward)	Application Permitted
22/00131/DIS	East Lodge , Aldcliffe Road, Lancaster Discharge of condition 3 on approved application 22/00795/LB for Mr M Stainton (Scotforth West Ward 2015 Ward)	Application Permitted
22/00132/DIS	East Lodge , Aldcliffe Road, Lancaster Discharge of condition 3 on approved application 22/00794/FUL for Mr M Stainton (Scotforth West Ward 2015 Ward)	Application Permitted
22/00138/DIS	Ellel Hall, Ellel Hall Gardens, Galgate Discharge of condition 3 on approved application 22/00815/FUL for Mr & Mrs Smith & Hewitt-Smith (Ellel Ward 2015 Ward)	Application Permitted
22/00140/DIS	Land North Of Hala Carr Farm, Bowerham Road, Lancaster Discharge of condition 8 on approved application 19/01158/FUL for Oakmere Homes (University And Scotforth Rural Ward)	Application Permitted
22/00141/DIS	Field No 7989, Becksides Mews, Borwick Discharge of conditions 3 on approved application 20/00735/FUL for Mr John Beaumont (Kellet Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00142/DIS	Ivy Lodge, Lowgill Lane, Lowgill Discharge of condition 5 on approved application 21/00306/LB for Miss Caroline Parkinson (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/00154/DIS	Land East Of, Scotland Road, Carnforth Discharge of condition 3 on approved application 21/00694/REM for Mrs Vicky Beeton (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
22/00244/VCN	Land At Mill Lane, Low Mill, Mill Lane Erection of 9 dwellinghouses with associated access, engineering works to provide sustainable drainage pond, construction of internal roads and footways and the provision of a package treatment plant (pursuant to the variation of conditions 2, 5, 6, 8 and 11 on planning permission 18/00002/FUL to alter the site layout, house details, tree protection, drainage, materials and landscaping) for Mr Michael Stainton (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/00257/VCN	Old Waterslack Farmhouse, Waterslack Road, Silverdale Variation of condition 2 on planning permission 01/89/0181 to allow occupancy for 11 months of the year between 1 March and 31 January for Mr Brian Hevey (Silverdale Ward 2015 Ward)	Application Permitted
22/00270/FUL	Williamsland Farm, Hasty Brow Road, Slyne Change of use and conversion of agricultural buildings into 6 dwellings (C3), demolition agricultural sheds and formation of new access, access drive, installation of package treatment plant, associated surface water drainage infrastructure and landscaping for Mr J Hoggarth (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00320/RCN	Old Hall Caravan Park, Capernwray Road, Capernwray 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 year) for Old Hall Caravan Park (Kellet Ward 2015 Ward)	Application Permitted
22/00357/FUL	Moor End, Lodge Lane, Melling Demolition of existing single storey side extension, erection of a two storey side extension and single storey rear lean to extension, and construction of a raised terrace with associated stone walls and steps for Mr & Mrs Bayes (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/00476/FUL	28 Pedder Street, Morecambe, Lancashire Installation of external link shutters to shop front for Mr Kamran Butt (Poulton Ward 2015 Ward)	Application Permitted
22/00479/FUL	14 Osborne Road, Morecambe, Lancashire Retrospective application for the erection of a detached garage to the rear garden for Mr Scott Clubb (Harbour Ward 2015 Ward)	Application Refused
22/00708/FUL	1 Noel Road, Lancaster, Lancashire Erection of a part single part two storey side extension for Mr & Mrs B Agar (Skerton East Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00727/FUL	Wyreside Lodge, Chipping Lane, Dolphinhholme Retrospective application for installation of patio doors to the side elevation for Wyreside Leisure Ltd (Ellel Ward 2015 Ward)	Application Permitted
22/00728/LB	Wyreside Lodge, Chipping Lane, Dolphinhholme Listed building consent for retention of refurbishment works, including: installation of patio doors to the side elevation, replacement of roof including felting, slates, trusses and purlins, replacement of chimney, internal plastering and installation of replacement kitchen for Wyreside Leisure Ltd (Ellel Ward 2015 Ward)	Application Permitted
22/00756/FUL	14 New Street, Lancaster, Lancashire Change of use of shop (E) to hotel (C1) and installation of new front doorway within existing walling for Mr & Mrs Charrier (Castle Ward 2015 Ward)	Application Permitted
