



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 8 JANUARY 2024

**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 4<sup>th</sup> December 2023 (previously circulated).

### 3 Items of Urgent Business authorised by the Chair

### 4 Declarations of Interest

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

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

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

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

## Planning Applications for Decision

### Community Safety Implications

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

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

### Local Finance Considerations

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

### Human Rights Act

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

- |   |  |   |                      |                        |
|---|--|---|----------------------|------------------------|
| 5 | <a href="#"><u>A5 23/00921/FUL</u></a> | <b>J Wedlake And Son Wheatfield Street Lancaster Lancashire</b>   | <b>Castle Ward</b>   | <b>(Pages 4 - 14)</b>  |
|   |  | Part retrospective application for relevant demolition of existing warehouse (B8), erection of 3-storey building comprising 16 1-bed studios for student accommodation (C3) and erection of a 3-storey building for student accommodation comprising 8 1-bed studios (C3), erection of a bin store, installation of drainage infrastructure and associated parking. |                      |                        |
| 6 | <a href="#"><u>A6 23/01197/FUL</u></a> | <b>Club And Changing Rooms King Georges Field Lordsome Road Heysham</b>   | <b>Heysham North</b> | <b>(Pages 15 - 18)</b> |
|   |  | Erection of fencing and gates.  |                      |                        |
| 7 | <a href="#"><u>A7 23/01263/FUL</u></a> | <b>1 Lodge Street Lancaster Lancashire LA1 1QW</b>  | <b>Castle Ward</b>   | <b>(Pages 19 - 23)</b> |
|   |  | Demolition of outrigger to former carriage works, construction of three buttresses and erection of a timber post and board security fence.  |                      |                        |

## 8 Delegated List (Pages 24 - 33)

### ADMINISTRATIVE ARRANGEMENTS

#### (i) Membership

Councillors Sandra Thornberry (Chair), Claire Cozler (Vice-Chair), Louise Belcher, Dave Brookes, Keith Budden, Roger Dennison, Alan Greenwell, John Hanson, Jack Lenox, Sally Maddocks, Joyce Pritchard, Robert Redfern, Sue Tyldesley, Paul Tynan (and vacancy)

#### (ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Martin Bottoms (Substitute), Tom Fish (Substitute), Martin Gawith (Substitute), Paul Hart (Substitute), Colin Hartley (Substitute) and Paul Newton (Substitute)

#### (iii) Queries regarding this Agenda

Please contact Eric Marsden - Democratic Support: email [emarsden@lancaster.gov.uk](mailto:emarsden@lancaster.gov.uk).

#### (iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582000, or alternatively email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

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

Published on 19<sup>th</sup> December 2023.

<b>Agenda Item</b>	A5
<b>Application Number</b>	23/00921/FUL
<b>Proposal</b>	Part retrospective application for relevant demolition of existing warehouse (B8), erection of 3-storey building comprising 16 1-bed studios for student accommodation (C3) and erection of a 3-storey building for student accommodation comprising 8 1-bed studios (C3), erection of a bin store, installation of drainage infrastructure and associated parking
<b>Application site</b>	J Wedlake And Son Wheatfield Street Lancaster Lancashire
<b>Applicant</b>	Mr K Jayousi
<b>Agent</b>	Mr Chris Harrison
<b>Case Officer</b>	Mr Robert Clarke
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

## 1.0 Application Site and Setting

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

## 2.0 Proposal

2.1 This application seeks part retrospective planning permission for the demolition of the warehouse building within the site and erection of a replacement building over 4 storeys including the roof space to form student accommodation (Use Class C3) comprising 16 studio apartments and ancillary plant rooms and bicycle storage space. This structure is proposed to match in form and scale the warehouse now demolished and will measure 13.4 metres to the ridge, 16.45 metres in width and 16.1 metres in depth. As per the previously approved schemes, there will be a three storey flat roof angle profiled zinc clad element to the southern elevation. The proposal also includes the installation of two dormers to the southern roof slope, installation of rooflights and solar panels. In addition, a new part 3-storey and part single storey building is also proposed (as previously approved) at the western boundary of the site fronting Wheatfield Street which comprises of a further 8 student studios (Use Class C3) and an associated management office. This structure will measure 9.5 metres to the ridge (measured on the front elevation), 11.2 metres wide and 13.3 metres in depth. A single storey building will then link between the front and rear buildings. The structures will be finished in a combination of natural stone and render elevations, zinc cladding and natural slate roofing. A bin storage facility is included on the southern boundary of the site, shared parking spaces are provided within the communal courtyard area, drainage infrastructure is to be located below the communal courtyard area and which connects to a combined sewer.

## 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
22/01432/VCN	Change of use and conversion of existing warehouse (B8) to student accommodation (C3) comprising of 16 1-bed studios, erection of 3-storey side extension, installation of dormer extensions, installation of new window and door openings, installation of rooflights and solar panels to the roof and erection of a 3-storey building for student accommodation comprising 8 1-bed studios with associated plant room and bin store and erection of a bin store and installation of drainage infrastructure (pursuant to the variation of condition 2 on planning permission 20/00964/FUL to amend approved plans by moving position of proposed new 3-storey building away from the North boundary by 925mm)	Permitted
22/00075/DIS	Discharge of conditions 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 on approved application 20/00964/FUL	Split decision
20/00964/FUL	Change of use and conversion of existing warehouse (B8) to student accommodation (C3) comprising of 16 1-bed studios, erection of 3-storey side extension, installation of dormer extensions, installation of new window and door openings, installation of rooflights and solar panels to the roof and erection of a 3-storey building for student accommodation comprising 8 1-bed studios with associated plant room and bin store and erection of a bin store and installation of drainage infrastructure	Permitted
20/00256/PRETWO	Conversion of existing warehouse and construction of new block for residential / student accommodation	Advice provided
17/01219/OUT	Outline application for the erection of a 2 storey and one 4 storey buildings comprising 12 apartments (C3) with	Permitted

	associated access and relevant demolition of general industrial building (B2) and ancillary outbuildings	
16/01412/OUT	Outline application for the erection one 3 storey and one 4 storey buildings comprising 14 apartments (C3) with associated access and Relevant Demolition of general industrial building (B2) and ancillary outbuildings	Withdrawn

#### 4.0 Consultation Responses

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

Consultee	Response
<b>Regeneration &amp; Development Project Manager</b>	No response received.
<b>Lead Local Flood Authority</b>	No objection subject to conditions pertaining to drainage infrastructure.
<b>Cadent Gas</b>	No objection, informative note required.
<b>Conservation Team</b>	No comments on this application.
<b>United Utilities</b>	No objection subject to conditions pertaining to drainage infrastructure.
<b>County Highways</b>	Requests alterations to the site access arrangement specifically the kerb radii.
<b>Environmental Health</b>	Initial response raised concerns with respect to noise and land contamination. Upon further review of the previous planning permissions, conditions are now requested.
<b>NHS</b>	Financial contribution of £7,344 requested <i>'towards new infrastructure at Lancaster Medical Practice. A new build.'</i>
<b>Strategic Housing</b>	No response received.
<b>County Strategic Planning and Transport</b>	No response received.
<b>Network Rail</b>	No objection.
<b>Arboricultural Officer</b>	No objection.
<b>University of Cumbria</b>	No response received.
<b>LUSU Housing</b>	No response received.
<b>Lancaster University</b>	No response received.
<b>Fire Safety Officer</b>	Advice provided regarding building regulation requirements.
<b>Lancashire Constabulary</b>	No response received.
<b>Lancaster Civic Society</b>	No response received.
<b>Engineering Team</b>	No response received.
<b>Planning Policy</b>	No response received.

<b>Waste and Recycling</b>	No response received.
<b>RSPB</b>	No response received.
<b>Public Realm</b>	No response received.
<b>County Active Travel</b>	No response received.
<b>Natural England</b>	No objection subject to the provision of the agreed resident information packs and communal information boards.

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

- 1 letter of objection raising concerns regarding privacy, security, design and private property damage.

