



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: TUESDAY, 5 MAY 2015

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 7 April 2015 (previously circulated).

3 Items of Urgent Business authorised by the Chairman

4 Declarations of Interest

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

Members 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 10 and in the interests of clarity and transparency, Members 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, Members 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 the proposed development has particular implications for Community Safety, this issue is fully considered within the main body of the report on that specific application.

Category A Applications

Applications to be dealt with by the District Council without formal consultation with the County Council.

- 5 A5 15/00113/FUL 9 Pennine View, Dolphinholme, Ellel Ward (Pages 1 - 6)
Lancaster**

Demolition of garage and utility room, erection of a new dwelling and re-positioning of existing access point for Mr & Mrs Prest

- 6 A6 15/00201/FUL 7 Broadacre Place, Caton, Lower (Pages 7 - 9)
Lancaster Lune Valley
Ward**

Construction of a dormer window to the front elevation for Ms Lucy Barron

Category D Application

Application to be dealt with by a District Council.

- 7 A7 15/00119/FUL Land Adjacent Marine Road East, Bare Ward (Pages 10 -
Morecambe 14)**

Demolition and reconstruction of the Wave Reflection Wall along Morecambe Promenade for Mr Adrian Morphet

- 8 Quarterly Planning Reports (Pages 15 - 20)**

- 9 Delegated Planning Decisions (Pages 21 - 27)**

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Helen Helme (Chairman), Keith Budden (Vice-Chairman), Eileen Blamire, Dave Brookes, Roger Dennison, Sheila Denwood, Tony Johnson, Andrew Kay, Geoff Marsland, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Richard Rollins, Roger Sherlock and Paul Woodruff

(ii) Substitute Membership

Councillors June Ashworth, Mike Greenall, Tim Hamilton-Cox, Richard Newman-Thompson, David Smith, Keith Sowden, Susan Sykes and Malcolm Thomas

(iii) Queries regarding this Agenda

Please contact Jane Glenton, Democratic Services: telephone (01524) 582068 or email jglenton@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Members' Secretary, telephone (01524) 582170 or email memberservices@lancaster.gov.uk.

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

Published on Tuesday, 21 April 2015.

<p>Agenda Item A5</p>	<p>Committee Date 5 May 2015</p>	<p>Application Number 15/00113/FUL</p>
<p>Application Site 9 Pennine View Dolphinholme Lancaster Lancashire</p>	<p>Proposal Demolition of garage and utility room, erection of a new dwelling and re-positioning of existing access point</p>	
<p>Name of Applicant Mr & Mrs Prest</p>	<p>Name of Agent Mr Avnish Panchal</p>	
<p>Decision Target Date 30 March 2015</p>	<p>Reason For Delay</p>	
<p>Case Officer</p>	<p>Mrs Petra Williams</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval subject to conditions</p>	

(i) Procedural Matters

This application would usually be considered under delegated powers but has been called-in to Planning committee by Councillor Helme because of concerns relating to neighbour impact.

1.0 The Site and its Surroundings

- 1.1 The site that forms the subject of this application is a two storey semi-detached dwelling which is situated on the northern edges of the village of Dolphinholme. The property has a dash render exterior under a slate roof and upvc window frames. There is a pitched roof porch to the front elevation and a flat roofed utility room and garage which projects 8m from the side (southern) elevation. There is a single storey lean-to roof extension which projects approximately 2m from the rear elevation. The property occupies a triangular plot which measures approximately 36m deep and the site frontage is relatively wide, measuring approximately 21m. It narrows to around 5m to the rear. Side boundaries are formed by timber panel fencing at approximately 1.5m high. Land levels increase from south to north to the front of the site.
- 1.2 Residential dwellings are situated to the north, south and east of the site with open fields to the west. Pennine View was originally built as post-war local authority housing and is arranged in three distinct blocks, with the southernmost and 'central' block facing onto a triangular green. The properties predominantly comprise semi-detached and quasi-semi-detached (*i.e. separated by attached garages*) properties. The central block (Numbers 5-8) appear as a terrace. The application site sits at the southern end of the northernmost block. Due to the layout of Pennine View, rear garden depths of neighbouring properties vary significantly.
- 1.3 A grass verge which runs in a north-south direction to the front of the subject property separates the northern block from Star Bank Lane to the east. There are three points of access from the main highway into Pennine View and vehicular parking is provided within off-street driveways as well as on the highway within Pennine View itself. The site lies within close proximity to a bus route in addition to the village school.
- 1.4 The site is within the Countryside Area as designated on the Lancaster District Local Plan proposals map.

2.0 The Proposal

2.1 The application proposes the erection of a new two-bedroomed, two-storey dwelling, set against the southern elevation of the property following demolition of the existing garage and utility room. Plans include off street parking for the new dwelling in addition to a new point of vehicular access for No.9.

3.0 Site History

3.1 The most relevant application to reach decision stage is 04/00836/FUL which proposed a similar form of development, but to provide holiday accommodation instead of permanent residential accommodation. The application was refused in July 2004, on the grounds of undue impacts on the host property (No.9) and loss of parking provision for that property. A third refusal reason stated that the location of the proposal within a residential estate was unsuitable for holiday accommodation.

3.2 More recently an application similar, but not the same as the current proposal was withdrawn following officer concerns. The new application seeks to address those officer concerns.

Application Number	Proposal	Decision
14/01258/FUL	Demolition of garage and utility room, erection of a new dwelling and re-positioning of existing access point	Withdrawn
04/00836/FUL	Erection of a two storey building to form holiday accommodation	Refused
03/00267/FUL	Erection of a new dwelling attached to existing dwelling	Withdrawn

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection subject to conditions.
Parish Council	Objection on the basis that it is "cramming". Concerned about an increase of on street parking, exacerbating a dangerous area with respect to potential traffic related accidents. It also removes privacy for the unattached next door neighbour.
Environmental Health	No objections subject to conditions
United Utilities	No objections – comments to be included with decision as advice.

5.0 Neighbour Representations

5.1 At the time of drafting the report 3 letters of objection have been received from neighbouring residents. The following points of concern are raised:

- An understanding that the previous application was refused due to the proximity to boundary and overlooking – the application remains inappropriate for those reasons;
- Increases in parking and traffic movement and consequences for surrounding highway network and junctions;
- Detrimental to the character of the existing residential development and terracing effect;
- Detrimental to existing residential amenity of neighbouring properties in terms of overlooking, privacy, loss of light, etc;
- The plans submitted are incomplete and inaccurate in showing the proximity of the outlined new dwelling to no.8 as they have failed to show garage attached to that property.
- There have been occasions in the past when the sewage system at Starbank Lane has been unable to cope. An additional property would increase potential for future problems;
- Precedent for similar development within this row.
- Devaluation of property (*not a planning consideration*);

- The owner of no.8 would not allow his boundary fence to be replaced (*private matter*).