22/00757/LB	14 New Street, Lancaster, Lancashire Listed building application for installation of new front doorway within existing walling, installation of ground floor protective fire escape lobby, new partition walls and doors to create lobbies, bedrooms and ensuites, removal of existing doors and blocking up of doorways (retaining architraves at second floor), alterations to suspended ceiling and leaded light to ground floor, replacement floor finishes, installation of rooflights, new heating system, insulation, secondary glazing, replacement obscure glazing with clear glazing to two storey outrigger window, lime plastering at attic level, protection of historic lime plasters (basement and attic levels) and fireproofing of basement ceiling for Mr & Mrs Charrier (Castle Ward 2015 Ward)	Application Permitted
22/00771/FUL	Newton Green Barn, Docker Lane, Newton Erection of a carport for Simon Morgan (Upper Lune Valley Ward 2015 Ward)	Application Refused
22/00820/FUL	12 Bateman Grove, Morecambe, Lancashire Erection of a single storey rear extension for Mr Ben Southern (Poulton Ward 2015 Ward)	Application Permitted
22/00852/FUL	Land East Of Nether Beck, Netherbeck, Carnforth Erection of an agricultural building with associated new access and internal track for Colin Birkett (Carnforth And Millhead Ward 2015 Ward)	Application Withdrawn
22/00877/FUL	Hill Top Farm, Hill Lane, Nether Kellet Erection of 2 agricultural livestock buildings and retrospective application for of an area of hardstanding for Mrs Mary Cornthwaite (Kellet Ward 2015 Ward)	Application Permitted
22/00882/FUL	Sellet Mill Cottage, Mill Lane, Whittington Demolition of existing porch and car port, erection of a two storey side extension, erection of a single storey rear extension, erection of a single storey detached garage, installation of a package treatment plant, re-grading of land and alterations to existing access for Mr & Mrs P Haslam (Upper Lune Valley Ward 2015 Ward)	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

22/00887/FUL	374 Heysham Road, Heysham, Morecambe Change of use of ground floor shop (E) into a hot food takeaway (Sui generis), installation of rear flue and creation of front door for Mr Arulkumaran Kansasamy (Heysham Central Ward 2015 Ward)	Application Refused
22/00911/FUL	Marethdale, Old Moor Road, Wennington Demolition of existing garage and erection of a replacement of garage, erection of single storey side extension, excavation of land, construction of retaining wall and steps and erection of a boundary wall for Mr. Jones Miss. Procter-Jones (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/00939/FUL	20 The Meadows, Yealand Redmayne, Carnforth Erection of a single storey front extension for Mr James Gray (Silverdale Ward 2015 Ward)	Application Permitted
22/00942/FUL	202 Euston Grove, Morecambe, Lancashire Change of use of dwellinghouse into a 1-bed flat and 2-bed maisonette (C3) for Mr Karolinramesh Masilamany (Poulton Ward 2015 Ward)	Application Permitted
22/00946/FUL	Low Hall Barn, Burrow Mill Lane, Whittington Change of use and conversion of barn and attached shippon to dwelling (C3) and holiday accommodation (C3), erection of a single storey extension to the rear north elevation of barn, installation of air source heat pumps, installation of new windows/doors and rooflights, installation of flue and change of use of land to form domestic gardens and parking area for Mrs Louise Collinson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/00947/LB	Low Hall Barn, Burrow Mill Lane, Whittington Listed building application for the installation of a roof to the shippon, repairs to roof of barn including replacement ridge beams, installation internal floors and first floor structure, installation of wall linings, insulation, rooflights, windows and doors, partition walls, erection of a single storey extension to the rear north elevation of barn, installation of air source heat pumps and installation of flues for Mrs Louise Collinson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/00954/FUL	Playing Fields To The Rear Of Middleton Parish Hall, 62 Low Road, Middleton Siting of a storage container for Mr Thomas Smith (Overton Ward 2015 Ward)	Application Permitted