## 5.0 Analysis

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

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

5.2 **Principle of development and loss of employment use** (NPPF Section 2 Achieving sustainable development, Section 6 Building a strong, competitive economy, Section 8 Promoting healthy and safe communities, Section 9 Promoting sustainable transport, Section 11 Making effective use of land, Section 12 Achieving well-designed places, Section 16 Conserving and enhancing the historic environment; Strategic Policies and Land Allocations DPD Policies SP1: Presumption in Favour of Sustainable Development, SP2: Lancaster District Settlement Hierarchy; Review of the Development Management DPD Policies DM1: New Residential Development and Meeting Housing Needs, DM7: Purpose Built Accommodation for Students, DM14: Proposals Involving Employment and Premises)

5.2.1 Planning permission was granted in October 2021 and again through a Section 73 Variation of Condition application in March 2023 for the change of use of the existing warehouse building to form student accommodation (Use Class C3) comprising 16 studio apartments and ancillary plant rooms and bicycle storage space. This approved development also included the erection of a new part 3-storey and part single storey building fronting Wheatfield Street which comprised of a further 8 student studios (Use Class C3). Following the granting of these permissions work commenced on site. The developer has stated that as work progressed it became evident that the warehouse building was in a poor overall structural condition to such an extent that it would not be possible to retain and change its use into the approved accommodation. Full demolition of the structure was then undertaken without the benefit of planning permission and at the time of writing this report, steel framing for the replacement building erected on site along with a retaining structure around the perimeter of the site.

5.2.2 Due to the works to demolish the warehouse building and to erect a wholly new structure being substantially different to the approved development, the planning permission granted through applications 20/00964/FUL and 22/01432/VCN can now no longer be lawfully implemented. Planning permission is now being sought, part retrospectively, for the demolition of the warehouse, erection of a new building in its place as well as the erection of a building at the frontage of the site

with Wheatfield Street. The replacement warehouse building largely matches that which has been demolished in terms of siting, footprint, scale and design. The rest of the development within the site also remains approximately the same as that approved through 22/01432/VCN.

- 5.2.3 The in-principle matter of the loss of the employment use at this site and the provision of student accommodation in this location has been established by way of the two previous permissions in 2021 and 2023. The proposed development will result in the loss of an established employment site, the subject building has historically been utilised for general industrial B2 and B8 uses including engineering operations and associated storage and distribution. Policy DM14 seeks the retention of land and buildings that are in an active employment use, have a previous recent history of employment use, or still have an economic value worthy of retention. Proposals that involve the use of employment land for alternative uses, such as residential, will only be permitted where one of the stipulated criteria contained within Policy DM14 are met.
- 5.2.4 Criteria VII. of DM14 permits the loss of such uses in instances where a particular location has such exceptionally severe site restrictions, due to very poor access or servicing arrangements, or surrounding land uses which make a continuing employment use inappropriate. The subject site is now wholly surrounded by residential properties, the occupants of which would be particularly sensitive and susceptible to noise and disturbance arising from ongoing industrial operations. It is again concluded that the site is significantly constrained and that its continuing use for industrial purposes would be harmful to the amenity of surrounding occupants. Therefore, the principle of the change of use of the site from an industrial use to a residential use is supported here.
- 5.2.5 The site is situated in a central sustainable location, close to local services and facilities. It is within good walking distance of the University of Cumbria and close to public transport to Lancaster University. Policy DM7 states that student accommodation should be situated in Lancaster City Centre (or adjacent) subject to the development being appropriate to the character of the local area in terms of design, layout and materials. Policy DM7 also states that proposals for student accommodation may be supported where they would provide an appropriate standard of self-contained accommodation and would accord with all other relevant planning policies. Policy DM29 states that development should contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale.
- 5.2.6 Matters of design and residential amenity are discussed in more detail below. Subject to the proposal satisfying relevant criteria in this regard and all other material considerations, the site is considered to be suitable for the proposed use as self-contained studio accommodation for student use.
- 5.3 **Layout, design and heritage** (NPPF Section 12 Achieving well-designed places and section 16 Conserving and enhancing the historic environment; Strategic Policies and Land Allocations DPD Policy SP7: Maintaining Lancaster District's Unique Heritage; Review of the Development Management DPD Policies DM7: Purpose Built Accommodation for Students, DM29: Key Design Principles, DM30: Sustainable Design, DM38: Development Affecting Conservation Areas, DM39: The Setting of Designated Heritage Assets)
- 5.3.1 The impact of the proposal on the Conservation Area must be assessed according to the statutory duties of the Local Planning Authority under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, Development Management DPD policies DM38 and DM39 are also relevant to this proposal. NPPF Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.3.2 This application relates to and follows on from the previously granted planning permission for the change of use of the existing warehouse to student accommodation, along with the erection of a new building at the front of the site. Following the granting of this planning permission, due to the poor structural condition of the warehouse building, the warehouse was demolished without the benefit of planning permission. The loss of the warehouse building is regrettable. It appears to have been a late 19<sup>th</sup> or early 20<sup>th</sup> century building typical of industrial sites which grew around transport hubs, in this case Lancaster train station and associated goods yard. However, the building was in poor condition both visually and as stated by the developer, structurally. The building was not



identified as a positive building within the Conservation Area Appraisal and is not considered to merit consideration as a non-designated heritage asset. It is also important to note that planning permission has previously been granted for the demolition of the building through earlier application 17/01219/OUT. On this basis, the principle of the demolition of this building is considered to be acceptable, particularly in light of its overall visual and structural condition.

- 5.3.3 The replacement building largely matches that which has been demolished in terms of siting, footprint, scale and design. This is considered to be an appropriate design approach and will serve to retain an industrial character to this site which is considered to be a positive character within this part of the Conservation Area. There are some minor changes relative to the approved 2021 and 2023 permission such as the use of render to all elevations as opposed to reinstating the natural stone finish to the side and rear elevations which the previous structure had. There are also some relatively minor changes to the fenestration design and the internal layout of the studio accommodation. These visual amendments are relatively minor and overall, the design ethos of the development remains as per the previously approved development which has previously been found acceptable. The proposal also now includes a concrete retaining wall along the northern boundary of the site adjacent to the gardens of properties which front Meeting House Lane. The proposed plans state that the design of the retaining wall and concrete backfill is to be informed by the site engineers' specification. The visible section of the retaining wall close to the entrance to the building will then be clad in stone.
- 5.3.4 There are also some minor changes to the design and appearance of the new building which fronts Wheatfield Street, including the installation of additional small windows to the north elevation and use of greater amounts of zinc cladding to the elevations. The amendments are considered to be acceptable in design terms.
- 5.3.5 Overall, it is considered that the design, layout and appearance of the proposed development is appropriate to the character of this particular site. Whilst the demolition of the warehouse structure is regrettable, the proposal still represents an opportunity to regenerate a brownfield site within the Conservation Area which has been deteriorating over recent decades and has, visually speaking, been a negative contributor to the character and appearance of the locality. The development taken as a whole will serve to enhance its appearance and improve its contribution to the character and setting of the conservation area. Subject to the agreement of material details and samples which can be secured by planning condition, the proposal fully complies with the design requirements of policies DM7, DM29, DM38 and DM39.
- 5.4 **Amenity and standard of accommodation** (NPPF Section 12 Achieving well-designed places; Review of the Development Management DPD Policies DM7: Purpose Built Accommodation for Students, DM29: Key Design Principles)
- 5.4.1 The siting, scale and footprint of the proposed buildings remain approximately the same as those which have previously been approved through the 2021 and subsequent 2023 permissions. There are minor changes with respect to window positions and sizes, but these do not impact surrounding residential properties to any greater degree than that of the previously approved designs. The relationship of the development with the adjoining neighbours has already been found acceptable, and it is considered again that the development now proposed is suitable with respect to its impacts upon the standard of amenity which surrounding residential occupiers can expect to enjoy in this location.
- 5.4.2 Minor alterations have been made to the internal layout of the larger replacement building at the rear of the site which results in a number of the studios increasing in floor area which is acceptable. The alterations to the window design and sizes do not alter the standard of amenity with respect to outlook and daylight that residents will enjoy. As a result, the standard of accommodation provided within both of the proposed buildings is acceptable.
- 5.4.3 The proposal now includes an on-site management office within the single storey part of the building, adjacent to studio 17. This area previously was used as a bin storage room and plant room on the previously approved applications. To ensure this room is used as an ancillary/site management office space only and no other type of office facility or a further studio room, a condition is recommended to control the use of this room accordingly.