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraphs 7, 12, 14, 17 - Sustainable Development and Core Principles
Paragraphs 49, 50 and 55 - Delivering Housing
Paragraphs 56-64 – Good Design

6.2 Lancaster District Development Management DPD

DM22 – Vehicle Parking Provision
Policy DM35 – Key Design Principles
DM41 – New Residential dwellings
Policy DM42 – Managing Rural Housing Growth

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development

6.4 Lancaster District Local Plan (saved policies)

Policy E4 – Countryside Area

7.0 Comment and Analysis

7.1 The key material considerations arising from this application are:

- Principle of Development
- Design, Scale and Appearance
- Residential Amenity
- Highways Impacts

7.2 Principle of Development

7.2.1 Policy SC1 of the Core Strategy requires new development to be as sustainable as possible, in particular it should be convenient to walk, cycle and travel by public transport and homes, workplaces shops, schools, health centres, recreation, leisure and community facilities. Policy DM42 of the Development Management DPD (DM DPD) sets out a list of villages within which new residential development will be supported. The site lies within Dolphinholve which is identified as one of the sustainable rural settlements in the District with a range of services available in the village and where proposals for new housing will be supported.

7.2.2 In terms of general housing need, the 2014 Housing Land Supply Statement (July 2014) sets out that only 3.2 years of housing supply can be demonstrated, with a persistent undersupply of housing over the last ten years. As such, a 5-year supply of housing land cannot currently be demonstrated. Paragraph 49 of the NPPF sets out that housing applications should be considered in the context of the presumption in favour of sustainable development and relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Development within Dolphinholve alongside existing residential development is considered to be sustainably located and as such would make a contribution towards housing supply within the District in a location which can be supported in principle.

7.3 Design, Scale and Appearance

7.3.1 The scheme proposes a pitched-roof property which will effectively form an end-terraced dwelling with materials and front window details to match those of no.9 and the surrounding properties within Pennine View. Due to the increase in land levels from south to north the development will be set down from No.9 by 800mm and will therefore appear as a subservient addition to the row. The

dwelling will be 7m wide with the southern gable being approximately 5.5m deep. A two-storey gable element will project 2.5m from the rear elevation with a lean-to providing a further 1m projection at the ground floor.

- 7.3.2 In terms of scale and appearance it is considered that the dwelling would sit relatively comfortably next to No.9 from a streetscene perspective. Public comments have suggested that this is an inappropriate location to “squeeze” an additional property into an established row of homes which could lead to other properties on the row doing likewise and altering the character of the development. However each case must be determined on its own merits and due to the layout and orientation of the properties within Pennine View, and differing land levels, the gap between No.9 and No.8 is more pronounced and therefore it is considered that the new dwelling would not be at odds with the rest of the streetscene. Furthermore No.9 has a wider frontage than many other properties within Pennine View and it is therefore considered that it is unlikely that similar forms of development could be accommodated within the streetscene.
- 7.3.3 It is worth noting that the property at the northern end of this row has already been developed with the addition of a two storey extension which includes a rear gable projection. Therefore the original form and layout of this residential development has already been altered to some degree (albeit as an extension rather than a new dwelling).
- 7.3.4 It is concluded that in terms of design, scale and appearance the development could be acceptable and would not result in detrimental impacts on the visual amenity of the streetscene.

7.4 Residential Amenity

- 7.4.1 In terms of residential amenity policy DM35 of the DM DPD advises that new dwellings should incorporate at least 50 square metres of usable private garden space which should be at least 10 metres deep. The scheme exceeds this in both respects.
- 7.4.2 As this report indicates, the property has been the subject of a refusal back in 2004 for extension to create holiday accommodation. The first refusal reason of the 2004 scheme related to detrimental impacts on the host property (No.9) due to the rear projection. The current submission reduces the rear projection and sets it away from the adjoining property by 1m. It is therefore considered that the current scheme satisfies this point of concern.
- 7.4.3 The design of the scheme seeks to limit its impact upon No.8 and it is worth noting that the 2004 scheme was not considered to result in adverse impacts on this neighbouring property. At its closest point the new dwelling will be set in by 1m from the boundary with no.8. The main side elevation of No8 is set approximately a further 4m away and is separated from the boundary by an attached garage. The two storey element will be approximately 11m away from the side elevation of the rear conservatory projection of No.8 and as such it is considered that it would not result in overbearing impacts.
- 7.4.4 The first floor rear bathroom window will be the closest upper aperture to No.8 on the rear elevation and will be obscure glazed. Due to the splayed nature of the site the first floor rear bedroom window will be approximately 12m from the side boundary. The plans propose the erection of a 1.8m side boundary fence, but despite this the development is likely to provide long views towards the most western part of the neighbouring garden. However it is accepted that within residential development there will be a degree of mutual overlooking of garden areas and this is indeed already evident in the locality. Other views towards No.8 would be oblique and proposed windows would not present opportunities for direct views into the property.
- 7.4.5 Whilst there has been some concern raised locally at the prospect of loss of views, the orientation of the development limits this. In any case, the loss of a view is not a planning consideration that can be taken into account in the planning balance.
- 7.4.6 On balance it is considered that the scheme would maintain an acceptable level of residential amenity for the subject property while not resulting in significant impacts on neighbouring residential amenity.

7.5 Highway Impacts

7.5.1 The second refusal reason in 2004 related to the loss of parking behind the building line for the host dwelling and a failure to provide such space for the new dwelling. As such the scheme failed to comply with the requirements of policy which was in place at that time, which sought to avoid parked vehicles forward of the building line adding to streetscene clutter. Although this standpoint is generally maintained with regard to open plan developments, a more flexible approach appears to be adopted by Planning Inspectors if the applicant can demonstrate that some form of off-street parking can be maintained within the curtilage of the property. The current scheme provides parking space for each property within respective drives off Pennine View and given the nature of the surrounding dwellings and the set-back of this part of Pennine View from Star Bank Lane it is considered that this would not result in an undue impact on the streetscene.

7.5.2 A number of neighbouring comments have made reference to the junction of Pennine View with Star Bank Lane and Four Lane Ends and raised concerns relating to highway safety. There are three points of access to Pennine View and at the time of the site visit the area appeared to be lightly trafficked. Furthermore the County Council Highways Department has raised no concerns regarding highway safety in relation to the development.

