



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 7 MARCH 2016

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 8th February 2016 (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 15/00813/FUL	Land Adjacent, Campbell Drive, Lancaster	Bulk Ward	(Pages 1 - 12)
		Demolition of existing maintenance buildings and erection of 42 houses, 20 flats and a retail unit (use class A1) with associated parking, landscaping and access for Mr Andrew McMurtrie		
6	A6 16/00117/VCN	Land For Proposed Bailrigg Business Park, Bailrigg Lane, Lancaster	University and Scotforth Rural Ward	(Pages 13 - 20)
		Renewal of application 09/00330/DPA for the outline application for a science park (approx 34,000 sq m of B1 use floorspace) and full application for a new access off the A6, construction of an internal spine road and provision of landscaping (pursuant to the variation and removal of conditions 3, 4, 5, 6, 7, 8, 9, 11, 12, 15, 16, 17, 18, 19, 21, 22, 23, 24 and 27 on the full planning permission 12/00626/RENU to enable phased implementation and remove duplicated requirements) for Lancaster University		
7	A7 15/01510/FUL	Lancashire Fire And Rescue Service, Fire Station And 38, Cable Street	Bulk Ward	(Pages 21 - 28)
		Erection of new appliance bay building with attached canopy to cover proposed ambulance parking bays, a 2.4m high perimeter wall and gate and replacement drill tower, associated parking and soft and hard landscaping, change of use of 38 Cable Street from offices (B1) to mixed use ancillary office, washing/changing and sleeping accommodation and Relevant Demolition of existing fire station for Mr Ben Bourke		

8	A8 16/00050/FUL	113 White Lund Road, Morecambe, Lancashire	Westgate Ward	(Pages 29 - 35)
		Erection of 10 dwellings and creation of a new vehicular access for Mr Tom Hill		
9	A9 15/01438/VCN	Tesco, Lancaster Road, Carnforth	Carnforth and Millhead Ward	(Pages 36 - 39)
		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 variation of condition 20 on planning permission 14/01079/VCN in relation to hours of deliveries) for Tesco Stores Ltd		
10	A10 15/01623/FUL	38 Hest Bank Lane, Hest Bank, Lancaster	Bolton and Slyne	(Pages 40 - 43)
		38 Hest Bank Lane, Hest Bank, Lancaster Construction of a first floor balcony to the rear elevation with block wall to the side and replace obscure glazed side window with clear glass for Mr Paul Newton		
11	A11 16/00078/FUL	66 Sunnybank Road, Bolton Le Sands, Carnforth	Bolton and Slyne	(Pages 44 - 46)
		Demolition of existing conservatory and erection of a single storey rear extension for Mr Andy Beaumont		
12	A12 16/00099/FUL	93 Dale Street, Lancaster, Lancashire	John O'Gaunt Ward	(Pages 47 - 49)
		Retention of a single storey rear extension for Mr Ismail Thagia		
13	Delegated Planning Decisions (Pages 50 - 58)			

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Roger Sherlock (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Stuart Bateson, Eileen Blamire, Carla Brayshaw, Dave Brookes, Sheila Denwood, Andrew Kay, James Leyshon, Margaret Pattison, Robert Redfern, Sylvia Rogerson, Malcolm Thomas and Peter Yates

(ii) Substitute Membership

Councillors Susie Charles (Substitute), Mel Guilding (Substitute), Tim Hamilton-Cox (Substitute), Geoff Knight (Substitute), David Smith (Substitute) and Nicholas Wilkinson (Substitute).

(iii) Queries regarding this Agenda

Please contact Sarah Moorghen, Democratic Services: telephone (01524) 582132 or email smoorghen@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582170, or alternatively email democraticsupport@lancaster.gov.uk.

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

Published on Monday 22nd February 2016.

Agenda Item A5	Committee Date 7 March 2016	Application Number 15/00813/FUL
Application Site Land adjacent to Campbell Drive Lancaster Lancashire	Proposal Demolition of existing maintenance buildings and erection of 42 houses, 20 flats and a retail unit (use class A1) with associated parking, landscaping and access	
Name of Applicant Mr Andrew McMurtrie	Name of Agent	
Decision Target Date 6 October 2015 (Extension agreed to 31 March 2016)	Reason For Delay Awaiting amendments further to changes in market conditions and additional bat information	
Case Officer	Mr Andrew Drummond	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

- 1.1 The 2.4 hectare application site is situated on the north side of Quernmore Road about 1.75km to the east Lancaster city centre. The Grade II Listed building, known as the Annexe, is located on higher ground to the west with its old cricket pitch to the north, the M6 motorway runs north-south on higher ground further to the east beyond 2 agricultural fields and the Standen Gate residential area falls to the south.
- 1.2 The site is currently developed with maintenance buildings and associated parking areas in the southern half of the site, and an outdoor bowling green to the rear with natural landscaping to the western, northern and eastern boundaries. The road frontage is generally characterised by a low stone wall punctured by 3 existing vehicular access points and a cluster of stone buildings to the south west corner. There are some red brick structures within the front part of the site. The site slopes downwards from west to east with the most significant change in level occurring immediately the east of Campbell Drive where the land drops away to the lower part of the site.
- 1.3 In terms of designations affecting the site, the site is approximately split in two, with the southern half falling within a Housing Opportunity Site and the northern half and the eastern boundary within an Urban Greenspace. The Outdoor Playing Space lies across both of the aforementioned designations, but only affecting about half of the total site. There are 2 further constraints on the site, namely a Tree Preservation Order (no.381) that affects the whole site and the Mineral Safeguarding Area that primarily covers the eastern boundary and the north west corner.

2.0 The Proposal

- 2.1 The application seeks planning permission for a single storey 372 sq.m (GIA) retail unit and 62 residential units. The 2 and 2.5 storey houses comprise 8 3-bed terraces, 1 5-bed detached, 7 4-bed detached, 8 3-bed semi-detached and 18 4-bed semi-detached. The 3-storey apartment building incorporates 4 1-bed, 14 2-bed and 2 3-bed flats. The properties would be constructed of natural stone and rendered walls under a natural slate roofs.

- 2.2 Access would predominantly be from Campbell Drive, though 2 additional access points are proposed onto Quernmore Road to serve 2 separate parking areas for the retail unit and the 5 terraced properties facing onto Quernmore Road. The existing accesses along the site's frontage would be closed.
- 2.3 To accommodate the proposed development trees would be lost from the centre of the site, as well as the northern and eastern boundaries.

3.0 Site History

3.1 There is no planning history directly related to this proposal or site. The adjacent site, known as Lancaster Moor, has a separate outline planning consent (11/00379/RENU) for up to 440 dwellings, which is being brought forward through subsequent Reserved Matters applications. Lancaster Moor is also subject to one standalone full application for 23 dwellings. In total, there is detailed consent for 402 dwellings (Campbell House (7) + western boundary (23) + (High Wood) 197 + Annexe Phase 1 (32) + Phase 2 (51) + Phase 3 (59) + Phase 4 (33)).