- 5.5 **Contaminated land, noise, air quality and vibration** (NPPF Section 11 Making effective use of land, Section 12 Achieving well-designed places, Section 15 Conserving and enhancing the natural environment; Review of the Development Management DPD Policies DM29: Key Design Principles, DM31: Air Quality Management and Pollution, DM32: Contaminated Land)
- 5.5.1 In light of the previous industrial use of this site, the sensitive nature of the use proposed and surrounding land-uses, this application is supported by a site investigation and ground assessment. This recommends that an intrusive Phase 2 ground investigation be undertaken at the site, which has subsequently been undertaken. Based on the results of the intrusive Phase 2 survey, with consideration to the environmental setting and the proposed redevelopment of the site, minor risks associated with chemical contamination in the made ground in the courtyard have been identified. However, following development, the site will be covered by building footprint and impermeable hardstanding, which will break the potential pathway with future site users and limit infiltration. The report further notes that any excavated soil will need to be removed off site for appropriate disposal/remediation. The Councils Environmental Health Officer is satisfied with the investigation and conclusions of the report but would add that barrier pipework may be required for mains water connections across the site if stipulated by the water provider. This would be required by the water provider as opposed to being a requirement of the planning permission. A condition will still be required with respect to land contamination which requires development to be undertaken in accordance with this contamination assessment, submission and agreement of a Validation Report and Certificate and for any unforeseen contamination to be satisfactorily remediated.
- 5.5.2 The application site is located close to the city centre and in close proximity to operational Network Rail land. The application is supported by a noise assessment, this has established background noise levels in this location and recommends a specific glazing and ventilation strategy. The submitted noise assessment, which is the same as that submitted for 20/00964/FUL, relies upon data obtained from a further assessment undertaken for a development to the south of the site but also on Wheatfield Street. The Councils Environmental Health Officer has previously reviewed the noise assessment and has found its methodology and assessment satisfactorily robust and is satisfied with the mitigation required for this development in the form of improved glazing specification for the west facing windows and acoustic ventilation systems. Conditions are recommended to ensure the agreed mitigation methodology is undertaken.
- 5.5.3 The site is located in close proximity to the city centre and is located close to the Air Quality Management Area. As such the proposal is accompanied by an air quality assessment. This assessment sets out that concentrations of NO<sub>2</sub> and PM<sub>10</sub> are below their respective long and short-term objectives at the proposed development site. It is considered therefore that the development site is suitable for residential use with regards to air quality. In order to encourage more sustainable forms of travel, the proposal will include sufficient cycle storage facilities for the occupants of the development. Furthermore, the air quality assessment sets out the development will include two electric vehicle charging points which will help encourage low emission vehicle use. The provision of both the cycle storage and two 7.4kW electric vehicle charging points can be secured by condition. The Councils Environmental Health Officer is satisfied with this approach.
- 5.5.4 During the determination of the initial planning permission 20/00964/FUL, the Councils Environmental Health Officer considered the location of the development and its relationship with the operational rail network with particular reference to the impact of vibration. It was concluded that as the site lies 38 metres from the nearest railway track and 55 metres from the railway station, a vibration assessment is not required for development at this site. There has been no change with respect to the site characteristics nor the nature of the development proposal, it is therefore reasonable to assume the same conclusion for this development proposal in this respect.
- 5.6 **Highways and parking** (NPPF Section 9 Promoting sustainable transport, Section 12 Achieving well-designed places; Review of the Development Management DPD Policies DM29: Key Design Principles, DM60: Enhancing Accessibility and Transport Linkages; DM61: Walking and Cycling, DM62: Vehicle Parking Provision)
- 5.6.1 The site already benefits from an established point of access from Wheatfield Street which will be retained as part of the development. The proposed access arrangement remains the same as that which was previously approved through application 22/01432/VCN and to which the County Highways Officer raised no objection to. However, in their consultation response to this latest

planning application, the County Highways Officer has now requested that the access road into the site feature 6 metre kerb radii to aid manoeuvrability and visibility. Unfortunately, this is not possible due to the width of the access and the location of the new building at the front of the site. Given the access remains the same as that previously approved by County Highways as part of application 22/01432/VCN, it is considered unreasonable to now require the developer to undertake a redesign the site access and to relocate or reduce in scale the footprint of the adjacent building to provide for County Highways latest request. Based on the proposed access arrangement previously being supported by County Highways as part of 22/01432/VCN, it is considered that the request for an altered access arrangement that would require a fundamental re-design of the site frontage is unreasonable. For this reason, the access arrangement can again be supported.

- 5.6.2 The proposal incorporates 5 on-site vehicular parking spaces and includes sufficient space within the layout of the internal courtyard to enable vehicles to manoeuvre within the site. The operation and management of these parking spaces would be undertaken by the site operator. Clearly, there would not be sufficient parking for all residents of the development, however, the site is located within a central and accessible location close to public transport services which would provide alternative forms of travel. In addition, the local highway network is heavily constrained by traffic and parking controls, including the residential permit holder parking scheme, whilst a number of public car parks are located close by. It is considered that the presence of alternative options for travel and various parking restrictions will ensure that the use of vehicles will be discouraged and parking demand appropriately managed.
- 5.6.3 The proposal includes an internal dedicated bike store to the ground floor of the rear building with an external access point for all residents. A condition requiring the storage facilities to be installed prior to occupation is recommended.
- 5.7 **Biodiversity and trees** (NPPF Section 15 Conserving and enhancing the natural environment; Review of the Development Management DPD Policies DM29: Key Design Principles, DM44: The Protection and Enhancement of Biodiversity, DM45: Protection of Trees, Hedgerows and Woodland)
- 5.7.1 There is a cluster of mature alder trees located within the car parking area to the rear of the Dallas Road/Wheatfield Court properties. These trees are located outside of but in close proximity to the development site, both branches and their root systems extend into the development site. Due to the size of these trees and their location within the conservation area, they are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. The application is supported by an Arboricultural Implications Assessment which concludes that an overhanging limb and a number of branches of these trees will require removal as they are in close proximity to the existing warehouse structure and will prevent the construction of both the proposed extension and dormers. Specific details as to which limbs/branches will require removal are provided within the report. Furthermore, due to the proximity of the proposed extension to these trees, the development would conflict with their root systems. In order to avoid this conflict, the proposed angular zinc clad extension will be a cantilevered construction which will prevent disturbance to the root zone of this group of trees. Temporary ground protection around the trees will be required during the construction phases. The Arboricultural Implications Assessment has been reviewed by the Councils Arboricultural Officer who is satisfied with both the works to remove limbs and branches as well as the construction methodology and protection measures for the side extension. A condition to ensure that the development is undertaken in accordance with these details is recommended.
- 5.7.2 In light of the nature of the construction of the warehouse building and its deteriorated condition (prior to demolition), the site was surveyed for the presence of bats and nesting birds. The bat survey, which is the same document provided for application 20/00964/FUL, was undertaken in August 2020 and would therefore be considered out of date in most cases. However, the building has now been demolished therefore any roosting potential provided within has now been lost. Fortunately, the survey undertaken in August 2020 concluded that there was no evidence of use of the site by bats or nesting birds. It is unlikely that bats commenced roosting after this date as development works commenced soon after the granting of planning permission in 2021. It is known that the vegetation which grew on the outside of the building, and which was in part responsible for the building's poor structural integrity, provided nesting habitat for birds. A mitigation strategy is contained within the survey, and this should be followed in order to ensure that the welfare of protected species, particularly bats and nesting birds, is maintained during and following the works.

A condition to ensure that the development is undertaken in accordance with these details is recommended.

- 5.8 **Flood risk and drainage** (NPPF Section 14 Meeting the challenge of climate change, flooding and coastal change, Review of the Development Management DPD DM29: Key Design Principles, DM33: Development and Flood Risk, DM34: Surface Water Run-off and Sustainable Drainage, DM35: Water Supply and Waste Water)
- 5.8.1 A detailed drainage strategy for the proposed development was submitted and approved as part of discharge of condition application 22/00075/DIS relating to 20/00964/FUL. This included both surface water and foul drainage being directed towards the combined public sewer at a controlled rate following attenuation in a below ground storage tank. The already approved drainage strategy has now been updated to reflect this latest application which included an increase in the size of the attenuation tank volume to provide capacity for both of the new buildings and the hardstanding areas. The Lead Local Flood Authority have reviewed this proposal and raise no objection to the proposed changes. A condition to ensure the development is undertaken with the detailed drainage strategy is recommended.
- 5.9 **Other material considerations**
- 5.9.1 **Waste Storage** – The proposal includes the provision of waste storage facilities within the site along the southern boundary and enclosed by a combination of block walls and fencing. The Councils Waste and Recycling Officer has not provided a consultation response to this application, however, as part of the previously proposals, the Waste and Recycling Officer confirmed the number and type of bins that will be required. They also stated in their previous responses that they consider the storage areas to be too far from the entrance to the site, and that Council collection crews would not move the bins from these storage areas to the front of the site for collection and finally that the Council bin lorry would not enter the site. It would be for the site operator to arrange for the appropriate management and disposal of waste from the site. It is considered that the bin stores provided would provide satisfactory storage capacity whilst the applicant has previously advised they intend to use a privately managed waste collection service.
- 5.9.2 **Planning obligations** – A contribution of £7,344 has been requested by the NHS to mitigate the effects of the development. Specifically, the consultation response states *‘towards new infrastructure at Lancaster Medical Practice. A new build.’* However, the request fails to meet the required standard tests as precise details of the project to which the money will contribute have not been provided. Instead, the response sets out that it is not possible to give precise details at present. For this reason, the financial contribution requested is not being imposed upon the developer.
- 5.9.3 **Employment Skills Plan** – The proposed development is defined as a major development which will result in the provision of 24 studio apartments, therefore in accordance with Policy DM28 of the Development Management DPD and the Employment and Skills Plans SPD, the Council must consider whether the submission of an Employment and Skills Plan would be reasonable. An Employment Skills Plan was approved as part of discharge of condition application 22/00075/DIS relating to 20/00964/FUL, and this has been submitted again for this application. A condition ensuring that this development in undertaken with this acceptable Employment Skills Plan is recommended.
- 5.9.4 **Sustainability** – An energy statement has been submitted which details the way in which the development has the potential to achieve a betterment measured against Building Regulations requirements including u-values through measures including enhanced thermal building fabric, appropriate management of solar gain within the constraints of the site, potential for heat recovery and ventilation systems, provision of solar panels and reduction in thermic bridges. The proposal also currently seeks to utilise a hydrogen boiler system. This complies with the requirements of policy DM30.
- 5.9.5 **Conditions update** – A discharge of conditions application (22/00075/DIS) was submitted following the approval of original planning permission 20/00964/FUL and which agreed various details. Due to the inherent similarities between the development now proposed and the previously approved scheme, which this application seeks to replicate, relevant conditions will therefore be updated to