7.6 Other Matters

7.6.1 The Contaminated Land Officer has requested a number of conditions relating to contaminated land. The site comprises an existing dwelling and its associated garden. There is no evidence to suggest that the site has been subjected to levels of contamination and therefore there would be unlikely to be any risk to future occupants from contaminated land. As such it is unreasonable to request a contaminated land survey. A condition can be added, if consent is granted, to ensure that any unforeseen contamination found during the course of the development is investigated and adequately remediated.

8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

9.0 Conclusions

9.1 The site is located in a sustainable location, adjacent to existing development with links to services. The development will provide a small contribution towards housing supply within the District. On balance it is considered that the development can be accommodated on the site without a significant impact on residential amenity, the highway network, or the character and appearance of the street scene. In respect of these matters, it is considered that the development is in compliance with the relevant Development Plan policies and guidance provided in the NPPF.

Recommendation

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

1. Standard 3 year timescale
2. Amended plans dated 16th April 2015
3. Development in accordance with approved plans
4. Materials to match existing
5. Obscure glazing/non opening bathroom window
6. Removal of permitted development rights
7. Precise details of windows and doors including profile and colour
8. Details of boundary fence to be agreed and maintained
9. Scheme for the construction of the off-site works of highway improvement (new and repositioning of existing vehicular drop crossing) to be submitted and agreed
10. Existing access to be closed
11. Details of driveway surface to be submitted and agreed
12. Hours of construction
13. Unforeseen contamination

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

In accordance with the provisions of the above legislation, 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 developments that improve 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 Supplementary Planning Documents/Guidance.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

None

<p>Agenda Item A6</p>	<p>Committee Date 5 May 2015</p>	<p>Application Number 15/00201/FUL</p>
<p>Application Site 7 Broadacre Place Caton Lancaster Lancashire</p>	<p>Proposal Construction of a dormer window to the front elevation</p>	
<p>Name of Applicant Ms Lucy Barron</p>	<p>Name of Agent -</p>	
<p>Decision Target Date 11 May 2015</p>	<p>Reason For Delay None</p>	
<p>Case Officer</p>	<p>Mrs Petra Williams</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval</p>	

(i) Procedural Matters

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

1.0 The Site and its Surroundings

- 1.1 The site that forms the subject of this application is a pitched-roof semi-detached bungalow which is situated within a short cul-de-sac in the village of Caton. The property has a dash render exterior with artstone detailing under a tiled roof and upvc windows and doors. There is an existing dormer to the rear roof plane and the land levels are fairly flat.
- 1.2 The site is surrounded predominantly by bungalows of a similar style and age. Front dormers are limited in the vicinity although some are visible to rear elevations due to the orientation and layout of surrounding dwellings. There is a small front dormer to no.11 Broadacre Place which is next door but one to the subject property. This dormer has dark artificial timber cladding and relatively conspicuous within the street scene.
- 1.3 The site is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and the District's Countryside Area.

2.0 The Proposal

- 2.1 The application proposes the erection of a flat roof dormer to the front roof plane of the property. The dormer would be tile-clad to match the existing roof and will have dimensions of 3.8 metres in width by 1.1 metres in height.

3.0 Site History

- 3.1 There is no site history associated with this property.

4.0 Consultation Responses

4.1 The only statutory consultee has been the Parish Council, and at the time of drafting this Committee Report, no comments had been received. Any comments will be verbally reported.

5.0 Neighbour Representations

5.1 No comments received in response to neighbour consultation.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)
Paragraphs 7, 12, 14, 17 - Sustainable Development and Core Principles
Paragraphs 56-64 – Good Design

Lancaster District Development Management DPD
Policy DM35 – Key Design Principles

Lancaster District Local Plan (saved policies)
Policy E3 – Development affecting Areas of Outstanding Natural Beauty
Policy E4 – Development affecting Countryside Area

7.0 Comment and Analysis

- 7.1
- Principle of Development
 - General Design and Street Scene Impacts
 - Impacts on Residential Amenity

7.2 Principle of Development

The general principle of household extensions is accepted in planning practice, provided that the scale, design, appearance and use of materials are appropriate in context with its surroundings. These principles are reflected within the NPPF, while Development Management DPD Policy DM35 refers to the design of new development and links to further advice within the Council's Householder Design Guide which establishes key design principles.

7.3 General Design and Street Scene Impacts

The originally-submitted plans proposed a sizable dormer spanning almost the full width of the front roof plane. Furthermore the plans indicated that the dormer would be finished in dash render to match the main elevations of the property. This proposal caused concern regarding design and streetscene impacts due to the lack of similar forms of development to prominent elevations in the immediate vicinity. Consequently amended plans were submitted which indicate a reduced width and introduce a tile hung finish to match the adjacent roof plane. It is therefore considered that in light of these amendments and the presence of a dormer of similar scale nearby, the proposal is now acceptable in terms of design and will not result in detrimental impacts to the street scene or the wider AONB or Countryside Area.

7.4 Impacts on Residential Amenity

It is considered that due to the location of neighbouring dwellings, the position of windows and the distances involved, the development will not create adverse impacts upon residential amenity.

8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

9.0 Conclusions

9.1 It is considered that the development provides an opportunity to create additional living space and the amended plans are considered acceptable in terms of design and the amenities of neighbouring

residents. In respect of these matters, the development is in compliance with the relevant Development Plan policies and guidance provided in the NPPF.

Recommendation

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

1. Standard time limit
2. Amended plans dated 13th April 2015
3. Development in accordance with approved plans
4. Tile finish to match the adjacent roof plane

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

In accordance with the provisions of the above legislation, 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 developments that improve 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 Supplementary Planning Documents/Guidance.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

None

Agenda Item A7	Committee Date 5 May 2015	Application Number 15/00119/FUL
Application Site Land Adjacent Marine Road East Morecambe Lancashire	Proposal Demolition and reconstruction of the Wave Reflection Wall along Morecambe Promenade	
Name of Applicant Lancaster City Council	Name of Agent Mr David Conway	
Decision Target Date 5 May 2015	Reason For Delay N/A	
Case Officer	Mr Andrew Drummond	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

- 1.1 The application site stretches for approximately 1.8 km along the Morecambe seafront between Lord Street to the west and Happy Mount Park to the east. The site is immediately adjacent to Marine Road East (A5105). To the north of the application site is Morecambe Bay, with some areas of rock armour forming the primary sea defence adjacent to the promenade. The application site predominantly comprises the existing sea wall and promenade, the latter having a tarmac finish. The existing wave reflection wall is located between the promenade and the A5105.
- 1.2 The promenade was designated in the 2004 Local Plan as an Informal Recreational Area, a part of the Strategic Cycle Network and adjacent to an Access Corridor. The Strategic Cycle Network designation remains in place but the other 2 designations have been superseded by the Development Management DPD policies relating to good quality design (DM35) and the need to enhance and protect open space environments (DM26).