22/00958/VCN	University Of Cumbria, Bowerham Road, Lancaster Demolition of buildings including Sarah Witham Thompson, Gressingham and Melling Halls, Black Box Theatre, Old Dining Room and the Long Corridor and erection of a 4 storey Extra Care residential building (use class C3), partial demolition, conversion and change of use of the Art Studio from education facility (use class D1) to ancillary space associated with the Extra Care residential building and change of use and conversion of Barbon Hall and Hornby Hall from education facility (use class D1) to provide affordable residential apartments (use class C3) with associated landscaping, parking, access and service infrastructure (pursuant to the variation of conditions 2, 7 and 22 on planning permission 21/00975/VCN to amend layout, access and landscaping and updated Arboricultural Impact Assessment) for Rebecca Field (John O'Gaunt Ward 2015 Ward)	Application Permitted

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22/00964/ADV	Site Of Former Filter House, Scotforth Road, Lancaster Advertisement application for the display of individual non-illuminated letters and a non-illuminated totem sign for Ms Viv Watts (University And Scotforth Rural Ward)	Application Permitted
22/00971/FUL	23 Queen Street, Lancaster, Lancashire Retrospective application for change of use of basement to into a studio bedroom (C3), installation of a replacement window to the front and 2 external vents to the rear for Mr Jimmy Cinquemani (Castle Ward 2015 Ward)	Application Refused
22/00972/FUL	North Farm, Moss Road, Heaton With Oxcliffe Erection of agricultural livestock building for Mr Sam Bargh (Overton Ward 2015 Ward)	Application Permitted
22/00973/LB	23 Queen Street, Lancaster, Lancashire Listed building application for the installation of a replacement window to the front elevation, installation of shower room and associated pipework, an internally wall mounted heat recovery unit for Mr Jimmy Cinquemani (Castle Ward 2015 Ward)	Application Refused
22/00974/FUL	St Peters Church Of England Primary School, School Road, Heysham Demolition of two existing storage sheds and erection of a single storey modular building to form outdoor classroom including alterations to land levels for School Governors (Heysham Central Ward 2015 Ward)	Application Permitted
22/00984/FUL	7 Cheapside, Lancaster, Lancashire Installation of a flue and associated extraction equipment for BKUK Group Limited (Castle Ward 2015 Ward)	Application Permitted
22/01000/FUL	Borwicks, Quernmore Road, Caton Erection of single storey extension to the east elevation, replacement of existing glazing, windows and doors and installation of a rooflight to the west elevation for Mr & Mrs J Cottle (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/01001/LB	Borwicks, Quernmore Road, Caton Listed building application for removal of stud partition walls, door and internal stairs, works to internal walls, alterations to openings, , replacement of existing glazing, windows and doors, installation of extract vents to the south and east elevations, installation of a rooflight to the west elevation and erection of single storey extension to the east elevation for Mr & Mrs J Cottle (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/01002/FUL	Yew Trees, Bentham Road, Wennington Erection of a single storey rear extension, installation of glazed roof canopy to the rear elevation, removal of one external wall and installation of glazed canopy extension to existing outbuilding, installation of replacement windows, installation of flues, alterations to window openings and erection of a detached triple garage with external stairs for Taylor and Smith (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/01008/FUL	8 Church Bank, Over Kellet, Carnforth Erection of a part single part two storey rear/side extension for S Thrall (Kellet Ward 2015 Ward)	Application Refused

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22/01023/VCN	Ellel Hall, Ellel Hall Gardens, Galgate Construction of piers and gates and creation of a hot tub, erection of a two storey timber building with basement which includes ancillary accommodation, balcony, external staircase, garage/workshop and a glazed link to the main dwelling, construction of a new access, gate, driveway, railings and landscaping, installation of a solar array to the SE ground of the dwelling (pursuant to the variation of conditions 2,4,5 on planning permission 20/00934/FUL to amend the plans and update the Arboricultural Impact Assessment to address changes to design and landscaping) for Mr Craig Smith (Ellel Ward 2015 Ward)	Application Permitted