reflect the previously approved details agreed as part of the previous application. This will prevent the need for these details to be submitted and agreed for a second time.

## **6.0 Conclusion and Planning Balance**

- 6.1 Prior to works commencing on site, the development site and building were in a deteriorated condition and detracted from the character and appearance of the locality and Conservation Area. Whilst consent has previously been granted for the change of use of the warehouse building, as works progressed, it became clear to the developer that the building was in poorer structural condition than first thought. Unfortunately, this has led to the developer demolishing the building without the benefit of planning permission and soon after a steel frame erected in advance of the construction of a new building. Retrospective planning permission is now sought for these aspects of the development, as well as the erection of new building as proposed. The loss of the warehouse building is regrettable, but it is supported for the reasons discussed in this report. Furthermore, the redevelopment of the site and construction of a new building to provide a frontage to Wheatfield Street, subject to the use of high-quality materials and finishes, will improve the overall visual appearance in the locality and in views from further afield. The change of use of the site and removal of industrial activities in favour of a residential use will also provide an improved relationship with the surrounding residential properties. It is considered the proposal will not result in unacceptable harm to residential amenity overall. The proposed development is acceptable with regard to the other specified material considerations.

## **Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Approved plans	Control
2	Ventilation details	Prior to the continuation of works
3	Details and sample of materials to be agreed – Stone walling, render, quoins, window surrounds, window and door details	Prior to the continuation of works
4	Contaminated land assessment	Prior to occupation
5	Employment Skills Plan	Prior to occupation
6	Homeowner Information Packs	Prior to occupation
7	Provision of cycle storage	Prior to occupation
8	Security and lighting details	Prior to occupation
9	Provision of parking spaces	Prior to occupation
10	Provision of two 7.3kW electric vehicle charging points	Prior to occupation
11	Provision of bin storage facilities	Prior to occupation
12	Windows in accordance with noise assessment glazing specifications	Prior to occupation
13	Drainage Operation and Maintenance Plan	Prior to occupation
14	Drainage Verification Report	Prior to occupation
15	Surface water drainage strategy	Prior to occupation
16	Foul drainage strategy	Prior to occupation
17	Agreed material details	Control
18	Landscaping details	Control
19	AIA and approved tree works	Control
20	Ecological mitigation measures	Control
21	Hours of construction	Control
22	Gated access arrangement set back a minimum of 5 metres from highway	Control
23	Restriction to student accommodation	Control
24	Restricted use to manager accommodation only	Control

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

In accordance with Article 35 of the above Order, your decision notice contains reasons for the imposition of planning conditions (where planning conditions are imposed), and in the case of each pre-commencement condition, a justification for the pre-commencement nature of the condition(s). 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

<b>Agenda Item</b>	A6
<b>Application Number</b>	23/01197/FUL
<b>Proposal</b>	Erection of fencing and gates
<b>Application site</b>	Club And Changing Rooms King Georges Field Lordsome Road Heysham
<b>Applicant</b>	Mr D Crow
<b>Agent</b>	Building Plan Services
<b>Case Officer</b>	Mr Robert Clarke
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

(i) **Procedural Matters**

The site to which this development relates is within the ownership of Lancaster City Council, therefore, in the interests of transparency, the application must be determined by the Planning Committee.

**1.0 Application Site and Setting**

1.1 The site to which this application relates is a sports clubhouse facilities located to the south of and accessed from Lordsome Road. An unmade track and the gardens of residential properties are located to the north, a car park is located to the east, sports pitches to the south and an open drainage ditch lies to the west. The wider area comprises of low lying fields, with residential development to the north and west.

1.2 The wider site is designated as open space falling within the football playing pitch typology. The site is located partly within flood zone 2. Low risk of surface water flooding encompasses the hardstanding around the clubhouse.

**2.0 Proposal**

2.1 This application seeks planning permission for the erection of 2.4 metre high green mesh type security fencing and associated access gates surrounding the perimeter of the clubhouse and associated storage containers.

### 3.0 Site History

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

### 4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response received
LCC Public Realm Officer	Supports development as proposal will help to prevent cases of vandalism
LCC Property Services	No response received
Sport England	No objection the development meets Exception 2 of the Playing Fields Policy and accords with Paragraph 99 of the National Planning Policy Framework (NPPF).

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

- 1 letter of support indicating that the development of the club is a benefit for the local community.
- 1 letter raising comments regarding the location of the security fencing and public access to the wider fields.
- 1 letter of objection raising concerns regarding landscape impacts, site maintenance, flood risk, site safety, ecology, accessibility and noise.

### 5.0 Analysis

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

- Principle of development
- Design and landscape
- Ecology
- Flood risk

5.2 **Principle of development** (NPPF section 2: Achieving sustainable development, section 8: Promoting healthy and safe communities; Strategic Policies and Land Allocations DPD Policy SC3: Open Space, Recreation and Leisure; Review of the Development Management DPD Policy DM27: Open Space, Sports and Recreation Facilities)

5.2.1 The proposed fencing is to enclose the area with an anti-climb fence to prevent the described current vandalism and anti-social behaviour occurring at the site. The fence is located along the border of the land owned by the Council and leased to the sports clubs. The fence is to be on the inside of the boundary. The fence is proposed to be 2.4m high. It will be 5m in front of the changing rooms. The fence is restricted to the surrounds of the changing room building and the fencing encloses land which is not currently marked out as pitches.

5.2.2 The proposed development is for ancillary facilities supporting the principal use of the site as a playing field(s), and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use. Sport England in consultation with the Football Foundation have reviewed the proposal and both are satisfied that the development accords with Paragraph 99 of the NPPF and satisfies exception 2 of their Playing Fields Policy. The principle of development is therefore supported.



5.3 **Design and landscape** (NPPF Section 12: Achieving Well-Designed Places; Review of the Development Management DPD Policy DM29: Key Design Principles)

5.3.1 The site and surrounding landscape is flat and open, views across the site are readily available and in which there can be seen residential development, the nearby secondary school, open fields and sports pitches and the clubhouse and car park. The 2.4 metre high fencing will enclose the area around the clubhouse and storage containers only, not the wider sports fields. The fencing will be visible in the locality but in the context of the character of the surroundings it is concluded that the fencing would have an acceptable landscape impact. The use of dark green coloured open mesh fencing as described within the supporting statement will also serve to minimise the apparent visibility of the structure and mitigate its impact within the landscape. The proposal is supported in design and landscape terms.

5.4 **Ecology** (NPPF Section 15: Conserving and enhancing the natural environment; Strategic Policies and Land Allocations DPD policy SP8: Protecting the Natural Environment; Review of the Development Management DPD policies DM29: Key Design Principles and DM44: The Protection and Enhancement of Biodiversity)

5.4.1 The location of the development includes an area of hardstanding surrounding the clubhouse and an area of scrub grassland, all of which would be enclosed by the security fencing. There are no trees or hedges which the development would implicate. There is an open field drain located adjacent to the development site, however, the proposal would not impact upon this feature which remains outside of the scope of development. The proposal is supported in terms of its ecological implications.