It also falls in very close proximity to Morecambe Bay which is designated as a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and a Ramsar site.

2.0 The Proposal

- 2.1 The entire reflection wall project is proposed to take place over the next 6 years in 3 phases. This application relates to Phase 1 of the works between Lord Street and Happy Mount Park. The works are proposed on the same alignment as the existing wall. It is proposed to replace the existing degraded wall with a new wall of the same height and width, with the exception of between Church Lane and Broadway where the wall will be raised by 0.3m (as a result of overtopping in this location in the past). The new wall would incorporate new embossed patterns and road names at the openings to add visual interest. The works will involve the removal of the existing wall section down to the construction joint, some 0.5m below the tarmac surface. It will then be replaced with a pre-cast wall that will be bolted into the existing concrete foundation. The proposals include provisions to take large pieces of broken materials off site to be crushed and recycled. Re-surfacing of the new footpath on the road side will also occur with replacement of existing kerbs where necessary. The

majority of existing apertures will be maintained with some widening of these access points, though some will be lost or relocated to more appropriate locations that relate better with pedestrian/cycle movements along and across the A5105. Three of the apertures will be replaced with ‘up and over’ designs (steps up and down both sides). Associated with this will be the refurbishment of the promenade. The existing lighting will be replaced with the addition of low-level wash lighting at foot level every 10m, and low-level arm brackets mounted on the existing road side columns approximately every 30m, which will provide focussed down lighting over the promenade and will not spill onto the stone rock armour. The design will also provide re-surfacing to the entire length of the promenade, whilst the out-dated balustrade starting between Church Lane and Rosendale Avenue, ending between Royal Road and Broadway will be replaced. There will also be seating provided (attached to the wave wall every 50m); 25 new bins replacing the existing 17; gym equipment (three items in one location); power and water supply for a retail kiosk in one location (no kiosk to be installed as part of the scheme); two dog wash facilities; replacement of two shelters and the provision of additional signage (9 finger posts, 5 tower signage and 3 interpretation boards).

3.0 Site History

3.1 There is no site history directly related to this application.

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection subject to conditions regarding off-site highway improvements and related traffic regulatory order and safety audits, and a construction method statement.
Environment Agency	No objection subject to a condition requiring the wall to the works being undertaken in accordance with the submitted Flood Risk Assessment.
Natural England	No objection.
Ramblers	Supports the application on the basis that the public right of way improvements can have economic benefits.
Environmental Health	No objection subject to conditions relating to hours of construction and dust control.
Conservation Officer	No objection.

5.0 Neighbour Representations

5.1 One letter has been received supporting the principle of a sea defence but questions why there is a balustrade in place on the wall opposite their property when this feature does not exist on other sections of wall which are lower.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 14**). The following paragraphs of the NPPF are relevant to the determination of this proposal:

- Paragraph 17 – 12 core land-use planning principles
- Paragraphs 56 and 58 – good design
- Paragraphs 94, 99, 103 and 107 – flood risk
- Paragraph 118 – Biodiversity
- Paragraphs 129, 131, 132 and 135 – conservation

6.2 Lancaster District Core Strategy

SC1 – Sustainable development
E1 – Environmental capital

6.3 Development Management DPD

DM21 – Cycling and walking
DM32 and **33** – Development affecting heritage and non-designated heritage assets and their setting
DM26 – Open spaces
DM27 – Biodiversity
DM35 – Key design principles
DM38 – Flood risk

6.4 District Local Plan (saved policies)

T24 – Strategic Cycle Network
T26 – Improvements to the Strategic Cycle Network

7.0 Comment and Analysis

7.1 The key material considerations arising from this proposal are:

- Flood risk;
- Impacts on Morecambe Bay/Ecological Interests
- Design; and
- Highway safety

7.2 Flood risk

The existing wall protects approximately 13,000 properties to the south within Bare and Morecambe. The proposed works seek to enhance this protection. The Environment Agency supports the proposal subject to the works being undertaken in accordance with the submitted Flood Risk Assessment. The key mitigation measure identified in the assessment relates to the risk of surface water runoff. To reduce this risk the development will incorporate features that allow water to drain naturally to the estuary. This will primarily be achieved by laying the new promenade so that it slopes towards the estuary.

7.3 Impacts on Morecambe Bay/Ecological Interests

Natural England is satisfied that the updated information submitted with the application adequately addresses the potential impacts of this proposal on the interest features of Morecambe Bay's designated sites (Special Area of Conservation, Special Protection Areas, Ramsar). The project includes suitable mitigation to negate the potential impacts. Natural England agrees with the assessment of 'no likely significant effect' based on the revised Habitat Regulations Assessment. Measures to protect the designated site include use of silencers on machinery, erection of acoustic screens during the winter period, locating site compounds away from the high tide mark, and the implementation of good practice construction methods and Environment Agency Pollution Prevention Guidelines to minimise risk of pollution. Birdlife will be monitored to ensure that the avoidance measures are having the desired effect. Furthermore, the additional lighting proposed is sensitively designed to meet the needs of promenade users without having an impact on the adjacent natural habitats (low level wash lighting at foot level and focussed down lighting that does not spill off the promenade). This can be conditioned by condition. Whether as an isolated project or combined with other works along the shoreline, it is considered that there will be no likely significant effect.

7.4 Design

The proposed design seeks to address the aspirations of Lancaster City Council who has spent many years developing an understanding of the magnitude and direction of the coastal processes affecting the Morecambe town frontage, based on investigation and modelling by various consultants. The replacement wall is expected to meet a number of required performance and aesthetic criteria and will be accompanied by a suite of proposed improvements to the promenade and seafront. The submitted details provide a palette of materials which are acceptable and appropriate, but the documentation is caveated to state that the precise details will be subject to

agreement with the Local Planning Authority. Therefore a condition is proposed relating to materials.

7.5 Highway safety

The works are proposed adjacent to the promenade and the A5105. The former is busy with pedestrian and cycle traffic and the latter with vehicular movements. It is therefore critical that the works are undertaken in a manner which protect the safety of all users and the efficiency of these key routes. The Highway Authority has not objected to the application but has highlighted in their response that they will require specific off-site highway works to occur, which will need to be subject to a safety audit. Traffic Regulatory Orders (TROs) are also likely to be required. These requirements can be conditioned. Likewise, the request for a Construction Method Statement has also been made. It is important to control the parking of vehicles, storage of plant, waste and materials, and loading and unloading of vehicles and the erection of securing fencing/hoarding. Therefore it is appropriate to secure the Statement by way of a condition.