22/01029/LB	Kentucky Fried Chicken , Central Drive, Morecambe Listed building application for the relocation of extract ductwork and termination to existing station building pitched roof for Mr Kishan Patel (Poulton Ward 2015 Ward)	Application Withdrawn
22/01040/LB	Lancaster Castle , Castle Park, Lancaster Listed building application for works to the Workshops Building at Lancaster Castle to include the removal of doors and redundant wall mounted services, removal of internal subdivision between two vacant spaces and the associated adjacent external steps, widening of existing openings and installation of new windows and doors, new lintel and area of infilled stone to Upper Yard elevation, moving of existing gate on Chapel Yard elevations, installation of partition walls to form toilets, with new flooring and associated pipework and ventilation, and windows and masonry repairs for Ms Vicki Mathews (Castle Ward 2015 Ward)	Application Permitted
22/01050/FUL	18 Hest Bank Lane, Hest Bank, Lancaster Erection of a two storey rear extension, construction of hip to gable extensions, construction of a balcony, construction of a balustrade and installation of external steps to the rear elevation, demolition of existing garage and erection replacement garage for Mr & Mrs Mitchell (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/01074/FUL	11 Aire Close, Morecambe, Lancashire Erection a of two storey side extension and single storey rear extension for Mr & Mrs Ashby (Skerton West Ward 2015 Ward)	Application Permitted
22/01075/FUL	101 Westminster Road, Morecambe, Lancashire Change of use from dwellinghouse (C3) to a 6-bed holiday let (C3) for Mr George Cunningham (Harbour Ward 2015 Ward)	Application Withdrawn
22/01077/FUL	11 Ranlea Avenue, Morecambe, Lancashire Erection of a boundary fence to the front elevation for Mr Peter Greenough (Torrisholme Ward 2015 Ward)	Application Withdrawn
22/01092/FUL	1 Well Lane, Yealand Redmayne, Carnforth Construction of a dormer window to the south elevation for Mr Robin Higgens (Silverdale Ward 2015 Ward)	Application Permitted
22/01095/FUL	Barclays, 3 Market Street, Carnforth Removal of existing ATM, replacement stonework to match existing and installation of replacement window for Barclays Bank plc (Carnforth And Millhead Ward 2015 Ward)	Application Permitted

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22/01117/FUL	14 Woodlands Road, Lancaster, Lancashire Erection of single storey side and front extension and installation of solar panels to front and rear roof for Mrs June Woodhouse (Skerton East Ward 2015 Ward)	Application Permitted
22/01119/FUL	Friars Moss, Friars Moss Road, Quernmore Erection of a slurry store with canopy over for Mr Chris Batty (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/01120/FUL	137 Bare Lane, Morecambe, Lancashire Erection of single storey rear and side extensions and construction of a dormer extension to the rear elevation for Mr & Mrs L Brabbins (Bare Ward 2015 Ward)	Application Permitted
22/01122/FUL	15 Hestham Avenue, Morecambe, Lancashire Retrospective application for retention of raised patio area to rear and erection of shed for Mr. & Mrs S. Hague (Harbour Ward 2015 Ward)	Application Refused
22/01123/ELDC	8 Lowlands Road, Bolton Le Sands, Carnforth Existing lawful development certificate for a front extension and a conservatory to the rear for Mr & Mrs E Leigh (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
22/01124/FUL	28 Langdale Road, Carnforth, Lancashire Erection of a two storey with part single storey side extension for Mr and Mrs Sedgwick (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
22/01129/LB	10 Torrisholme Square, Morecambe, Lancashire Listed building application for replacement of windows and doors for Mr John Campbell (Torrisholme Ward 2015 Ward)	Application Permitted