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 relating to access roads and arrangements, provision and protection of visibility splays, construction management scheme, off site highway works and cycle parking
County Planning	No contributions sought towards education provision
Sport England	No objection. Sport England supports the proposal as it will address current deficiencies in sports provision (make a contribution to pitch improvements at Far Moor) and complies with the requirements of paragraph 74 of NPPF.
Historic England	Do not consider that it is necessary to be notified of this application.
Conservation Officer	No objection subject to conditions relating to materials and construction details
Natural England	No objection in relation to statutory nature conservation sites.
North Lancashire Bat Group	Initial objection due to lack of information, was sustained further to submission of additional information. Currently being consulted on the further survey work that has been undertaken.
Greater Manchester Ecology Unit	No objection subject to a precautionary bat measures and relocation of the bat box
Tree Officer	Initial objection due to the scale of loss of and impact on protected trees. Despite 2 re-submissions of amended site plans, the Officer maintains their objection due to the impact of the development on the trees proposed for retention both during construction and ongoing occupancy.
Local Lead Flood Authority	No objection subject to conditions relating to the development being constructed in accordance with Flood Risk Assessment
United Utilities	No objection subject to conditions relating to surface water and foul drainage systems
Environmental Health	No objection subject to conditions relating to contamination, air quality, dust control, and hours of work. Comments awaited on the proposed noise mitigation measures.
Police	No objection. Strongly recommend that the whole development is built to Secured by Design standard, but if not then a series of security measures (CCTV, alarms, fencing, locks) should be considered
National Grid	The development does not intersect a pipeline or hazard zone, so HSE Planning Advice does not have an interest in the development.
Civic Society	Consider it most regrettable that the open parkland fronting the Moor Hospital Annexe should be considered suitable for an intensive modern housing development, including the loss of the bowling green and many mature trees. However, the properties are well designed and the inclusion of a retail unit is welcomed.

5.0 Neighbour Representations

- 5.1 85 objectors have responded to the original application, predominantly representing households within Lancaster Moor, Standen Gate or Standen Park developments (with some households represented by more than one objector) citing the following reasons for opposing the development:
- Contrary to planning policy / inappropriate use of the land (though there is some support for the redevelopment of the site's frontage)
 - Adverse impacts on traffic and associated air quality, poor access, inadequate levels of parking, reduction of safety and lack of bus services
 - Inappropriate design, over-development of the site leading to overlooking, adverse impact on setting of a Listed building and detrimental to character of the area (which would negatively impact Lancaster's tourism)
 - Loss of public open space and protected trees to the detriment of wildlife and amenity
 - Retail use would lead to light and noise pollution (unsuitable opening and delivery hours), anti-social behaviour, litter problems, and infestation of rodents (though there is some support for the provision of a convenience store)
 - Lack of community facilities in the area, including schools and recreational space
 - Other comments relate to the Green Belt and Public Rights of Way (neither designations are found at this site), social housing adversely impacting local house prices and the environment changes into which people have recently purchased properties (not valid planning reasons for objecting)

1 further piece of correspondence has been received listing concerns (which are reflected in the comments above) but neither supports nor objects to the application.

Story Homes, the developer for High Wood, has objected on the basis that the proposal is contrary to planning policy, over-development of the site, fails to respect the visual amenity of the area, results in the loss of protected trees and is of an inappropriate scale resulting in the development having a detrimental impact on a Listed building.

- 5.2 Further to receipt of the amended plans and the associated re-consultation, a further 68 objections (some from the same author and some originating from the same address) and 2 neither supporting nor objecting to the application have been received at the time of writing, referring to the same reasons as listed above, in addition to a criticism that the applicant has not addressed the concerns of the local residents, flood risk and the lack of affordable housing. Some residents have grouped together to employ Simply Ecology Limited, who have objected to the proposal on the basis of the inadequacy of the bat information. 1 letter of support has been received citing that the old depot buildings are the one current drawback of this beautiful area and given that they wanted to live in this area why should they object to others wanting to do the same.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

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

Paragraph **49** and **50** - housing

Paragraphs **56**, **58** and **60** - good design

Paragraph **74** – open space, sports and recreational buildings and land

Paragraphs **131**, **132** and **134** - heritage

6.2 Development Management DPD

Policy **DM25** Green spaces and green corridors

Policy **DM26** Open spaces, sports and recreational facilities

Policy **DM27** Biodiversity

Policy **DM28** Landscaping impact

Policy **DM29** Protection of trees, hedgerows and woodland
Policy **DM32** Setting on designated heritage assets
Policy **DM35** Key design principles
Policy **DM41** New residential dwellings

6.3 Lancaster District Core Strategy

Policy **SC1** Sustainable development
Policy **SC2** Urban concentration
Policy **SC5** Achieving quality in design
Policy **ER2** Regeneration priority areas

6.4 Lancaster District Local Plan

Saved policy **H3** Housing opportunity sites
Saved policy **E29** Urban greenspace
Saved policy **R1** Open spaces

6.5 Joint Lancashire Minerals and Waste Local Plan

Policy **M2** Safeguarding minerals

6.6 Whilst Supplementary Planning Guidance and Documents (SPGs and SPDs) do not form part of the Development Plan, they are a material consideration. The Council's Supplementary Planning Guidance 2 (Lancaster Moor Development Brief – June 1998) is therefore relevant to the consideration of this application.

7.0 Comment and Analysis

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

- The principle of a mixed use development of this site
- The loss of open space
- The loss of protected trees
- The impact on the setting of heritage assets
- The design and layout of the development
- The impact on highway safety and efficiency
- The amenity of existing and prospective residents

7.2 The principle of a mixed use development of this site

The re-use of a brownfield site for residential purposes is acceptable in principle subject to the site being sustainably located. The application site is situated about 1.75km from the city centre on the eastern edge of Lancaster, where all the key services can be found. Between the site and the city centre are 2 primary schools and 1 secondary school as well as numerous forms of open space, including parks, gardens, playing fields, allotments and a cemetery. The area is also served by a limited, daytime bus service. The proposal also includes a convenience store, which increases the sustainability of the area and the site itself. Therefore the principle of this mixed use development on this previously developed site is acceptable as the site with the inclusion of the retail unit is considered to be sustainable.

7.3 The loss of open space

7.3.1 The principle of developing on some of the application site that is identified in the saved Local Plan as Urban Greenspace (saved policy E29) and in SPG2 as land to be protected from development has already been established with the High Wood development (13/00232/REM). Saved Policy E29 does allow for "the limited expansion of existing uses", which given the High Wood development already secures housing to the north leaves this part of the Urban Greenspace as being severed from the wider designation and would allow for a "limited expansion" whilst maintaining the rest of the designation which covers the cricket pitch and land to the west of Lancaster Moor known as Far Moor. That said it is fully recognised that the weight that can be applied to such policies is limited as

SPG2 was published in 1998 and the Local Plan was adopted in 2004. Whilst they are material considerations, the recently adopted Policy DM25 holds more weight. This policy also allows for the loss of such spaces where on balance the development achieves wider policy aims and objectives, and it is expected that such development provides a replacement space which is of an equal or better standard and reflects the area's needs. The proposal does seek to achieve other planning objectives in terms of delivering a high quality mixed use development on a brownfield site, including much needed housing. It also seeks to financially contribute towards the drainage of some of the outdoor sports field at Far Moor.

