

Agenda Item	A8
Application Number	23/00174/FUL
Proposal	Relocation of extract ductwork and termination to existing station building pitched roof
Application site	Kentucky Fried Chicken Central Drive Morecambe Lancashire
Applicant	Mr Kishan Patel
Agent	Mrs Rachel Skinner
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) Procedural Matters

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

1.0 Application Site and Setting

1.1 The site to which this application relates is a fast food take away/restaurant, at the junction of Central Drive and Marine Road Central. The restaurant is part located in a modern extension, and part located within the former station building, which also houses the City Council-run events venue, The Platform. The former station building is Grade II listed, and the site lies within the Morecambe Conservation Area, a Regeneration Priority Area, and the Morecambe Area Action Plan (MAAP).

2.0 Proposal

2.1 This application seeks planning permission to relocate the extraction ductwork and the location where it will terminate. The existing extraction leaves a north facing roof pitch and faces towards The Platform. The proposed relocated extract would leave a south facing roof pitch, and run southwards (towards Central Drive) along a flat roof behind an existing parapet for a short distance before terminating. The proposal has been put forward to resolve odour issues experienced within The Platform, by moving the KFC extract further away from The Platform's air intake.

3.0 Site History

3.1 The site has an extensive planning history. A concurrent application for listed building consent has also been submitted by the applicant:

Application Number	Proposal	Decision
23/00175/LB	Listed building application for the relocation of extract ductwork and termination to existing station building pitched roof	Pending Consideration

4.0 Consultation Responses

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

Consultee	Response
Town Council	No response received.
Conservation Team	No objection , proposal would have a neutral impact on building's significance providing that redundant flue is removed and roof made good.
Property Services	No objection in principle, should lessen the odour issue.
Environmental Health	No response received.
Natural England	No response received.

4.2 At the time of writing this report, no responses have been received from members of the public.

5.0 Analysis

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

- Heritage and Design
- Amenity

5.2 Heritage and Design (NPPF Sections 8, 12 and 16; Policies DM24, DM29, DM37, DM38, DM39 and SP7; MAAP AS2 and AS8)

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

5.2.2 The relocated extraction equipment will be concealed from public view behind the pitched slate parapet, which surrounds the flat roofed extension. As such, the proposal will have a neutral impact on the significance, character and appearance of the heritage asset. Initially, the existing flue was to be left in situ on the rooftop. As the existing flue would have been redundant, serving no purpose and not conserving or enhancing the heritage asset, the Council have requested that this be removed, and the former opening slated over in matching slates. Amended plans have been received to show this.

5.3 Amenity (NPPF Section 12: Achieving Well Designed Places, Policies DM29: Key Design Principles)

5.3.1 No concerns are raised regarding noise and general disturbance from the proposed equipment due to their siting and orientation on the building.

6.0 Conclusion and Planning Balance

6.1 The relocated extraction flue has been proposed to resolve odour issues at one the district's cultural assets. As a result of the proposed extract's siting behind a parapet, it will have no adverse impact on the heritage asset, and the benefits of the proposal weigh in favour of the scheme. Provided that the amended plans and matching slates are conditioned, the proposal complies with the relevant local and national policies and as such is recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Standard Planning Permission Timescale	Control
2	Development to Accord with Amended Plans	Control
3	Slates to Match Existing	Control

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

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

Background Papers

None.