22/01131/FUL	1 Bronte Cottages, Long Level, Cowan Bridge Removal of brickwork and installation of replacement stonework to the north elevation and replacement pointing to all elevations for Mr Martin Jebb (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/01132/LB	1 Bronte Cottages, Long Level, Cowan Bridge Listed building application for the removal of brickwork and installation of replacement stonework to the north elevation and replacement pointing to all elevations for Mr Martin Jebb (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/01135/FUL	Belle Vue Farm, Eskrigge Lane, Gressingham Removal of front door and installation of patio doors to the front elevation and installation of replacement windows to all elevations for Mr Andrew Davidson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/01136/FUL	10 Heversham Close, Lancaster, Lancashire Retrospective application for the erection of a single storey rear extension, construction of raised garden area, installation of external steps and erection of new boundary fence for Mr.&Mrs D. Walker (Scotforth East Ward 2015 Ward)	Application Refused
22/01138/FUL	15 Glen View Crescent, Heysham, Morecambe Retrospective application for the construction of a raised decking area with balustrade and steps to the rear for Mr J. Donnell (Heysham South Ward 2015 Ward)	Application Refused

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22/01151/FUL	20 Winmarleigh Road, Lancaster, Lancashire Erection of single storey side and rear extension and conversion of existing garage to a habitable room for Mrs Lena Nemeth (Scotforth East Ward 2015 Ward)	Application Permitted
22/01155/FUL	35 Sea View Drive, Hest Bank, Lancaster Construction of a raised roof to create first-floor accommodation with balcony to the rear, erection of a single-storey front extension, installation of a covered raised decking area to the rear, demolition of rear utility extension, widening of the front driveway, and installation of solar panels for Mr & Mrs Merrell (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/01157/LB	Lancashire Care NHS Foundation Trust, East Barn, Pathfinders Drive Installation of 2 flues to the rear elevation for Geoff Millington (Scotforth West Ward 2015 Ward)	Application Permitted
22/01164/FUL	12 Westfield Drive, Bolton Le Sands, Carnforth Erection of single storey rear and side extension, construction of hip to gable roof extension, rear dormer and installation rooflights to front for Mr P Coulthwaite (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/01170/FUL	Sunnymede, Blea Tarn Road, Scotforth Part retrospective application for the erection of outbuilding to create ancillary accommodation in association with Sunnymede for Mrs S Aspinall-Elderton (University And Scotforth Rural Ward)	Application Permitted
22/01178/FUL	1 Woodlea Court, Lancaster, Lancashire Erection of a single storey front extension for Mr J Tyson (John O'Gaunt Ward 2015 Ward)	Application Permitted
22/01181/FUL	Moorside Cottage, New Street, Brookhouse Part retrospective application for the retention of a single storey outbuilding for use as a holiday let in association with Moorside Cottage for Mr Alan King (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/01183/FUL	172 Coastal Road, Bolton Le Sands, Carnforth Erection of two storey side extension for Mr and Mrs Lowe (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/01185/PLDC	ARC Lancaster Limited, Europa Way, Lune Business Park Proposed lawful development certificate for extension to industrial unit for Mr Ben Whitaker (Marsh Ward 2015 Ward)	Application Permitted
22/01186/PAC	Lunedale House, Market Street, Morecambe Prior approval for the change of use of part of the ground floor retail units and first floor offices (Class E) to 3 apartments (Class C3) for Mr John Gallagher (Poulton Ward 2015 Ward)	Prior Approval Refused
22/01189/FUL	Trimpell Sports And Social Club , Out Moss Lane, Morecambe Erection of fencing for Mr Manley (Westgate Ward 2015 Ward)	Application Permitted
22/01191/FUL	17 Cleveleys Avenue, Lancaster, Lancashire Change of use of day nursery (F.1) into dwelling (C3) for Mr. & Mrs C. Edwards (Skerton West Ward 2015 Ward)	Application Permitted

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22/01192/FUL	8 St Michaels Lane, Bolton Le Sands, Carnforth Erection of a two storey side extension for Mr Stephen Anson (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
22/01193/FUL	51 Gloucester Avenue, Lancaster, Lancashire Erection of a single storey rear extension and construction of external steps for Alison Graham (Scotforth East Ward 2015 Ward)	Application Permitted
22/01205/FUL	53 Ashton Drive, Lancaster, Lancashire Erection of a two storey side extension for Mr Jamie Davies (Skerton East Ward 2015 Ward)	Application Permitted