7.3.2 Many of the residents of High Wood have objected to the loss of the bowling green as this is a space utilised by their children. As it happens, this is private land and whilst it is not fenced off it should not be accessed. Therefore the bowling green is not a publicly accessible parcel of open space. However, the cricket pitch immediately to the north of the application site is publicly available, and there are planning conditions on some of the Lancaster Moor consents to secure a drainage and landscaping scheme to make the space usable. There is also a condition on the High Wood consent to secure a woodland trim trail (wooden pieces of play/exercise equipment). These along with the more traditional forms of play equipment on the Standen Gate development mean that the area is well catered for in terms of informal recreation. The issue is more of the loss of a formal outdoor playing space. However, there are provisions within SPG2 that allow the *“existing recreational facility ... [to] be retained or relocated to a suitable alternative site”*, and similar requirements in saved Local Plan policy R1. The condition of the existing bowling green is perhaps an anecdotal sign of the lack of demand for such facilities, but this is backed up by evidence that the Public Realm Officer has of demand and supply of sporting facilities in the area. Sport England has not objected to its loss, subject to the proposal addressing current deficiencies in sports provision. It is their view that if a contribution towards the improvement of the pitches at Far Moor is made the proposal would comply with the requirements of paragraph 74 of the NPPF. The substance of this national planning policy is reflected in the recently adopted DM26, which also allows for the redevelopment of open space where high quality re-provision of equal or better provision than existing is made, and it would seek to serve both existing users and any uplift in users associated with the proposed development. It goes on to state that the value of open space should be determined by the land in question no longer having an economic, environmental or community value. The space as a bowling green is no longer functional and it would not be economical to bring it up to the required playing standard as there is no demand for such a facility. Clearly the local community place a value upon it, but technically it is private property so should not be accessible. Rather the cricket pitch area should be utilised.

7.3.3 The loss of the space is therefore acceptable subject to the delivery of the cricket pitch (secured by other consents) and the level of compensation being sufficient to deliver adequate drainage to Far Moor to meet an existing need; a need that is likely to increase due to the development of more family housing. There is a demand for football pitches in the area, but the pitches at Far Moor, only 170m along Quernmore Road to the east, are inadequately drained and need work. The revised scheme was submitted with information from an agronomist on the soil quality of the Far Moor pitches and it is concluded that it would cost a minimum of £55,000 to bring one of the two pitches at Far Moor up to an appropriate playing surface standard. However, the Public Realm Officer advises that the demand is for junior football pitches, and in particular for under 12s. 3 junior (under 12s) pitches could be accommodated in place of the existing 2 adult pitches on the Far Moor site, so the proposed contribution of £60,500 by the applicant appears to be adequate to cover the costs associated with drainage and markings for the required junior pitch. Feedback from the Public Realm Officer is awaited in this regard.

7.4 The loss of protected trees

7.4.1 The development would lead to the loss of 78 protected trees, including 28 category B trees. Whilst some of these trees do not (individually) positively contribute to the amenity of the area, in terms of them being impressive individual specimens (there are no category A trees proposed for removal) or part of a wider group, the trees to the west, east and north boundaries in particular contribute significantly to the character of the site and its environs. This principle is set out in SPG2, which states *“whilst it may not be realistic to retain every single tree, removal must be kept to an absolute minimum. Existing trees to be retained must be protected from the effects of development.”* This is updated in the recently adopted policy DM29, which seeks for development to positively incorporate existing trees within new development. Where this cannot be achieved the onus is on the applicant to justify the loss as part of their submission. Where loss is justified the Council will seek

replacement tree planting. The trees that line Campbell Drive will be retained, except for one category U tree which has to be removed due to its health, rather than to accommodate the development. The main losses are within the body of the site, to the northern boundary and to the north east corner of the site, with only 31 new trees proposed in compensation. The proposed landscaping scheme does not seek to plant 234 new trees (based on the Council's policy for replacement on a 3:1 basis), but it is important that the north and east boundaries are enhanced. A condition requiring a landscaping scheme to be agreed is recommended to secure the strengthening of planting to these boundaries. In light of the importance of the boundary trees it was requested that plots 40 and 41 were replaced with one detached property as plot 41 was proposed within the root protection zone of the adjacent trees, which if damaged would result in the loss of important natural screening. The applicant has duly submitted amended plans to this effect. However, whilst the Tree Officer recognises that this is an improvement, given the significant loss of trees across the site and the positioning of the dwellings and their garden spaces to the proposed retained trees their objection is maintained. The issue of tree loss, especially of protected trees, is a key material consideration. Ultimately it needs to be weighed up against the scheme's benefits and considered whether a reason for refusal could be sustained on this matter alone. Clearly the eastern and northern boundary trees identified for retention are important as they form a strong part of the setting of the Listed buildings, which introduces a further material consideration. It is therefore essential for all retained and new trees to be maintained, which for the ones located in public areas should be secured by way of a planning obligation.

7.5 The impact on the setting of heritage assets

7.5.1 The site falls within the setting of the Grade II Listed Annexe building, which is currently being refurbished and converted to 175 apartments, and to a lesser extent of the Grade II Campbell House which was recently converted to 7 apartments. In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects the setting of a Listed building, the Local Planning Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area or the setting of the building. This is reiterated in policy DM32.

7.5.2 Policy DM32 sets out how to consider the impact of development proposals on the setting of heritage assets, including position in relation to key views, scale, visual permeability, materials and architectural design and changes to roofscape. To assist in the assessment of this application the Local Planning Authority sought 2 photomontages, which the applicant has duly undertaken. These show existing and proposed views from east of the site along Quernmore Road – one from close to the site looking up at the Annexe with the application site in the foreground and one from further away looking across at the Annexe with the application site set down in the mid-distance with the Annexe above in the background. Both photomontages show the importance of the trees to the eastern boundary, and the necessity to protect and supplement those trees identified for retention. Without this, the impact of the proposal could be an adverse one. The images also show that the trees thin out as they approach Quernmore Road and as such the existing buildings are currently visible. The replacement of these poor quality structures with well-designed properties constructed of render and natural materials would enhance the Annexe's setting. The more distant viewpoint also brings into view Standen Gate to the south and High Wood to the north, so a limited continuation of predominantly residential development along this eastern edge of Lancaster would not appear out of place. It would be broken up by the retention of the cricket pitch for open space, which English Heritage (now Historic England) required to protect the setting of the 2 Listed buildings. They have not wished to make comment on this application, which emphasises the significance of the cricket pitch over and above the application site. It is the opinion of the Planning Officer that subject to the retention of the trees along the western boundary and suitable new planting overall the proposal preserves setting of the Annexe, which is in line with planning policy (Policy DM32) and legislation (Listed Building and Conservation Areas Act). The Senior Conservation Officer also raises no objection to the proposal subject to conditions covering materials and construction details.