5.5 **Flood Risk** (NPPF Section 14: Meeting the challenge of climate change, flooding and coastal change; Review of the Development Management DPD policy DM33: Development and Flood Risk)

5.5.1 Sections of the proposed security fencing are located in areas which fall within Flood Zone 2. There is a functional requirement which dictates the location of the security fencing within this flood zone 2 area. On this basis, there are no sequentially preferable locations with respect to flood risk towards which the development could be directed.

5.5.2 The proposed fence would consist of open mesh elevations. The structure would not be an impediment to flood waters, nor would it increase the risk of flooding in other locations. The proposed development is supported in flood risk terms.

**6.0 Conclusion and Planning Balance**

6.1 The proposed security fencing and associated access gates are required in order to reduce the risk of vandalism and anti-social behaviour occurring at the site. The proposal does not impact upon the quantity or quality of playing pitches or otherwise adversely affect their use. The proposal is acceptable with respect to the sites Open Space designation and with respect to the matters of design and landscape, ecology and flood risk.

**Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescale	Standard condition
2	Approved plans	Standard condition

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

In accordance with Article 35 of the above Order, your decision notice contains reasons for the imposition of planning conditions (where planning conditions are imposed), and in the case of each pre-commencement condition, a justification for the pre-commencement nature of the condition(s). 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

<b>Agenda Item</b>	A7
<b>Application Number</b>	23/01263/FUL
<b>Proposal</b>	Demolition of outrigger to former carriage works, construction of three buttresses and erection of a timber post and board security fence
<b>Application site</b>	1 Lodge Street Lancaster Lancashire LA1 1QW
<b>Applicant</b>	Mr Jonathan Noad
<b>Agent</b>	Miss Kate Smith
<b>Case Officer</b>	Mrs Kim Ireland
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

(i) **Procedural Matters**

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

**1.0 Application Site and Setting**

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

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

**2.0 Proposal**

2.1 Planning permission is sought for the demolition of the outrigger to the former carriage works, construction of three buttresses to the north facing elevation of 1 Lodge Street. The demolition of the existing single storey lean to extension is required to be carried out, to allow the buttresses to be constructed to stabilise the existing structure. The three buttresses will be constructed to the north elevation of the property and will be a maximum of 6.1m in height and the finish is to be agreed via condition.

2.2 Planning permission is also sought for the erection of a security fence to the north of the property that will connect one of the proposed buttresses to the existing boundary wall to the north of the property. Once the single storey lean to building has been demolished, the north of the site will be exposed, therefore the proposed fence is required to secure the site and will be finished at the same height as the existing boundary wall.

### 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
23/01071/FUL	Installation of a replacement roof and installation of a new window to the rear elevation	Permitted
23/01072/LB	Listed building application for the replacement of the valley gutter and the flashing adjacent to the Grand Theatre	Permitted
22/00048/FUL	Relevant Demolition of part of Music Co-op building, single storey toilet block, boundary walls and external stairwells and ramps, and erection of a 2-storey extension to the Grand Theatre, extension of existing car park, construction of a retaining wall, construction of a replacement access ramp and steps, and repair to exposed facades of music Co-op building	Permitted
21/01528/FUL	Installation of replacement windows and doors to east facing elevation, installation of rooflight and replacement windows to north facing elevation, installation of a replacement window to the west facing elevation and installation of replacement windows and doors and replacement stonework to the front elevation	Permitted
20/01311/FUL	Installation of replacement windows, doors and stonework to the front elevation	Withdrawn
20/00253/FUL	Relevant demolition of existing rear extension, construction of buttresses to the rear, installation of a new roof, fascias, guttering, downpipes, chimney flashing and windows and lintels	Permitted
20/00254/LB	Listed building application for the installation for replacement of the valley gutter and the flashing adjacent to the Grand Theatre	Permitted
19/00562/PRETWO	Pre-application request for works to the Music Co-op	Closed
19/00561/PRETWO	Pre-application request for works to the Music Co-op	Closed
08/00866/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, offices, workshop, rehearsal space and residential accommodation, together with ancillary and associated development including new pedestrian link bridge and entranced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Refused following Call in by Secretary of State (SoS)
07/00672/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings other than 5 Edward Street, the change of use of a residential dwelling at 5 Edward Street to offices, the closure and alteration of highways, engineering works and construction of new buildings and	Withdrawn

	structures to provide, retail, restaurants, cafes, workshop, leisure, creche, rehearsal space and residential accommodation, together with ancillary and associated development including pedestrian bridge link, new and enhanced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	
07/00670/CON	Application for Conservation Area Consent to demolish 1 Lodge Street (musicians co-op & dance studio) and associated structures	Refused following Call in by SoS

#### 4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	<p><b>No Objection</b>, the works are considered essential to support the exposed gable end wall, following the removal of the lean to extension. The following details are required via condition:</p> <ul style="list-style-type: none"> <li>The proposed colour of the render to the buttresses shall be Weber Monocouche Render, Flintry Stone Render or Sto render.</li> <li>Withing 3 months of commencement of works shall a scheme for making good of the exposed gable shall be submitted.</li> </ul>
Property Services	At the time of compiling this report, no comments received.
Heritage Action Zone	At the time of compiling this report, no comments received.
Canal and River Trust	No comments to make on the application as it falls outside of remit.
Historic England	Historic England provides advice when engagement can add the most value. In this case they have not offered advice.
County Archaeology	At the time of compiling this report, no comments received.

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

- Lancaster Footlights and the Grand Theatre supports the application. The proposed demolition works align with the programme of works planned for the theatre and the wider land. The proposed works will enhance the appearance and amenity of the area and is a vital stepping stone to fundraise for the new foyer at The Grand Theatre.

#### 5.0 Analysis

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

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

##### 5.2 Principle of development (NPPF section 2)

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

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

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

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

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

5.4.2 The Listed Building and Conservation Areas Act requires that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the heritage asset. This is reiterated by policies DM38, DM39 and DM41 DM DPD. In this regard, the heritage assets include the listed Grand Theatre, the application site which is a Non-Designated Heritage Asset and the surrounding Conservation Area.

5.4.3 The proposed works are considered to have a positive impact on the architectural and historic interest of Lancaster Conservation Area and the setting of the Listed Building. The works will stabilise the existing structure, allowing the prolonged use of the building and will enhance the positive contribution the application building will have to the local character and distinctiveness of the Conservation Area.

5.4.4 The Conservation Officer shares this conclusion and therefore the proposal is considered to cause no harm to the heritage assets. The works are considered essential to support the exposed gable end wall.

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

5.5.1 The proposed works seek to remove the existing lean to extension that is surplus to requirement and constructing buttresses to stabilise the existing structure, as well as erecting a security fence to enclose the site following the removal of the lean to extension. It is, therefore, considered that the proposed works will have a negligible impact upon the amenity of the nearby properties.

**6.0 Conclusion and Planning Balance**

6.1 The proposed development will have a positive contribution to the application site and the surrounding Conservation Area. The works will stabilise the existing structure following the removal of the existing lean to extension and secure the site with the erection of a security fence. Overall, the proposed development complies with policies contained within the Development Plan and the NPPF and would constitute a sustainable form of development. It is, therefore, recommended that planning permission is granted.

**Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 Year Timescale	Control

2	Approved Plans	Control
3	Render details	Control
4	A scheme for making good exposed gable	Prior to Installation

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

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

**Background Papers**

None

## LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
21/00648/FUL	Land North Of New Quay Road, New Quay Road, Lancaster Erection of 16 affordable residential dwellings (C3) with associated access, parking and landscaping for Ms Runaghan (Marsh Ward)	Application Refused
23/00123/DIS	98 Church Street, Lancaster, Lancashire Discharge of condition 4 on approved application 23/00212/LB for Mr & Mrs A & SJ Dennis (Castle Ward)	Application Permitted
23/00126/DIS	98 Church Street, Lancaster, Lancashire Discharge of condition 4 on approved application 23/00211/FUL for Mr & Mrs A & SJ Dennis (Castle Ward)	Application Permitted
23/00131/DIS	Red Bank Barn, Silverdale Road, Yealand Redmayne Discharge of condition 4 on approved application 22/00206/FUL for Mr Kenneth James (Silverdale Ward)	Application Permitted
23/00138/DIS	98 Church Street, Lancaster, Lancashire Discharge of condition 3 on approved application 23/00212/LB for Mr & Mrs A & SJ Dennis (Castle Ward)	Application Permitted
23/00142/DIS	98 Church Street, Lancaster, Lancashire Discharge of condition 3 on approved application 23/00211/FUL for Mr & Mrs A & SJ Dennis (Castle Ward)	Application Permitted
23/00146/DIS	Eden Bay Retreat, 374 Marine Road East, Morecambe Discharge of condition 3 on approved application 23/00482/FUL for Mr Elliot Clapp (Poulton Ward)	Application Permitted
23/00159/DIS	64 - 66 Queen Street, Morecambe, Lancashire Discharge of conditions 3 and 4 on approved application 23/00440/FUL for Mr Mark Lambert (Poulton Ward)	Application Permitted
23/00169/DIS	Hawes Villa, Moss Lane, Silverdale Discharge of conditions 3,4 and 6 on approved application 22/01447/FUL for Mr & Mrs Lawton (Silverdale Ward)	Application Permitted
23/00176/DIS	Lancaster Music Co-op, 1 Lodge Street, Lancaster Discharge of condition 3 on approved application 21/01528/FUL for Mrs Holly Blackwell (Castle Ward)	Application Permitted
23/00182/DIS	9 Moor Lane, Lancaster, Lancashire Discharge of condition 3 on approved application 21/00285/PAC for Mr Munshi (Castle Ward)	Application Permitted
23/00193/DIS	Land To The South Of Middleton Clean Energy Plant , Middleton Road, Heysham Discharge of condition 8 on approved application 22/00839/FUL for Cooper (Overton Ward)	Application Permitted