7.6 Other Matters

7.6.1 Heritage

Only a small section of this phase is adjacent the Morecambe Conservation Area and within the wider setting of a number of Listed Buildings (Town Hall and residential terrace – 333 to 343 Marine Road Central). In view of the distance of the proposed works from the Listed Buildings and the Conservation Area, and that the proposal effectively seeks to replace existing walls (albeit with additions of artwork), it is not considered that there will be any undue impact on the character or setting of the aforementioned identified heritage assets. In fact, due to the improved design of the wall it is deemed that the assets' setting will be slightly enhanced.

7.6.2 Residential amenity

The construction, which if planning permission is forthcoming is due to commence in June/July 2015, undertakes work on 100m sections at any one time and last approximately 12 months. Due to the existing levels of noise, visual, air quality and lighting disturbance associated with the activities along the Promenade, especially related to the highway, it is not envisaged that the works will have an adverse impact on residential amenity. However, there are conditions relating to dust control, noise mitigation measures and hours of work.

8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

9.0 Conclusions

9.1 The existing wave reflection wall needs to be refurbished. This application proposes replacement (or in places improvements) of the existing wall. The required works have been assessed to the satisfaction of the relevant consultees to ensure that there are no adverse impacts on flood risk, ecology, highway safety and efficiency, heritage assets, and residential and environmental amenity. It is on this basis that the application is recommended for approval.

Recommendation

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

1. Standard 3 year timescale
2. Development in accordance with approved plans
3. Materials, including wall and steps, balustrades, surface treatments, seating, lighting, signage, bins, bollards, gym equipment, water/wash and electrical facilities
4. Ecological mitigation measures
5. Works to be undertaken in accordance with the submitted Flood Risk Assessment
6. Hours of work (Mon to Fri 0800-1800 and Sat 0800-1400)
7. Noise mitigation measures
8. Construction Management Plan (including dust control)
9. Off-site highway works, including safety audit and associated traffic regulatory orders and any necessary repair works to footpaths/cycleways

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

In accordance with the provisions of the above legislation, 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 developments that improve 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 Supplementary Planning Documents/Guidance.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this 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.

Background Papers

None.

Quarterly Reports

- (a) **Planning Application Determination Timescales**
The table provides performance figures for the determination of Major Applications, Minor Applications and Other Applications in accordance with national timescales.
- (b) **Number of Planning Applications and Related Cases**
The table lists the number of planning applications and other planning application-related cases that are received by the Development Management Service per quarter.
- (c) **New Tree Preservation Orders Made**
The table lists the location of new Tree Preservation Orders (TPOs) made during the last quarter.
- (d) **Number of Applications for Works to Trees**
The table lists the number of Tree Works applications received in respect of protected trees (protected by TPO or by Conservation Area status)
- (e) **Planning Appeal Decisions**
The table lists the planning appeal decisions issued by the Planning Inspectorate during the last quarter.

(a) Planning Application Determination Timescales

Period	Major Applications Determined In Under 13 Weeks	Minor Applications Determined In Under 8 Weeks	Other Applications Determined Under 8 weeks
January-March 2013	56%	56%	81%
April-June 2013	57%	77%	87%
July-September 2013	82%	70%	81%
October-December 2013	53%	55%	76%
January-March 2014	75%	69%	78%
April-June 2014	72%	57%	70%
July-September 2014	83%	67%	67%
October-December 2014	71%	37%	58%
January-March 2015	65%	48%	66%

Year	Major Applications Determined In Under 13 Weeks	Minor Applications Determined In Under 8 Weeks	Other Applications Determined Under 8 weeks
2011 Average	30%	50%	60%
2012 Average	39%	55%	66%
2013 Average	62%	64.5%	81%
2014 Average	75%	57.5%	68%
2015 (To Date) Average	65%	48%	66%

NB: The above figures do not include applications where mutual agreement has been reached to extend the determination period.

(b) Number of Planning Applications and Related Cases

	Jan-Mar 2014	Apr-Jun 2014	Jul-Sep 2014	Oct-Dec 2014	2014 TOTAL	Jan-Mar 2015	Apr-Jun 2015	Jul-Sep 2015	Oct-Dec 2015	2015 TOTAL
Major Applications	17	14	16	23	70	10				
Minor Applications	57	73	70	51	251	71				
Other Applications	202	179	181	165	727	179				
Discharge of Planning Condition Applications	49	46	42	39	176	48				
Non-Material Amendment Applications	7	10	12	10	39	11				
Variation of Legal Agreement/Condition Applications	3	0	1	0	4	2				
Prior Approval (Commercial/ Householder PA etc) Applications	5	10	17	4	36	16				
TOTAL NUMBER OF APPLICATIONS	340	332	339	292	1303	321				
Environmental Screening and/or Scoping Opinions	6	8	9	16	39	4				
Infrastructure Planning Commission Consultations	0	0	0	0	0	0				
Pre-Application Advice Submissions	-	-	-	4	4	24				

(c) New Tree Preservation Orders Made

Tree Preservation Order Number	Date Made	Location	Extent of Protection
543 (2015)	16 January 2015	20 Fern Bank, Lancaster	Individual tree
544 (2015)	2 February 2015	Ridgeway Park, Silverdale	Area of trees
545 (2015)	10 February 2015	Lancaster Golf Club, Lancaster	2 individual trees
546 (2015)	10 February 2015	Land off Willey Lane, Cockerham	3 individual trees
547 (2015)	10 February 2015	Former Heysham Health Centre, Middleton Way, Heysham	4 individual tree and 1 group of trees
548 (2015)	6 March 2015	Corran Ra, Westbourne Drive, Lancaster	Individual tree
549 (2015)	6 March 2015	Burnside. The Green, Borwick Lane, Borwick	Individual tree

(d) Number of Applications for Works to Trees

	Applications for Works to Trees Protected by Tree Preservation Orders	Applications for Works to Trees Protected by Conservation Area Status
January-March 2014	26	23
April-June 2014	10	14
July-September 2014	14	20
October-December 2014	19	25
TOTAL APPLICATIONS 2014	69	82
January-March 2015	21	18
April-June 2015		
July-September 2015		
October-December 2015		
TOTAL APPLICATIONS 2015	-	-