7.6 The design and layout of the development

7.6.1 The design of the proposal has evolved through the determination process as a result of external factors relating to affordable housing (discussed in 8.1). National (paragraphs 56, 58 and 60 of the NPPF) and local (SC5 and DM35) planning policies promote high quality design. In particular, paragraph 56 of the NPPF states that "good design is a key aspect of sustainable development".

- 7.6.2 The revised layout seeks to accommodate more housing within the body of the site further to the loss of the 15 units above the convenience store. There are more semi-detached properties (and less detached) proposed within the revised scheme than there were originally, but plot sizes as now proposed are generally more consistent and proportionate to the size of their associated dwelling. The layout also takes more account of and protects some of the significant trees within the site (though some other trees previously shown for retention are lost). The revised layout is more honest about the losses, with less trees within domestic gardens and/or in close proximity to the dwellings which not only would have adversely impacted (overshadowed) upon the amenity of the properties and their private amenity spaces, but would probably have come under increased pressure to be removed by the dwellings' future occupiers. The parking layout for the flats and plots 26 to 43 make the body of the site very car dominant, but it is screened from wider views. The key viewpoints into the site are of boundaries characterised predominantly with landscaping and building facades.
- 7.6.3 The house elevations are generally traditional in nature with a vertical emphasis due to the choice of fenestration and the steep pitched gables to most of the properties' frontages. Where dormers are proposed they are proportionate and flat roofed, covered in a fibre cement cladding to tie in colour with the slate roofs. The main differences are to the 3 storey apartment block and to Plot 1, which is situated at the junction of Campbell Drive and Quernmore Road, the gateway into the Lancaster Moor development. The apartment block has been designed to provide interest to each elevation, breaking up its massing with balconies, inserts and projections. Whilst it does not reflect any particular building style, it does not appear out of place due to its location within the site (lowest part and most screened) and its choice of materials that complement and reflect the palette to be used elsewhere. It is proposed to create an Arts and Crafts styled home as a lodge house for the main access drive (Plot 1). Given the amount of natural stone already on site, it should be a requirement of any planning permission granted that the existing buildings are demolished in a manner that allows for their natural materials to be stored and recycled. This is one such structure where the recycled materials should be utilised; the boundary wall to Quernmore Road is another.
- 7.6.4 The scale and mass to the Quernmore Road frontage has been significantly reduced further to the loss of the upper floors above the retail unit. This makes a big difference to this public streetscape. It is proposed that the retail unit will utilise the same palette of materials as the dwellings to tie it into the wider scheme. The store has also been designed to meet the requirements of modern convenience store operators with 2 distinct, rectangular sales and service areas, whilst proposing a roof arrangement that adds interest and character, and keeps the scale of the building proportionate.
- 7.7 The impact on highway safety and efficiency
- 7.7.1 There has been some publicity circulated about this application tying it the 2007 outline planning permission (renewed in 2011) for up to 440 dwellings on the adjacent site. Though the application site does form part of the area identified in the Development Brief (SPG2) for the wider site, it was excluded from the outline planning permission. While the total amount of development proposed across the 2 sites exceeds the amount of development set by the outline consent, this is a standalone planning application and must not be considered as part of any earlier permission, but rather alongside other relevant planning consents (including Lancaster Moor and Nightingale Hall Farm in particular), so the cumulative impact of development can be assessed.
- 7.7.2 One of the key issues being raised by local residents, especially residents of High Wood, is the adequacy of the existing access onto Quernmore Road at its junction with Campbell Drive. In addition to this access, which would be utilised by 37 of the proposed houses and 20 of the proposed apartments, 2 further access/egress points are proposed onto Quernmore Road to serve the 2 parking areas for the 5 houses fronting Quernmore Road and retail unit respectively. The Highway Authority has considered each of these accesses and raised no objection.
- 7.7.3 Parking provision across the site is as follows: 17 spaces for the proposed retail unit (including 2 mobility spaces), 7 spaces for the terrace comprising 5 3-bed properties facing Quernmore Road, a minimum of 2 parking spaces (including garages measuring at least 2.7m by 5m) for the 37 other houses, and 33 spaces for the 20 apartments. The Highway Authority has considered the level of provision for each part of the development and raised no objection.
- 7.7.4 Both Lancaster Moor and Nightingale Hall Farm developments were granted planning permissions subject to conditions, including the provision and implementation of a Travel Plan. A similar

requirement will be imposed on this consent should planning permission be granted.

7.8 The amenity of existing and prospective residents

7.8.1 The applicant was made aware of the Council's adopted separation distances and the need for adequately sized private amenity spaces (minimum 50 sq.m) and the development proposal complies accordingly. Equally there are no side windows facing directly at other side facing windows. Therefore the properties do not result in overlooking or being over-dominant on each other. However, there are 5 plots that immediately abut the service area of the proposed retail unit and 4 more plots in close proximity. In terms of the relationship between the residential to commercial uses it is essential that the hours of trading of convenience store and the hours of deliveries to the retail unit are such that they protect the amenity of the future occupiers of the dwellings. Conditions will be required in this regard.

7.8.2 The application site is separated from the M6 motorway by 2 agricultural fields, but given the openness between the two, the highway is clearly audible from the site. Glazing and ventilation details can be incorporated into the design of the dwellings to protect the amenity of future residents, but their associated external space also needs to be considered. Environmental Health has reviewed the submitted Noise Assessment and require the proposed mitigation measures to be conditioned accordingly.

7.8.3 Other forms of nuisances and pollutions have been listed by local residents in their comments to the application, including litter, air quality and anti-social behaviour. There have been no objections raised by Environmental Health or the Police. In terms of air quality the Air Quality Officer has suggested that the following measures be considered as the proposal would have some limited impact on Lancaster's Air Quality management Area – Travel Plan (including car sharing club), cycling and walking infrastructure, off site roadside tree planting, provision of electric charging points and Code level 4 dwellings. Where appropriate these are incorporated as conditions within the recommendation. Dust control, which is also an air quality issue, is incorporated into the Construction Management Scheme.

7.9 Other considerations

7.9.1 Drainage

The site falls within Flood Zone 1, but the site is prone to some surface water flooding, which is evident from some seasonal pooling of water within the site. This is probably due to the area's topography. A private culvert runs through the site, which will need to be diverted as part of the scheme. Surface water will be directed to the relocated culvert, but there is a need for surface water attenuation within the site to reduce the run-off rate, which will increase due to the proportion of hardstanding and hard surfaces increasing across the site. The Local Lead Flood Authority (Lancashire County Council) has no objection to the application subject to the development being constructed in accordance with the recommendations of the submitted Flood Risk Assessment. United Utilities raises no objection to the proposal, subject to conditions requiring the submission of details of the foul and surface water drainage systems.