LIST OF DELEGATED PLANNING DECISIONS

23/00195/DIS	Lancaster Castle , Castle Park, Lancaster Discharge of condition 3 on approved application 23/00406/FUL for Ms Vicki Mathews (Castle Ward)	Application Permitted
23/00196/DIS	Halton Green House, Green Lane, Halton Discharge of condition 3 on approved application 23/00551/FUL for Mr Warren Cadman (Halton-with-Aughton And Kellet Ward)	Application Permitted
23/00197/DIS	Lancaster Castle, Castle Park, Lancaster Discharge of condition 3 on approved application 23/00407/LB for Ms Vicki Mathews (Castle Ward)	Application Permitted
23/00199/DIS	Croftlands, Cantsfield Road, Cantsfield Discharge of part of condition 3 on approved application 22/01483/FUL for Mr & Mrs G Atkinson (Upper Lune Valley Ward)	Application Permitted
23/00305/FUL	Curwen Hill Farm, Hornby Road, Wray Erection of an agricultural workers dwelling and installation of a package treatment plant for Mr F Towers (Lower Lune Valley Ward)	Application Withdrawn
23/00485/FUL	Animal Care, Blea Tarn Road, Scotforth Erection of a 2-storey veterinary building (sui generis) in association with existing animal rescue centre with associated parking and drainage infrastructure and construction of a retaining wall for Animal Care (Lancaster & Morecambe) (University And Scotforth Rural)	Application Permitted
23/00534/FUL	1 Poulton Square, Morecambe, Lancashire Replacement of windows to front and side elevations for Ms Nataly Sin (Poulton Ward)	Application Withdrawn
23/00613/FUL	81B Main Road, Bolton Le Sands, Carnforth Erection of a dwellinghouse (C3) with associated re-grading of land for Mr J Chadwick (Bolton And Slyne Ward)	Application Refused
23/00691/FUL	Aldercliffe , Haverbreaks Road, Lancaster Part demolition of existing rear extension and erection of a two storey rear extension for Mr+Mrs A+J Murray (Scotforth West Ward)	Application Permitted
23/00704/FUL	Barn Owl Cottage, Higher Barn, Aughton Road Erection of a conservatory to the rear for Mr Jeffrey Metcalfe (Halton-with-Aughton And Kellet Ward)	Application Permitted
23/00746/FUL	Quernmore Old School, Bay Horse Road, Quernmore Change of use of former school (f1) to a holiday let (sui), installation of a package treatment plant, vent to the side elevation and associated landscaping for Mr David Thompson (Lower Lune Valley Ward)	Application Permitted
23/00747/LB	Quernmore Old School, Bay Horse Road, Quernmore Listed building application installation of a package treatment plan, vent to the front elevation, insertion of pod to form bathroom/ kitchenette and associated landscaping for Mr David Thompson (Lower Lune Valley Ward)	Application Permitted
23/00749/FUL	Land North Of, Bay Gateway, Heaton With Oxcliffe Installation of an energy storage facility including energy storage units, substation, site access, cable connection, landscaping and ancillary infrastructure for Lizzie Tearle (Heysham South Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

23/00760/VCN	Hawthorne House, Bye-pass Road, Bolton Le Sands Demolition of existing building and erection of five new dwellings (C3) with associated landscaping and altered access (pursuant to the variation of conditions 2 on planning permission 22/01221/FUL to revise the approved drawings) for Mr Chris Ashby (Bolton And Slyne Ward)	Application Permitted
23/00777/FUL	3 Moorlands Grove, Heysham, Morecambe Erection of a front porch and a first floor extension to the rear for Mr D Socha (Heysham North Ward)	Application Permitted
23/00811/FUL	Marethdale, Old Moor Road, Wennington Erection of single storey side extension, installation of render to dwelling and garage elevations, alterations to garage doors and installation of rooflights to the garage for Mr & Mrs T. Davies (Lower Lune Valley Ward)	Application Permitted
23/00819/ELDC	3 Greenlands Cottages, Burton Road, Priest Hutton Existing lawful development certificate for the use of land as garden and for ancillary residential purposes in conjunction with the ownership and residential occupation of 3 Greenlands Cottage, including the retention of a storage shed, parking area, and stable. for Mr & Mrs Wilson (Warton Ward)	Lawful Development Certificate Granted
23/00837/FUL	78 Main Street, Warton, Carnforth Construction of replacement front porch, raising of existing boundary wall, retention and relocation of solar panels, installation of replacement windows, doors, rooflights, new casement windows, construction of car port and associated landscaping for Mr C. Atherton & Mrs E. Berry (Warton Ward)	Application Permitted
23/00838/LB	78 Main Street, Warton, Carnforth Listed building application for works to partition walls, removal of timbers/panelling/glazed canopy/section of first floor ceiling/internal stair/render, repairs to external stone and render, lime plastering, alterations to openings, replacement of external/internal windows and doors, new casement windows, restoration/repainting of existing windows, renewal/relocation of internal stair, installation of internal timber steps, glass balustrade, internal SVP, installation of replacement rooflights/rainwater goods, repairs to roofing/chimney, retention and relocation of solar panels, construction of replacement front porch and raising of existing boundary wall for Mr C. Atherton & Mrs E. Berry (Warton Ward)	Application Permitted
23/00909/FUL	Land At 234 Bowerham Road, Lancaster, Lancashire Erection of 3 dwellings (C3) and associated works for Mr J. King (Scotforth East Ward)	Application Withdrawn
23/00913/FUL	Newlyn, Lancaster Road, Slyne Erection of a detached annexe to existing dwelling for Mr Michael Barker (Bolton And Slyne Ward)	Application Refused
23/00926/FUL	1 Borwick Hall Cottages, Borwick Lane, Borwick Installation of roof lights to the front and rear elevations for Mr P Bedding (Warton Ward)	Application Permitted

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23/00927/LB	1 Borwick Hall Cottages, Borwick Lane, Borwick Listed building application for the installation of roof lights to the front and rear elevations, internal alterations including removal of ceiling, insulation to roof/walls and installation of staircase for Mr P Bedding (Warton Ward)	Application Permitted
23/00948/FUL	23 Coach Road, Warton, Carnforth Proposed loft conversion, construction of dormer extension to the front elevation, installation of raised roof and erection of a two storey rear/side extension for Mr and Mrs Turner Toby and Lara (Warton Ward)	Application Withdrawn
23/00960/FUL	Greta View, Back Lane, Wrayton Installation of replacement doors and windows for Michael Roberts (Upper Lune Valley Ward)	Application Permitted
23/00989/FUL	73 Prospect Street, Lancaster, Lancashire Change of use from store with rear office (Class E) and residential accommodation above into one 4-bed student house in multiple occupation (C4) for Mr Rafiq Master (John O'Gaunt Ward)	Application Refused
23/01008/FUL	43 Slyne Road, Bolton Le Sands, Carnforth Erection of two storey side extension and single storey rear extension for Mr Matthew Entwisle (Bolton And Slyne Ward)	Application Permitted
23/01012/PLDC	49 Lymm Avenue, Lancaster, Lancashire Proposed lawful development certificate for the erection of an outbuilding for Mr Lee Whittaker (Scale Hall Ward)	Lawful Development Certificate Refused
23/01015/FUL	Sunningdale , Dallas Road, Lancaster Construction of dormer extensions to the front and rear elevations for Mr A Patel (Castle Ward)	Application Permitted
23/01017/CU	S Pattinson Welding & Fabrication, 2 Butler Works, Wyresdale Road Retrospective application for the change of use from stage building to general fabrication and welding (B2) for Mr Steven Pattinson (Bowerham Ward)	Application Permitted
23/01018/LB	343 Marine Road Central, Morecambe, Lancashire Listed building application for alterations to roof including raising part of ridge to install doorway, removal of rear garage door and installation of patio doors, excavation to front to create lightwell and replacement windows, internal alterations including new floor and services at basement level, alterations to partition walls and layout, installation of doors, installation of bathroom to second floor for Mr Ian Dutton (Poulton Ward)	Application Refused
23/01022/FUL	29 Wyresdale Gardens, Lancaster, Lancashire Conversion of the garage to ancillary living accommodation and erection of a single storey extension between existing dwelling and garage for Mr Martin Edgar (John O'Gaunt Ward)	Application Permitted
23/01026/FUL	2 Peacock Crescent, Hest Bank, Lancaster Demolition of conservatory and erection of single storey rear extension for Mr And Mrs D Edwards (Bolton And Slyne Ward)	Application Permitted
23/01028/FUL	6 Tranmere Crescent, Heysham, Morecambe Erection of first floor side extension for Mr Daniel Roarty (Heysham Central Ward)	Application Permitted