(e) Planning Appeal Decisions

Application Number	Application Site	Proposal	Appeal Decision
14/00007/ENF	75 Church Street, Lancaster	Appeal against Enforcement Notice to cease use as separate accommodation on 1 st and 2 nd floors	Appeal Dismissed
14/00009/ENF	Moss Edge Farm, Gulf Lane, Cockerham	Appeal against Enforcement Notice to cease use of site for microlight take off and landings for any more than 28 days per calendar year and maintain a bound register	Appeal Dismissed
14/00279/FUL	171 Main Street, Warton	Removal of garden walls and creation of new raised patio area	Appeal Dismissed
14/00426/FUL	133 Slyne Road, Bolton-le-Sands	Erection of a rear extension and attic conversion with dormer	Appeal Dismissed
13/00166/FUL	Birkland Barrow, Over Kellet	Erection of a wind turbine (79.6m to tip)	Appeal Dismissed
13/01220/FUL and 13/01221/LB	Land between 98-108 St Leonard's Gate, Lancaster	Erection of new build student accommodation comprising 4 cluster flats (C4) and 1 2-bed cluster flat (C3) with associated bin store and re-instatement of stone stack to adjoining property no 108 St Leonard's Gate	Appeal Dismissed
14/00197/FUL	54 Regent Street, Lancaster	Retrospective application for the retention of replacement uPVC windows to the front elevation	Appeal Dismissed

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APPLICATION NO	DETAILS	DECISION
14/00155/DIS	Broadway Hotel , Marine Road East, Morecambe Discharge of conditions 11 and 16 on application no. 13/01271/FUL for Mr Nick Wood (Bare Ward)	Request Completed
14/00943/FUL	Barn Cottage, Whitebeck Lane, Priest Hutton Erection of single storey extension and first floor extension to the main house, conversion and extension of the existing detached barn to form ancillary living accommodation and erection of detached garage for Mr & Mrs Chris and Jane Broadbent (Kellet Ward)	Application Permitted
14/01005/RCN	Lydon Barn, Potters Brook, Ellel Change of use of Lydon Barn (formerly known as Lydon House) from holiday accommodation to residential use (Class C3) (pursuant to the removal of condition 4 which limits occupancy of Lydon Barn to manager's accommodation on previously approved application 09/00326/CU) for Mr Russell Sanderson (Ellel Ward)	Application Permitted
14/01079/VCN	Tesco, Lancaster Road, Carnforth Erection of a food retail store and relocation of existing plant hire company including demolition works and ancillary servicing and alterations to access (pursuant to the temporary variation of condition 20 on application 98/01043/FUL to allow night time deliveries on a daily basis and Sunday evening deliveries to the food retail store) for Tesco Stores Ltd (Carnforth Ward)	Application Permitted
14/01106/FUL	12 Moor Platt, Caton, Lancaster Erection of a rear conservatory for Mr Brian Wardman (Lower Lune Valley Ward)	Application Withdrawn
14/01151/FUL	17 Station Road, Hornby, Lancaster Demolition of former hairdressers and erection of a single storey dwelling with associated access for Mr C Newhouse (Upper Lune Valley Ward)	Application Permitted
14/01217/FUL	Former Lawnmower Services, Mill Lane, Halton Demolition of the former lawnmower services building for BDW Trading Ltd (Halton With Aughton Ward)	Application Permitted
14/01363/FUL	Mossgate County Primary School, Kingsway, Heysham Erection of a detached single storey nursery, pre-school and after school club building with associated works for Mrs V. Edwards (Heysham Central Ward)	Application Permitted
15/00001/CU	Hall Farm Barns, Kellet Road, Over Kellet Change of use and conversion of redundant agricultural barns to create two 3-bed and one 4-bed residential dwellings with associated access and outbuildings for Mrs M Wilson (Kellet Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

15/00002/LB	Hall Farm Barns, Kellet Road, Over Kellet Listed Building application to facilitate the change of use and conversion of redundant agricultural barns to create two 3-bed and one 4-bed residential dwellings for Mrs M Wilson (Kellet Ward)	Application Permitted
15/00004/DIS	Fleece Inn, Abbeystead Lane, Dolphinhholme Discharge of condition 4 on previously approved application 14/00923/FUL for Mr Marcus Worthington (Ellel Ward)	Initial Response Sent
15/00005/DIS	Fleece Inn, Abbeystead Lane, Dolphinhholme Discharge of condition 4 on previously approved application 14/00924/LB for Mr Marcus Worthington (Ellel Ward)	Initial Response Sent
15/00005/FUL	The Barn, Wyresdale Road, Quernmore Conversion of existing garage to form kitchen including installation of windows and doors for Mr & Mrs G Catterson (Lower Lune Valley Ward)	Application Permitted
15/00006/DIS	Parkside Farm, Woodman Lane, Burrow Discharge of conditions 3, 4, 5, 7, 8 and 9 on approved application 14/00864/FUL for Mr Nick Gillibrand (Upper Lune Valley Ward)	Initial Response Sent
15/00007/DIS	Car Park Rear Of 54 Church Street, Damside Street, Lancaster Discharge of condition 5 on previously approved application 12/01159/FUL for Mr Andrew Stanyon (Dukes Ward)	Initial Response Sent
15/00008/DIS	Lancaster Moor Hospital Annex, Quernmore Road, Lancaster Discharge of conditions 5, 6, 7, 8, 9 and 13 on previously approved application 14/00756/VCN for Mr Andrew McMurtrie (Bulk Ward)	Initial Response Sent
15/00010/DIS	Lancaster Moor Hospital Annex, Quernmore Road, Lancaster Discharge of conditions 5, 6 and 7 on approved application 14/00716/LB for Mr Andrew McMurtrie (Bulk Ward)	Initial Response Sent
15/00012/FUL	Royal Lancaster Infirmary , Ashton Road, Lancaster Erection of a single storey extension to the eastern elevation of the Women's Unit for Mr Andrew Waddington (Dukes Ward)	Application Permitted
15/00014/DIS	The Sheiling, Kirkby Lonsdale Road, Arkholme Discharge of conditions 3, 5, 6, 7, 8, 11, 13, 16, 18, 19 and 20 on approved application 14/00895/FUL for Russell Armer Homes Ltd (Kellet Ward)	Request Completed
15/00020/DIS	Lancaster Moor Hospital Annex, Quernmore Road, Lancaster Discharge of conditions 3 and 4 on application 14/00324/FUL for Miss Diane Magee (Bulk Ward)	Request Completed
15/00022/FUL	Sunderland Brows Farm, First Terrace, Sunderland Point Change of use of part of existing barn to form residential dwelling for agricultural worker for Mr D. Hargreaves (Overton Ward)	Application Refused
15/00023/DIS	Street Record, Long Marsh Lane, Lancaster Discharge of conditions 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19 & 20 on approved application 13/01204/FUL for Adactus Housing Association (Castle Ward)	Request Completed