22/01207/FUL	1A Dumbarton Road, Lancaster, Lancashire Erection of two storey side extension for Mr Safiq Master (John O'Gaunt Ward 2015 Ward)	Application Withdrawn
22/01214/CU	13 Rays Drive, Lancaster, Lancashire Retrospective application for the change of use of a dwelling (C3) to HMO (C4) for Mr Wing Yan Leung (Scotforth West Ward 2015 Ward)	Application Permitted
22/01215/ADV	Specsavers, 41 - 43 Euston Road, Morecambe Advertisement application for the display of an externally illuminated fascia sign and an externally illuminated projecting/hanging sign for Specsavers (Poulton Ward 2015 Ward)	Application Permitted
22/01220/FUL	Kentucky Fried Chicken , Central Drive, Morecambe Relocation of extract ductwork and termination to existing station building pitched roof for Patel (Poulton Ward 2015 Ward)	Application Withdrawn
22/01225/NMA	Ivy Bank, Lindeth Road, Silverdale Non material amendment to planning permission 21/00901/FUL to remove the chimney for Mr & Mrs Starrs (Silverdale Ward 2015 Ward)	Application Permitted
22/01231/NMA	Ward Field Farm, Main Road, Galgate Non-material amendment to planning permission 19/01100/REM to amend the wording and plan references of conditions 2 and 7 to remove the reference to the environment agency bund for Hollins Homes (Ellel Ward 2015 Ward)	Application Permitted
22/01236/FUL	Highway Outside , 3 And 4 Dalton Square, Lancaster Installation of a temporary carousel for Mr Horner (Castle Ward 2015 Ward)	Application Permitted
22/01242/PLDC	77 Tranmere Crescent, Heysham, Morecambe Proposed lawful development certificate for construction of a hip to gable extension, construction of dormer extension to rear elevation and installation of rooflights for Mr and Mrs Hey (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
22/01255/PAH	24 Lichfield Avenue, Morecambe, Lancashire Erection of a 4.35 metre deep, single storey rear extension with a maximum roof height of 3.20 metres and a maximum eaves heights of 2.90 metres for Mr Mat Weldon (Bare Ward 2015 Ward)	Prior Approval Not Required

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22/01259/FUL	12 Silverdale Avenue, Heysham, Morecambe Erection of single storey side extension for Mr.& Mrs. M. Donoghue (Heysham South Ward 2015 Ward)	Application Permitted
22/01290/PAH	29 Broadlands Drive, Bolton Le Sands, Carnforth Erection of a 5.95 metre deep, single storey rear extension with a maximum roof height of 3 metres and a maximum eaves heights of 3 metres for Loren Guilliam (Bolton And Slyne Ward 2015 Ward)	Prior Approval Not Required
22/01296/PLDC	65 Langdale Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for MR JASON ECCLES (Bulk Ward 2015 Ward)	Lawful Development Certificate Granted
22/01314/PAH	Coach House, Kirkby Lonsdale Road, Arkholme Erection of a 4 metre deep, single storey rear extension with a maximum roof height of 3.95 metres and a maximum eaves heights of 2.75 metres for Mr And Mrs J And C Benson (Kellet Ward 2015 Ward)	Prior Approval Not Required
22/01332/PLDC	38 Coniston Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension and erection of a single storey side extension for Mr.& Mrs. A. Watson (Bulk Ward 2015 Ward)	Lawful Development Certificate Granted
22/01341/AD	Docker Hall, Keerside, Arkholme Agricultural determination for the construction of a track for Mr Ian Close (Upper Lune Valley Ward 2015 Ward)	Prior Approval Not Required
22/01342/AD	Docker Hall, Keerside, Arkholme Agricultural determination for the resurfacing of an existing yard for Mr Ian Close (Upper Lune Valley Ward 2015 Ward)	Prior Approval Not Required
22/01359/AD	Collingholme Farm, Low House Lane, Cowan Bridge Agricultural determination for creation of access track for JB + AH Coates (Upper Lune Valley Ward 2015 Ward)	Prior Approval Not Required
22/01428/NMA	29 Bare Avenue, Morecambe, Lancashire Non material amendment to planning permission 22/01139/FUL to amend window to side elevation for Mr M. Fletcher (Bare Ward 2015 Ward)	Application Permitted
22/01429/NMA	42 Walker Grove, Heysham, Morecambe Non material amendment to planning permission 22/00365/FUL to amend layout of basement and ground floor, to install one window to the side elevation, replace garage door and double doors to bifold doors to the rear elevation, and install a new rooflight for Mr J. Watson (Heysham South Ward 2015 Ward)	Application Permitted