7.9.2 Ecology

A preliminary ecological appraisal was submitted with the original application which detailed the ecological baseline of the site in order to inform where there is potential for protected, or otherwise notable, species and/or habitats and to provide an assessment of the likely impacts of the proposed development on protected species and biodiversity. Broadleaved scattered trees, buildings, amenity grasslands and scattered / dense scrub were identified within the application site. These habitats are considered to be widespread and common habitats within the local area. Although there is likely to be loss of young broadleaved trees, semi-mature trees and scrub as a result of the proposed works, it is considered unlikely that the status of this habitat will be adversely affected by the development. The appraisal recommended that these losses should be compensated for through native or wildlife friendly plants to be incorporated into the landscape scheme. No invasive species were recorded at the time of the survey.

7.9.3 Bats

The linear features of the broadleaved trees alongside the access road bordering the development site could provide commuting and foraging opportunities for bats. The bat roost potential for the semi-mature and mature broadleaved trees on site are of low to medium bat roost potential as some suitable features such as crevices and missing bark were identified at the time of survey. Several of the existing buildings on site had missing gaps in the brickwork and gaps in the slate roofs. Though all buildings on site were considered to have negligible potential for roosting bats, an internal building inspection was recommended to ascertain if bats use, or have previously used, the site for roosting purposes. All buildings were full searched internally and externally and no signs of bats were found within any of the buildings on site. No further surveys are recommended on site for bats. These findings were reviewed by Greater Manchester Ecological Unit (GMEU), who advise the Local Planning Authority on such matters, and the details were found wanting. Furthermore, the North Lancashire Bat Group disputed the findings and some local residents instructed Simple Ecology to assess the site and they too added their objection. Subsequently, an endoscope assessment was undertaken and found that very few of the crevices and holes on buildings C & D provided opportunities for bats and the small number that did provide an opportunity had no evidence of use. In addition the developer carried out test drilling which demonstrated the walls were solid (i.e. not cavity walls). GMEU had no reason to doubt the findings of this report and accepted at this point those buildings C & D were low risk. Buildings A, B and E were visually re-assessed by a suitably experienced bat worker (also an independent consultant) who concluded that they were low risk but that A and B required pre-cautionary measures during demolition. Building E was again assessed as having negligible risk. Similarly the trees have been assessed for their suitability to support bats. GMEU has advised that they have no reason to dispute the assessment. GMEU accepts that sufficient survey effort has been carried out to enable determination. Their interpretation of these assessments is that whilst bats, such as common pipistrelle, could theoretically utilise the small number of gaps and crevices available, from the information supplied this risk is low. However, the conditioning of pre-cautionary measures is warranted. It is recommended that low risk features are soft-stripped with pre-cautionary emergence surveys to be undertaken prior to demolition commencing should such an activity be delayed beyond 30 April 2016. They conclude that the level of survey undertaken coupled with the pre-cautionary measures proposed is sufficient to avoid an offence under the Habitat Regulations. Furthermore, they believe that in the unlikely event of a bat being found a Licence would be in time issued by Natural England and that the planning permission would not be invalidated.

7.9.4 Contamination

A site assessment has been submitted by the applicant and reviewed by the Council's Contaminated Land Officer. The Officer is generally satisfied with the content of the assessment and has requested standard land contamination conditions. One of the issues with the site (which was also the case with the adjacent Lancaster Moor site) is the presence of asbestos, which will need to be removed and disposed of in accordance with strict regulations.

7.9.5 Mineral Safeguarding Area

The north west corner and the eastern side of the site is located within a mineral safeguarding area. The County Council, who are the mineral authority, have set out that development will not be supported that is incompatible with mineral safeguarding as set out in Policy M2 of the Joint Lancashire Minerals and Waste Local Plan. The NPPF sets out that local authorities should not normally permit other development proposals in mineral safeguarding areas where they might constrain potential future use for these purposes. Most of the undeveloped land to the north and north east of the site is identified for mineral safeguarding. The site is on the edge of this and lies adjacent to existing residential development. As such it is unlikely that the development would impact on the likelihood of minerals being extracted in this location. Having had full regard to the requirements of policy M2, it is considered that given the lack of housing land supply, as discussed above, there is an overriding need for the development which outweighs the need to avoid sterilisation of the mineral resource. In any case it is not considered that pursuing extraction of the minerals as part of the development would be appropriate in this location given the proximity to residential properties.

8.0 Planning Obligations

8.1 On site affordable housing provision

The applicant engaged the Local Planning Authority at a pre-application stage, commencing discussions in late 2014. At this time, Central Government had introduced a concept called Empty Building Credit. This allowed developers to discount their affordable housing requirements based on the volume of the vacant buildings that they were seeking to replace with a residential scheme. Therefore based on this discount and the additional cost of providing a high quality development within the setting of the Grade II Listed Annexe building, the applicant sought to provide 15 affordable units predominantly over first and second floors above the proposed retail unit. This equated to 21% (15 units out of 71 across the site). Based on this, the applicant secured an agreement with the landowner to purchase the site at a particular price. However, subsequently, the introduction of the Empty Building Credit has been found to be unsound by the High Court, so cannot be applied. Furthermore, there have been a number of external factors affecting Registered Providers, namely the summer Budget and the Housing and Planning Bill (the latter is at the second reading stage in the House of Commons). The announcements arising from the Budget and the Bill are a 1% reduction in rents year-on-year for 4 consecutive years, an extension to “Right to Buy” initiative and an introduction of the Starter Homes scheme. Whilst the decrease in income from rents is very clear cut, the other 2 schemes lack sufficient detail at this time for Registered Providers to be certain as to the impacts on their respective businesses, but based on the outline plans for each scheme/initiative it is likely that the impacts will be negative. Consequently Registered Providers are reviewing their business models – reconsidering elements of their operations that they have previously discounted but also assessing whether to continue with elements that they are currently involved with. In the interim they are being very cautious about what they take on, and reducing the level of risk that they are willing to expose themselves to where developments are pursued. As a result they will not take on dwellings above retail units. (Likewise, though for different reasons, lending institutions will not lend on more than a small percentage of the overall number of units where open market flats above retail is concerned, so either way they are undeliverable). The revised scheme redesigns the retail unit, removing all residential elements. This, along with the other changes to the site layout and house types, has been subject to a viability assessment by the applicant, which has been independently considered. The viability assessment proposes no affordable housing provision, based on the above, in addition to previously unknown abnormal costs associated with the site, including diversion of a culvert, surface water retention, foundation design and remediation (involving asbestos removal). The independent assessment concurs that the scheme can only support the provision of a financial contribution of £65,000 towards the local bus service and approximately £60,000 towards the drainage and marking out of Far Moor.