LIST OF DELEGATED PLANNING DECISIONS

15/00024/DIS	Midland Hotel, Marine Road Central, Morecambe Discharge of condition 3 on approved application 14/01120/LB for Mr (Poulton Ward)	Application Permitted
15/00027/DIS	11 Cromwell Road, Lancaster, Lancashire Discharge of condition 3 on approved application 14/00733/FUL for Mr & Mrs Paul And Glenys Ferguson (Castle Ward)	Request Completed
15/00034/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 15 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss Emma Heywood (Overton Ward)	Request Completed
15/00037/DIS	Street Record, Brindle Close, Lancaster Discharge of conditions 7, 14 and 15 on approved application 14/01018/FUL for . (Skerton West Ward)	Request Completed
15/00038/FUL	Pre School Centre , University Of Cumbria, Bowerham Road Erection of new pre-school nursery building for Mrs Philippa Perks (John O'Gaunt Ward)	Application Permitted
15/00039/DIS	Diviny Livery Stables, Middleton Road, Middleton Discharge of conditions 5 and 10 on approved application 13/00058/FUL for Miss H. Diviny-Day (Overton Ward)	Request Completed
15/00040/CU	81 Slyne Road, Lancaster, Lancashire Change of use of retail premises (A1) to storage (B8) with an ancillary shop (A1) for St John's Hospice (Skerton East Ward)	Application Permitted
15/00044/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 29 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss Emma Heywood (Overton Ward)	Request Completed
15/00046/DIS	Car Park, Marine Road Central, Morecambe Discharge of conditions 4, 5, 6 and 7 on approved application 14/01316/CU for Mr Julian Inman (Poulton Ward)	Application Permitted
15/00051/CU	Victoria Hotel, 2 West Road, Lancaster Change of use and conversion of existing public house to offices on ground and 6 flats including the erection of a single storey store to rear. for Mr S Dealler (Castle Ward)	Application Permitted
15/00052/DIS	Heysham South Wind Farm Site, Lancaster Morecambe Bypass, Heaton With Oxcliffe Discharge of condition 15 on planning permission 11/00689/FUL for Banks Renewables (Heysham South Wind Farm) Ltd (Overton Ward)	Request Completed
15/00066/FUL	13 Colwyn Avenue, Morecambe, Lancashire Erection of a first floor rear extension for Mr & Mrs P. Dennison (Bare Ward)	Application Permitted
15/00071/FUL	25 The Spinney, Heysham, Morecambe Conversion of garage to form living accommodation for Mrs Jaqueline Smith (Heysham South Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

15/00074/FUL	4 St Michaels Place, Bolton Le Sands, Carnforth Construction of two bay windows to front elevation for Mr P Trusler (Bolton Le Sands Ward)	Application Permitted
15/00075/FUL	Mill House, Millhouses Road, Tatham Erection of a conservatory to the rear and a two storey extension to the side for Mr G Cooper (Lower Lune Valley Ward)	Application Permitted
15/00078/FUL	White Lund Farm, Mellishaw Lane, Heaton With Oxcliffe Creation of a slurry lagoon for Mr Keith Birkett (Overton Ward)	Application Permitted
15/00081/ADV	Penny Street Bridge, Penny Street, Lancaster Advertisement application for the display of 2 externally illuminated hanging signs, 1 sign of individual letters, 2 amenity boards, 2 internally illuminated menu cases, 1 history board, 1 door plaque and 1 written display for Thwaites (Dukes Ward)	Application Refused
15/00088/LB	Penny Street Bridge, Penny Street, Lancaster Listed building application for the fixing of 2 externally illuminated hanging signs, 1 sign of individual letters, 2 amenity boards, 2 internally illuminated menu cases, 1 history board, 1 door plaque and 1 written display for Thwaites (Dukes Ward)	Application Refused
15/00089/FUL	The Barn Hipping Hall, Long Level, Cowan Bridge Change of use of dwellinghouse and garages(C3) to hotel accommodation (C1) for Casterton Leisure Ltd (Upper Lune Valley Ward)	Application Permitted
15/00094/FUL	Keer Sands Residential Home , Crag Bank Road, Carnforth Erection of an ancillary building for staff accommodation for Mr S Plevey (Bolton Le Sands Ward)	Application Permitted
15/00095/FUL	11 Dutton Drive, Lancaster, Lancashire Installation of ground floor single window to the side (north elevation) for Mr Andrew Woods (Bulk Ward)	Application Permitted
15/00102/LB	The Green, Borwick Lane, Borwick Listed building application for roof and chimney repairs, installation of secondary glazing, re-open historic fireplace, installation of Aga, installation of new limecrete flooring including installation of underfloor heating, repair first floor timber flooring, partial removal and relocation of internal walls and overboarding of retained internal walls for Mr David Smith (Kellet Ward)	Application Permitted
15/00105/NMA	Victoria Hotel, 2 West Road, Lancaster Non-Material Amendment Application relating to windows, layout of flat 4, roof work and solar panels on previously approved application 14/00386/CU for Mr S Dealler (Castle Ward)	Application Permitted
15/00107/FUL	The Parsonage, Upphall Lane, Priest Hutton Erection of a side extension over existing garage and dining room with a raised pitched roof, conversion of the roofspace to create additional domestic accommodation, construction of 3 dormer windows to the front elevation, 1 dormer to the rear and a canopy to the front door for Mrs E Stevenson (Kellet Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