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23/01031/PLDC	30 Shrewsbury Drive, Lancaster, Lancashire Proposed lawful development certificate for construction of dormer extension to side elevation and rooflight to front and rear for Mr And Mrs S Beacham (Bowerham Ward)	Lawful Development Certificate Granted
23/01032/FUL	14 Sunnybank Road, Bolton Le Sands, Carnforth Retrospective application for retention of dormer extension to the side elevation for Mr T Yates (Bolton And Slyne Ward)	Application Refused
23/01042/FUL	1 Langdale Road, Lancaster, Lancashire Erection of a rear single storey extension and detached garden room/store for Mr Cao (Bulk Ward)	Application Permitted
23/01068/FUL	31 Needham Avenue, Morecambe, Lancashire Construction of a hip to gable and rear dormer extensions and erection of a first floor rear extension and retrospective application for the raising of garden ground level, erection of an outbuilding to the rear and a boundary wall to the rear and sides for Mr B Samuels (West End Ward)	Application Permitted
23/01078/PLDC	28 Slyne Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr D Foot (Skerton Ward)	Lawful Development Certificate Granted
23/01095/ADV	11 Corn Market, Lancaster, Lancashire Advertisement application for the display of an internally illuminated fascia sign to shopfront and 2 non-illuminated 3-D lettering signs for Mr David McDonagh (Castle Ward)	Application Permitted
23/01100/FUL	Park View Residential Home , 95 Regent Road, Morecambe Retrospective application for the construction of raised decking and wheelchair access ramp to the rear and side for Dalal (West End Ward)	Application Refused
23/01101/FUL	The New Bungalow, Quernmore Road, Quernmore Installation of an air source heat pump to the rear for Mr Michael & Rachel Standen (Lower Lune Valley Ward)	Application Permitted
23/01102/FUL	36 Poulton Road, Morecambe, Lancashire Refurbishment of existing flats, including the erection of an external staircase to the side, installation of ground floor bay window to replace existing, removal of existing front fascia with installation of new windows and doors, replacement window to side elevation and erection of rendered wall with fence over for Mr P McChrystal (Poulton Ward)	Application Permitted
23/01105/AD	Red Bridge Farm, Red Bridge Lane, Silverdale Agricultural determination for the erection of an extension to an existing storage building for Mr Michael Holgate (Silverdale Ward)	Prior Approval Not Required
23/01107/FUL	Skirpin Cottage, High Road, Halton Erection of a single storey rear extension, installation of first floor rear window, relocation and enlargement of rooflight to the front, relocation and installation of rooflights to the rear and installation of sewage treatment plant for Mr & Mrs Gardner (Halton-with-Aughton And Kellet Ward)	Application Permitted

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23/01120/FUL	28 Wallings Lane, Silverdale, Carnforth Demolition of existing rear dormer and erection of a dormer extension to the rear elevation and a single storey side extension for Mrs Alyson Cook (Silverdale Ward)	Application Permitted
23/01122/PLDC	Kings Arcade, King Street, Lancaster Proposed lawful development certificate for replacement windows to first and second floor front elevation for Helen Parry (Castle Ward)	Lawful Development Certificate Granted
23/01123/FUL	343 Marine Road Central, Morecambe, Lancashire Alterations to roof including raising part of ridge to install doorway, removal of rear garage door and installation of patio doors, excavation to front to create lightwell and replacement windows for Mr Ian Dutton (Poulton Ward)	Application Refused
23/01124/FUL	9 Osborne Crescent, Morecambe, Lancashire Replacement of existing flat roof with pitched roof for Mr & Mrs D Ridge (West End Ward)	Application Permitted
23/01126/FUL	38 Wyresdale Road, Lancaster, Lancashire Subdivision of existing property into 2 maisonettes (C3), construction of a dormer extension to the rear and installation of replacement doors and windows for Ms Sarah Probert (John O'Gaunt Ward)	Application Permitted
23/01127/FUL	Greenbank Farm, Kellet Road, Over Kellet Demolition of existing shippon, conversion of a stable building to create two holiday lets and creation of rear amenity and parking area for MS Thomas (Halton-with-Aughton And Kellet Ward)	Application Permitted
23/01132/PLDC	24 Dallas Road, Lancaster, Lancashire Proposed lawful development certificate for the installation of solar panels to the front and rear roof slopes for Mr Alistair Sinclair (Castle Ward)	Lawful Development Certificate Refused
23/01139/FUL	33 Coastal Road, Hest Bank, Lancaster Demolition of garage, erection of single storey extensions to both sides and rear, construction of roof extension to side, construction of dormer extension to front and alterations to front balcony and porch for Mr and Mrs Martin Crabtree (Bolton And Slyne Ward)	Application Withdrawn
23/01141/FUL	32 Forgewood Drive, Halton, Lancaster Construction of an enlarged dormer extension to the rear, construction of a raised decked area to the rear and installation of a ground floor window to the side for Mr A Lucas (Halton-with-Aughton And Kellet Ward)	Application Permitted
23/01145/FUL	Holy Trinity Church , Main Road, Bolton Le Sands Installation of 9 lighting bollards for Mr Brian James (Bolton And Slyne Ward)	Application Permitted
23/01147/FUL	Whittington Farm, Main Street, Whittington Change of use of agricultural land to residential curtilage for Candelisa Ltd (Upper Lune Valley Ward)	Application Refused
23/01150/ADV	Philip Jones Opticians, 15 Market Street, Carnforth Advertisement application for the display of an externally illuminated fascia sign to shopfront for Ms Melissa Holden (Carnforth And Millhead Ward)	Application Permitted

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23/01152/PLDC	119 Cleveleys Avenue, Lancaster, Lancashire Proposed lawful development certificate for the construction of a hip to gable, dormer extension and installation of rooflights for Mr And Mrs Odon (Scale Hall Ward)	Lawful Development Certificate Granted
23/01156/VLA	Land At OS Grid Reference E346439 N452093, Marsh Lane, Cockerham Variation of legal agreement attached to planning permission 19/00438/FUL to remove the provision of affordable housing for Pleasington Homes Ltd (Ellel Ward)	Application Refused
23/01157/FUL	1 Tanhouse, Galgate, Lancaster Erection of a single storey side extension for Mrs Dawn Coates (Ellel Ward)	Application Permitted
23/01159/FUL	Former Co-op Warehouse, John Street, Carnforth Retrospective application for the removal of the external staircase, installation of new and altered windows, doors and rooflights and installation of metal balustrades for Marshaw Developments Ltd (Carnforth And Millhead Ward)	Application Refused
23/01161/FUL	86 Palatine Avenue, Lancaster, Lancashire Erection of a single storey rear extension, construction of a dormer extensions to the front elevation, installation of rooflights and installation of solar panels for Mr Chris Healey (Scotforth East Ward)	Application Permitted
23/01164/PLDC	Bay Horse Hotel, Kirkby Lonsdale Road, Arkholme Proposed lawful development certificate to convert existing bowling green to padel court with associated fencing for up to 12 months for Mr Patrick Benson (Halton-with-Aughton And Kellet Ward)	Application Refused
23/01169/LB	Oak Cottage, Quernmore Road, Caton Listed building application for the installation of an air source heat pump to the rear for Mr Morgan Cveltovic-Jones (Lower Lune Valley Ward)	Application Permitted
23/01174/PLDC	15 Glen View Crescent, Heysham, Morecambe Proposed lawful development certificate for raised decking area for Mr J Donnell (Heysham South Ward)	Lawful Development Certificate Refused
23/01175/FUL	23 Jackson Close, Lancaster, Lancashire Erection of a first floor extension to the side elevation and ground floor infill extension for Mr And Mrs Booth (Marsh Ward)	Application Permitted
23/01180/VCN	16 Hanging Green Lane, Hest Bank, Lancaster Erection of an outbuilding (pursuant to the variation of condition 2 on planning permission 23/00455/FUL to increase the length of the outbuilding) for Mr Ben Ryan (Bolton And Slyne Ward)	Application Permitted
23/01181/PLDC	Sunningdale, Milnthorpe Road, Yealand Conyers Proposed lawful development certificate for the construction of a replacement roof, installation of replacement windows and doors and installation of four rooflights for Mr Bill Nelson (Warton Ward)	Lawful Development Certificate Granted
23/01186/FUL	University Hospitals Of Morecambe Bay NHS Foundation Trust, Royal Lancaster Infirmary, Ashton Road Erection of UPS/IPS plantroom housing for the oncology and urology wards for Lancaster Royal Infirmary (Scotforth West Ward)	Application Permitted