8.2 The site is located on the eastern edge of the built-up area of Lancaster. By road, it is about 1.75km from the city centre and about 2km from the local centre of Bowerham. Both centres are accessible by foot or cycle, but due to the topography of the area neither are particularly attractive options. Therefore it is essential that the development contributes to the local bus service, a circular route from the city centre that serves the eastern suburbs of Lancaster. A financial contribution of £65,000 is sought in this regard.

8.3 As discussed in 7.3, the existing site contains an old outdoor bowling green. Whilst its usage has expired - its surfacing is no longer fit for purpose and the demand for a new one is lacking - it remains an outdoor playing surface, which if lost due to development must be compensated for. The Public Realm Officer has advised that the demand is for junior football pitches (Under 12s). A financial contribution of £60,500 has been offered by the applicant in this regard, and this is currently being reviewed by the Public Realm Officer. The contribution must be sufficient to cover the costs associated with the required drainage and markings.

8.4 The retail unit is a key component of this proposal. Without it, the scheme is a 100% open market housing scheme in a relatively unsustainable location. Its provision will make the area more sustainable as it will provide a facility that is currently lacking in this eastern part of Lancaster, and therefore make the proposal more acceptable in planning terms. Its inclusion also develops part of the site that otherwise could deliver some affordable housing. As a result, the convenience store is essential to the scheme and its provision should be secured by way of a planning obligation requiring it to be open for trading prior to the occupation of no more than 50% of the dwellings.

8.5 The proposal includes a large area of publicly accessible landscaping, which will need to be retained

and maintained. To secure this, the service of a management company will need to be employed and funded to ensure that the landscaping is maintained to an appropriate standard for the lifetime of the development so not to adversely affect the amenity of the area.

9.0 Conclusions

9.1 The application has raised a significant volume of objection from local residents, which is recorded (at the time of writing) in Section 5. The objections raise issues relating to highways, trees, open space, various forms of pollution, flood risk, inappropriate use of the site and unacceptable design. Each of these concerns are then addressed within the analysis, citing where appropriate relevant planning policies and consultation responses from statutory consultees. Overall this proposal seeks to redevelop a brownfield site for primarily residential purposes, with the addition of a convenience store which makes the site and its surroundings more sustainable. In national planning policy terms, there is a presumption in favour of sustainable development unless there are material considerations indicate otherwise where Councils (like Lancaster District) cannot demonstrate a 5 year housing supply. The delivery of 62 dwellings weighs heavily in favour of this proposal, as does the provision of the retail unit; there are no objections from consultees on highway, open space, drainage and environmental health grounds; and in terms of heritage and design the proposal includes very high quality design which, whilst it may not enhance the setting of the adjacent Listed buildings due to the loss of a significant number of trees, would preserve their setting due to the removal of the existing maintenance buildings and associated yards and the predominant use of natural materials that are prevalent in the area. Whilst it is recognised that the absence of affordable housing and the loss of a substantial number of trees are weaknesses of the proposal (the latter can only be partially compensated for by way of additional planting), these 2 matters on their own, or cumulatively, do not outweigh the benefits of the scheme. Therefore the application is recommended for approval subject to reasonable contributions and conditions.

Recommendation

That, subject to receiving amended plans reflecting advice provided regarding the retention of more trees, no objections being raised relating to noise and bats, and agreeing obligations relating to open space contributions and affordable housing provision with the applicant, Planning Permission **BE GRANTED** subject to a legal agreement covering:

- Financial contribution of £65,000 towards local bus services;
- Financial contribution for the drainage and marking at Far Moor (the amount to be confirmed);
- The retail unit to be open for trading prior to the occupation of no more than 50% of the dwellings; and
- Securing the services of a management company to maintain the landscaping

and the following conditions:

1. Standard 3 year timescale
2. Development in accordance with the list of approved plans
3. Precautionary bat measures and relocation of the bat box
4. Construction management scheme
5. Tree protection plan and arboricultural method statement
6. Standard contamination condition
7. Asbestos removal
8. Access details, including visibility splay provision and protection
9. Off-site highway works (footpath to site frontage, relocation of bus stop, road markings, street lighting and pedestrian refuge to Quernmore Road)
10. Surface water drainage scheme
11. Four drainage scheme
12. Notwithstanding plans, materials, including natural stone, natural slate, mortar, render, rainwater goods, eaves/verges/ridges, doors, windows, garage doors, boundary treatments, gates, surface treatments
13. Natural stone wall boundary to Quernmore Road frontage – details required
14. Landscaping scheme – details required (incorporating recommendations from the Preliminary Ecology Appraisal)
15. Travel Plan
16. Ventilation/extraction details for retail unit
17. Cycle and bin storage for retail unit

18. Cycle and bin storage for apartments
19. Electric charging points
20. Parking to be provided prior to the associated development being occupied / brought into use
21. Noise mitigation measures
22. In accordance with Flood Risk Assessment
23. Hours of demolition / construction (0800-1800 Mon to Fri, and 0800-1400 Sat only)
24. Hours of operation for the retail unit (0700-2200 Mon to Sat, and 1000-1800 Sun and public holidays)
25. Hours of deliveries for the retail unit (0730-1900 Mon to Sat, and 1000-1600 Sun and public holidays)
26. Retail unit – convenience store only
27. Removal of PD rights (Parts 1 A-G, 2 and 14)
28. Garage use restriction
29. Existing natural stone on site to be securely stored and reused on gateway “lodge” house (plot 1)

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

In accordance with the above legislation, the City Council can confirm the following:

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

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 A6	Committee Date 7 March 2016	Application Number 16/00117/VCN
<p style="text-align: center;">Application Site</p> <p style="text-align: center;">Land For Proposed Bailrigg Business Park Bailrigg Lane Lancaster Lancashire</p>	<p style="text-align: center;">Proposal</p> <p>Renewal of application 09/00330/DPA for the outline application for a science park (approx 34,000 sq m of B1 use floorspace) and full application for a new access off the A6, construction of an internal spine road and provision of landscaping (pursuant to the variation and removal of conditions 3, 4, 5, 6, 7, 8, 9, 11, 12, 15, 16, 17, 18, 19, 21, 22, 23, 24 and 27 on the full planning permission 12/00626/RENU to enable phased implementation and remove duplicated requirements)</p>	
<p style="text-align: center;">Name of Applicant</p> <p style="text-align: center;">Lancaster University</p>	<p style="text-align: center;">Name of Agent</p> <p style="text-align: center;">Mr Chris Argent</p>	
<p style="text-align: center;">Decision Target Date</p> <p style="text-align: center;">28 April 2016</p>	<p style="text-align: center;">Reason For Delay</p> <p style="text-align: center;">N/A</p>	
<p>Case Officer</p>	<p>Mr Andrew Drummond</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval</p>	