15/00108/FUL	30 Seaborn Road, Morecambe, Lancashire Demolition of existing garage and erection of replacement two storey detached building comprising garage/workshop with first floor studio accommodation with balcony for Mrs S Rendal (Bare Ward)	Application Permitted
15/00112/ELDC	Land Rear Of 302 Oxcliffe Road, Heaton With Oxcliffe, Morecambe Existing lawful development application for use of land to site up to five residential caravans for Mr J Hoey (Westgate Ward)	Application Refused
15/00114/FUL	85 Croftlands, Warton, Carnforth Erection of a single storey rear extension and construction of dormers to the front and rear elevations for Mr Ryan Holmes (Warton Ward)	Application Permitted
15/00115/FUL	14 Hornby Bank, Nether Kellet, Carnforth Erection of a single storey rear extension for Mr Roy Clement (Kellet Ward)	Application Permitted
15/00116/FUL	2 Oakville Road, Heysham, Morecambe Erection of a two storey side extension and a first floor front extension for Dr Ahmad Aljian (Overton Ward)	Application Permitted
15/00122/FUL	Home Farm, The Rake, Abbeystead Erection of a detached outbuilding for agricultural storage and storage of a biomass boiler for Mr Richard Bowyer (Ellel Ward)	Application Permitted
15/00123/FUL	2 Beech Grove, Slyne, Lancaster Construction of a pitched roof over the existing single storey flat roofed rear projection for Mr & Mrs Gleave (Slyne With Hest Ward)	Application Permitted
15/00125/FUL	36 Clare Road, Lancaster, Lancashire Erection of a single storey side extension for Mr G Wenlock (Skerton East Ward)	Application Permitted
15/00126/FUL	44 Church Hill Avenue, Warton, Carnforth Erection of a single storey side extension for Mr & Mrs N. Newton (Warton Ward)	Application Permitted
15/00127/FUL	51 Silverdale Road, Yealand Redmayne, Carnforth Erection of a single storey side and rear extension for Mr I Wild (Silverdale Ward)	Application Permitted
15/00129/FUL	18 Greenfields, Caton, Lancaster Demolition of existing conservatory and erection of a single storey side and rear extension for Mr & Mrs P Lambert (Lower Lune Valley Ward)	Application Permitted
15/00131/FUL	Holly Tree Cottage, Cove Road, Silverdale Demolition of existing utility and garage and erection of two storey extension with integral garage for Mrs Tracey March (Silverdale Ward)	Application Permitted
15/00133/CU	Court View House, Aalborg Place, Lancaster Change of use of disused offices (B1) to three 3 bedroom flats and one 2 bedroom flat (C3) for Mr Inayat and Usman Munshi (Dukes Ward)	Application Permitted
15/00136/FUL	17 Grosvenor Place, Carnforth, Lancashire Demolition of existing store and erection of a single storey garage to rear for Mr David Holliday (Ward)	Application Permitted
15/00137/FUL	418 Heysham Road, Heysham, Morecambe Demolition of	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	existing garage and erection of a replacement garage/office for Mrs C. Biggs (Heysham South Ward)	
15/00138/FUL	34 Low Road, Middleton, Morecambe Demolition of existing conservatory and erection of a single storey rear extension for Mr & Mrs M. Walker (Overton Ward)	Application Permitted
15/00139/FUL	Dennison Trailers , Caton Road, Lancaster Erection of a 3 bay extension to industrial building for Mr James Dennison (Lower Lune Valley Ward)	Application Permitted
15/00141/FUL	Heysham Free Methodist Church, Emmaus Road, Heysham Erection of a two storey side extension for Morecambe And Heysham Free Methodist Church (Heysham South Ward)	Application Permitted
15/00144/FUL	16 Sandringham Road, Morecambe, Lancashire Erection of a two storey rear extension for Mr S Midda (Harbour Ward)	Application Permitted
15/00152/FUL	Smith Green Farm, Stoney Lane, Ellel Erection of agricultural building for silage storage and cover over yard area for Mr Chippendale (Ellel Ward)	Application Permitted
15/00160/FUL	73 South Road, Morecambe, Lancashire Erection of a single storey rear extension for Mr R Kitchin (Torrisholme Ward)	Application Permitted
15/00163/FUL	Blackwood End, Bay Horse Road, Ellel Erection of an agricultural livestock building for Mr John Fox (Lower Lune Valley Ward)	Application Permitted
15/00165/FUL	11 Townsfield, Silverdale, Carnforth Demolition of existing garage and erection of a replacement single storey side and rear extension and alteration to roof of rear outrigger for Ms Sarah Wales (Silverdale Ward)	Application Permitted
15/00167/CU	Old Hall, 59 Yealand Road, Yealand Conyers Change of use from office (B1) to ancillary accommodation in association with Old Hall for Mr And Mrs Clark (Silverdale Ward)	Application Permitted
15/00171/FUL	Midland Hotel, Marine Road Central, Morecambe Installation of air source heat pump and swinging gate to the service yard entrance for English Lakes Hotels (Poulton Ward)	Application Permitted
15/00172/LB	Midland Hotel, Marine Road Central, Morecambe Listed building application for the installation of air source heat pump and swinging gate to the service yard entrance for English Lakes Hotels (Poulton Ward)	Application Permitted
15/00176/LB	Moorlands, Moorside Road, Brookhouse Listed building application for the installation of 5 replacement windows and 2 replacement external doors including secondary glazing to window over one external door for Mr David Walmsley (Lower Lune Valley Ward)	Application Permitted
15/00197/CU	Ridgeway Park, Lindeth Road, Silverdale Change of use of residential school (C2) to dwellinghouse (C3) for Mr & Mrs A Stubbs (Silverdale Ward)	Application Permitted
15/00206/PLDC	10 Heysham Mossgate Road, Heysham, Morecambe Proposed lawful development certificate for construction of a	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	side and rear dormer for Mr & Mrs J. Friar (Heysham South Ward)	
15/00208/FUL	BP Insurance, 63 Scotforth Road, Lancaster Installation of a new shop front for Mr Barry Pimlott (Scotforth East Ward)	Application Permitted
15/00231/PAD	Swarthdale Farm Stables, Swarthdale Road, Over Kellet Prior approval for the demolition of three buildings for Mr Frank Huddleston (Kellet Ward)	Prior Approval Not Required
15/00259/NMA	Land Bounded By , Chatsworth Road, Albert Road, Westminster Road And Regent Road, Morecambe Non material amendment to planning permission 13/01237/FUL to reduce the single storey rear extensions to property types MT3, MT4 and AT4, replace dormers on the front of Westminster Road properties with rooflights, and reconfigure the internal layouts of all property types except Apartment types 6A, 6B and 6C for Mr David Skidmore (Harbour Ward)	Application Permitted
15/00281/FUL	62 The Gars, Wray, Lancaster Erection of a single storey rear extension for Mr And Mrs Denby (Lower Lune Valley Ward)	Application Permitted
15/00287/CCC	Nether Kellet Primary School, Bridge Road, Nether Kellet Erection of a single storey extension to enlarge an existing classroom for Headteacher (Kellet Ward)	No Objections
15/00296/NMA	Springswood Bungalow, Long Level, Cowan Bridge Non-material amendment on planning permission 14/00084/FUL for the addition of 4 velux roof lights for Mr Tim Robinson (Upper Lune Valley Ward)	Application Permitted