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23/01190/FUL	St Michaels House, Parkgate Drive, Lancaster Change of Use of Offices (Class E(g) to 14-bedroom visitor accommodation for Mr Zubeir Mister (John O'Gaunt Ward)	Application Refused
23/01193/LB	St Michaels House, Parkgate Drive, Lancaster Listed building consent for removal of existing second floor and existing mezzanine, erection of replacement mezzanine with associated staircase, walkway and stud walls, installation of glass roof panels, repair work to external roof and walls, repair and re-painting of existing window frames and replacement of frosted glass in windows with clear glass for Mr Zubeir Mister (John O'Gaunt Ward)	Application Refused
23/01194/FUL	Design And Form Ltd, Whitegate, White Lund Industrial Estate Retrospective application for the temporary siting of ancillary office modular building for a period of 2 years for Mr Dave Gribble (Westgate Ward)	Application Refused
23/01195/ADV	Land Off Wyresdale Road, Ashton Place, Lancaster Advertisement application for the display of a non-illuminated freestanding v-board sign for Mr Middlebrook (Bowerham Ward)	Application Permitted
23/01198/FUL	Land And Building Adjacent , Caw House, Abbeystead Road Demolition of slurry tower and agricultural buildings to reinstate ground to grass and hardstanding and installation of wall and gate to existing access for Mr Declan Hoare (Ellel Ward)	Application Permitted
23/01202/FUL	Moorside Farm, Grimeshaw Lane, Quernmore Demolition of existing farmhouse and link buildings to the attached stone barn, demolition of garage, erection of a replacement dwelling (C3) incorporating balcony, change of use of attached agricultural barn to ancillary domestic use (C3) and erection of a garage for Mr R Bethell (Lower Lune Valley Ward)	Application Permitted
23/01204/FUL	5 Scowcroft Drive, Morecambe, Lancashire Demolition of existing garage and erection of a single storey rear outbuilding for Mrs Mia Chester (Torrisholme Ward)	Application Permitted
23/01213/FUL	Oak Cottage, Quernmore Road, Caton Installation of air source heat pump to the rear for Mr Morgan Morgan Cveltkovic-Jones (Lower Lune Valley Ward)	Application Permitted
23/01226/FUL	10 Kirklands, Hest Bank, Lancaster Demolition of existing conservatory and garage, erection of a single storey rear/side extension for Mr and Mrs Wilson (Bolton And Slyne Ward)	Application Permitted
23/01231/ELDC	68 Queen Street, Morecambe, Lancashire Existing lawful development certificate for the use of Flat 1A and The Cottage as two residential dwellinghouses (C3) for Mrs Josephine Lishman (Poulton Ward)	Lawful Development Certificate Granted
23/01235/NMA	Cantsfield Grange, Cantsfield Road, Cantsfield Non-material amendment to planning permission 23/00535/VCN to alter finish of the end wall of extension from planted wall to slate for Mr Adrian Cresswell (Upper Lune Valley Ward)	Application Withdrawn

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23/01245/FUL	119 Hest Bank Lane, Slyne, Lancaster Demolition of existing garage and erection of detached garage to the side for Mr Philip Nugent (Bolton And Slyne Ward)	Application Permitted
23/01252/PLDC	22 Burlington Avenue, Morecambe, Lancashire Proposed lawful development certificate for conversion of garage into habitable rooms for Mrs D Foster (Bare Ward)	Lawful Development Certificate Refused
23/01253/FUL	22 St Michaels Lane, Bolton Le Sands, Carnforth Erection of front extension and conversion of garage into habitable room for Mr And Mrs P Manley (Bolton And Slyne Ward)	Application Permitted
23/01264/AD	Friars Moss, Friars Moss Road, Quernmore Agricultural Determination for the replacement of two concrete yards for Mr Chris Batty (Lower Lune Valley Ward)	Prior Approval Not Required
23/01267/PLDC	Wennington Railway Station, Old Moor Road, Wennington Proposed lawful development certificate for installation of customer information screens for Mr Jake Lamb (Lower Lune Valley Ward)	Application Permitted
23/01276/FUL	Woodend Stables, Kirkby Lonsdale Road, Halton Demolition of two existing buildings and erection of a replacement equine storage building for Mr Daniel McGowan (Halton-with-Aughton And Kellet Ward)	Application Withdrawn
23/01277/FUL	76 Gloucester Avenue, Lancaster, Lancashire Demolition of existing detached garage, erection of a single storey side and rear extension forming garage and garden room for Andy and Christine Wyeth (Scotforth East Ward)	Application Permitted
23/01281/PLDC	20 Twemlow Parade, Heysham, Morecambe Proposed lawful development certificate for the conversion of detached garage into ancillary living accommodation for Mr & Mrs S Lee (Heysham Central Ward)	Lawful Development Certificate Refused
23/01288/NMA	1 Rutland Avenue, Lancaster, Lancashire Non-material amendment to planning permission 21/00879/FUL to reduce the ridge height, alter roof profile and alter footprint to two storey rear extension for Mr & Mrs Kind (Scotforth East Ward)	Application Permitted
23/01289/PLDC	86 Palatine Avenue, Lancaster, Lancashire Proposed lawful development certificate for the construction of a dormer extension to rear elevation for Mr Chris Healey (Scotforth East Ward)	Lawful Development Certificate Granted
23/01291/NMA	2 Fern Bank, Lancaster, Lancashire Non material amendment to planning permission 22/01498/FUL for alteration to existing rear elevation window for Ms C. Falkus & Dr. S. Beresford (Scotforth West Ward)	Application Permitted
23/01294/NMA	Land North Of Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Non-material amendment to planning permission 20/00405/REM to amend house type and land levels on plot 46 for Oakmere Homes (Northwest) Limited (Halton-with-Aughton And Kellet Ward)	Application Permitted



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23/01306/EIR	Land At OS Grid Reference E346160 N461400, Port Royal Avenue, Lune Business Park Screening opinion for the erection of two industrial buildings (Use Class B2/B8) containing 14 individual units, including associated access, parking and landscaping for Mr Craig Sneddon (Marsh Ward)	ES Not Required
23/01313/NMA	Land To The South Of Middleton Clean Energy Plant , Middleton Road, Middleton Non material amendment to planning permission 18/01203/FUL to change the arrangement of equipment and relocation of balancing pond for Miss Sarah Ruscoe (Overton Ward)	Application Refused
23/01314/NMA	Land To The South Of Middleton Clean Energy Plant, Middleton Road, Middleton Non material amendment to planning permission 22/00668/FUL for reorientation of equipment for Miss Sarah Ruscoe (Overton Ward)	Application Refused
23/01316/NMA	Land To The South Of Middleton Clean Energy Plant , Middleton Road, Middleton Non material amendment to planning permission 22/00839/FUL to change the arrangement of equipment and relocation of balancing pond for Miss Sarah Ruscoe (Overton Ward)	Application Refused
23/01340/NMA	Site Of Former Sports Centre, Farrer Avenue, Lancaster University Non-material amendment to planning permission 19/00918/FUL to alter elements of the external landscape design for Mr Guy Constantine (University Ward)	Application Withdrawn
23/01347/NMA	9 St Johns Avenue, Silverdale, Lancashire Non material amendment to planning permission 22/00072/VCN to omit bi-fold doors, lantern style roof light and chimney, to replace with rear sliding doors, flat roof light to the rear and storage platform in garage roof for Mr & Mrs John Burrow (Silverdale Ward)	Application Permitted