1.0 The Site and its Surroundings

- 1.1 The application site is located between the southern periphery of the city and the northern boundaries of Lancaster University just to the south of Bailrigg Lane. There is one existing building in the north-west corner of the site (though outside the application site), which is a small electricity sub-station which will be retained. The land continues to be farmed and comprises 11.4 hectares of Grade 3a and Grade 3b agricultural land. It has no public access. The A6 and Bailrigg Lane form the west and north boundaries respectively. These roadside boundaries are formed of a mix of hedgerows, trees, a stone wall, and a post & wire fence. The eastern boundary is not defined at present as it is proposed to divide an existing agricultural field into two parts; the southern boundary benefits from established woodland which separates this site from the university land to the south.
- 1.2 The site is accepted as being part of the Southern Gateway into Lancaster. Bailrigg Lane, a relatively narrow semi-rural road, bounds the site to the north and connects the village of Bailrigg to the A6 to the west. The southern site boundary consists of a mature landscaping belt which forms an effective visual screen to the University's sporting pitches. Further agricultural land lies to the east of the site. The land is gently undulating, sloping upwards towards the south-east. There are two low ridges running north-to-south which terminate at the valley of a small stream known locally as Ou Beck. The eastern edge of the site is most visible from Bailrigg village. The site is not visually prominent from distant views along the A6 because of the orientation of the road and the existing mature planting. However, the site is clearly visible at close quarters and the rising nature of the landscape emphasises its prominence in short views. The A6 is a well-served bus corridor and has regular services linking the University with the city's bus and rail stations. Services also operate at least once an hour to Galgate, Garstang, Preston and Blackpool. The West Coast Main Line runs adjacent to the A6 but there is no immediate rail access to the site. Bailrigg Lane forms part of the District's cycle network.

- 1.3 The Lancaster District Local Plan identified this land for inward investment and high-quality economic development. It was formerly allocated as the ‘Bailrigg Business Park’, although it has since been acknowledged by the Council, the County and the former North West Development Agency (NWDA) that this site would be developed as a Science Park. This is reiterated in Policy ER1 of the Lancaster District Core Strategy. The allocation protects the site for B1 (Business) use only.
- 1.4 A narrow parcel of land on the eastern edge of the application site falls within the Countryside Area and the Key Urban Landscape and Urban Greenspace. The part of the university land immediately to the south is allocated as Key Urban Landscape and Urban Greenspace. There are also 2 Tree Preservation Orders (TPO Nos 291 and 385) on the site protecting trees and hedgerow along Bailrigg Lane and 3 trees on the site (1 on the northern boundary and 2 towards the southern boundary) respectively. The site does not benefit from any statutory nature conservation or heritage status, nor is it crossed by public footpaths.

2.0 The Proposal

- 2.1 A hybrid application was approved in 2009. It was hybrid in nature as part of the proposal was applied for in full and the other part in outline. The outline consent was granted for a science park (approximately 34,000 sq.m of B1 use floorspace) and full planning permission was granted for a new access off the A6, construction of an internal spine road and provision of landscaping. This application relates to the latter - the full planning consent element of the hybrid consent. Funding is now in place to allow the new access off the A6 to be constructed, so the applicant is revisiting the planning conditions on the full planning permission to allow for a phased implementation of the consented works. This will allow the secured funding to be spent prior to the consent expiring, and allow for detailed design work on the outline elements (the science park) to be progressed which could have implications on the precise location and alignment of the internal spine road and landscaping. To achieve this phased approach the applicant seeks to vary or remove 19 planning conditions. Where appropriate the requirements of a number of conditions will be condensed into one; where requirements are duplicated only one should remain; and where the requirements of the conditions can be suitably staggered they should be varied to allow for such phasing of works.

3.0 Site History

- 3.1 Further to a withdrawn outline application (05/01114/OUT) in 2007, a hybrid application for the Science Park (in outline) and the new access, internal spine road and landscaping scheme (in full) was approved in 2009, and subsequently renewed in 2012:

Application Number	Proposal	Decision
09/00330/DPA	Outline application for a Science Park (approximately 34,000 sqm of B1 use floorspace) and full application for a new access off the A6, construction of an internal spine road and provision of landscaping	Permitted
12/00626/RENU	Renewal of application 09/00330/DPA for the outline application for a science park (approximately 34,000 sqm of B1 use floorspace) and full application for a new access off the A6, construction of an internal spine road and provision of landscaping	Permitted

4.0 Consultation Responses

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

Consultee	Response
Highways England (previously known as Highways Agency)	At the time of writing no comments have been received.

Highway Authority (County Highways)	At the time of writing no comments have been received.
Environment Agency	At the time of writing no comments have been received.
Local Lead Flood Authority	At the time of writing no comments have been received.
United Utilities	At the time of writing no comments have been received.
GMEU	At the time of writing no comments have been received.
Environmental Health	At the time of writing no comments have been received.
Ellel Parish Council	At the time of writing no comments have been received.
Scotforth Parish Council	At the time of writing no comments have been received.

5.0 Neighbour Representations

5.1 At the time of writing no comments have been received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

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 **19** and **20** – economy

Paragraph **173** – ensuring deliverability

Paragraph **206** – planning conditions

6.2 Development Management DPD

Policy **DM15** (Employment Premises)

Policy **DM20** (Enhancing Accessibility)

Policy **DM21** (Cycling and Walking)

Policy **DM27** (Biodiversity)

Policy **DM28** (Landscape Impact)

Policy **DM29** (Trees and Hedgerows)

Policy **DM35** (Design)

Policy **DM39** (Surface Water Run-off)

6.3 Core Strategy

Policy **ER1** (Higher and Further Education)

6.4 Local Plan (saved policies)

Policy **EC1** (Bailrigg Business Park)

Policy **E4** (Countryside Area)

Policy **E29** (Green Spaces)

Policy **E31** (Key Urban Landscape)

6.5 Other Material Considerations

Supplementary Planning Guidance 5 - Lancaster University / Bailrigg Business Park Development Brief (**SPG5**)

7.0 Comment and Analysis

7.1 As part of the National Planning Policy Framework's presumption in favour of sustainable development, central Government requires Local Planning Authorities to ensure that development is deliverable and planning conditions meet 6 tests – necessary, relevant to planning, relevant to the development being permitted, enforceable, precise, and reasonable in all other respects. This application follows these principles and therefore is acceptable in principle, though each condition

subject to this application is considered separately in light of national planning policy.

- 7.2 Firstly there are a number of conditions that all relate to effectively the same issue, namely a construction environmental management plan. Therefore the requirements of conditions 11 (cement washout areas), 15 (site clearance and demolition plan), 16 (construction management plan), 17 (construction noise and vibration controls), 18 (dust control), 22 (bundling of tanks containing fuel, oil and/or chemicals) and 23 (wheel cleaning facilities) can all be incorporated into condition 5, which required this plan but does not define within the condition what should be included. By varying condition 5 in this way it provides clarity whilst not diluting the overall requirements of the consent. Furthermore this condition should allow for the details to be phased. In other words, instead of having to provide all the details upfront for the whole site (which may be difficult given some of the works are yet to be fully designed), it allows for details to be provided on a phase by phase basis.
- 7.3 There are other conditions that will also require this form of phasing. The landscaping scheme (condition no.3), habitat management and creation plan (no.4), tree and hedgerow protection (no.7), arboricultural method statement and a tree works schedule (no.8), surface water drainage strategy (no.12), land contamination measures (no.19), prevention of contamination from site activities (no.21), and programme of archaeological works (no.24). Wording such as “in any particular phase as defined by the phasing programme in conditions 25 and 26” should be added to these conditions to maintain the requirement of the condition whilst allowing the development to be phased. In this way the conditions remain relevant to the development, but also become more reasonable. Conditions 25 and 26 already include a provision for the “phasing programme” to be agreed with the Local Planning Authority.
- 7.4 It should, however, be noted that due to concerns of Officers and local residents of Bailrigg village, the original 2009 was approved on the basis of the western and eastern sections of the site being planted up at the earliest stage so the vegetation is more established before the buildings are constructed. Therefore any phasing plan must include these areas in first phase.
- 7.5 One condition needs to be varied because circumstances outside of this application have overtaken the requirements of the condition. Condition 27 relates to the installation of MOVA technology at Hala and Galgate traffic lights. Confirmation from the Highway Authority that MOVA has already been installed and is operational at Galgate crossroads is awaited. If confirmed this condition can be re-phrased to remove the reference to Galgate.
- 7.6 The conditions relating to landscaping, trees and hedgerows could also benefit from be varied in another way. Again the overall requirements are not diluted, but their wording could be improved so they are more precise. For example there were references to tree retention in the landscaping scheme condition (no.3) that were more suited to the tree/hedgerow protection measures (no.7) so the wording should be transferred accordingly.
- 7.7 Condition 6 relates to protected species mitigation measures. Survey work was undertaken in 2009 and 2012 to support the previous 2 applications for this site. Whilst no badger or water vole activity was captured (Ou Beck not being of suitable dimensions to support the latter), but the north boundary hedgerow and trees were noted for their foraging features and some trees (identified for retention) were considered as having potential to support bat roosts. Further pre-construction surveys were recommended as part of the mitigation measures, and these were secured by way of condition 6. However, given that up to 4 years has passed since the last survey it is deemed appropriate to re-survey the site despite the site not changing in terms of its use (it is still grazed intermittently by sheep) and natural or built features. This survey work is currently being reviewed by the Greater Manchester Ecology Unit (GMEU) who act on behalf of the Local Planning Authority in considering the ecological impacts on planning applications. A verbal update will be provided at the Committee meeting.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The principle of removing and varying conditions applied to planning permission 12/00626/RENU is acceptable where:

1. conditions can be combined, effectively varying one condition and removing the surplus ones to make the amended one more precise;
2. the requirements of the conditions can be appropriately varied to allow for phasing, thereby making the conditions more reasonable; and
3. circumstances outside of the proposal have overtaken the requirements of the condition so the condition can be varied to omit the superseded element to make it necessary.

At the time of writing the comments of some of the consultees are outstanding, so a caveat comes with the recommendation. Members will be provided with a verbal update at the Committee meeting with regards the outstanding comments and any other updates that may arise.

Recommendation

Subject to no adverse comments arising from consultees that cannot be overcome, that Conditions 3, 4, 5, 6, 7, 8, 9, 11, 12, 15, 16, 17, 18, 19, 21, 22, 23, 24 and 27 on the full planning permission part of planning consent 12/00626/RENU **BE VARIED AND REMOVED** as follows:

3. No development or any site activity associated with the development, including site clearance and preparation, shall commence in any particular phase (as defined by the phased programme in conditions 25 and 26) until a landscaping scheme has been submitted to, and approved in writing by, the Local Planning Authority. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. The approved scheme shall be implemented in accordance with a phased programme to be submitted to, and agreed in writing by, the Local Planning Authority. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.
Reason: In the interests of the amenity of the area.
4. No development or any site activity associated with the development, including site clearance and preparation, in any particular phase (as defined by the phased programme in conditions 25 and 26) shall commence until Habitat Management and Creation Plan has been submitted to, and agreed in writing by, the Local Planning Authority. The associated phase of development shall be constructed in full accordance with the approved details and thereafter maintained in accordance with the approved details.
Reason: In the interests of the amenity of the area.
5. No development or any site activity associated with the development, including site clearance and preparation, (collectively known as the "construction period") in any particular phase (as defined by the phased programme in conditions 25 and 26) shall commence until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
 - the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding;
 - details of wheel washing facilities;
 - measures to control noise and vibration;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - vehicle routeing plan to and from the site, including hours of movement; and
 - details of any proposed temporary closing of any roads or streets.The Plan should also demonstrate that:
 - No cement washout areas shall be created within 20m of any tree, hedgerow or watercourse (Ou Beck); and
 - Any tanks containing fuel, oils and/or chemicals shall be situated within impervious bunds with special attention to the leak-proof and lockable design of any draw-off or drainage

facilities, in accordance with Environment Agency guidance. Each bunded area shall have a minimum capacity of at least 110% of the volume of the largest tank within that bund, and shall accommodate any spillages from fill or draw pipes. Details of this containment system shall be submitted to, and approved in writing by, the Local Planning Authority prior to any such tanks being brought onto the site.

Reason: To preserve highway safety and efficiency and in the interest of the amenity of the area.

6. No development or any site activity associated with the development, including site clearance and preparation, shall commence in any particular phase (as defined by the phased programme in conditions 25 and 26) until the mitigation measures indicated in the plans and supporting documents hereby approved have been fully implemented by a competent, professional person (as approved by the Wildlife Trust) to protect the habitat of bats, water voles and badgers. These measures shall be retained within the development at all times thereafter.

Reason: To ensure that adequate provision is made for these protected species.

7. No development or any site activity associated with the development, including site clearance and preparation, shall commence in any particular phase (as defined by the phased programme in conditions 25 and 26) until a scheme for the protection of all trees/hedges being retained as part of the approved Landscaping Scheme has been submitted to, and approved in writing by, the Local Planning Authority. Details submitted shall be compliant with 'BS 5837 (2012) Trees in relation to construction – recommendations' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. No development or site activities shall commence in any particular phase until the approved scheme of protection has been fully implemented and inspected on site by the Tree Protection Officer. The protection measures shall be retained for the duration of the works, and only removed once the associated phase of development is complete and all machinery and works material removed.

Reason: To prevent damage to trees/hedges during construction works.

8. No development or any site activity associated with the development, including site clearance and preparation, in any particular phase (as defined by the phased programme in conditions 25 and 26) shall commence until an Arboricultural Method Statement for works in proximity to trees and hedgerows and a Tree Works Schedule have been submitted to, and approved in writing by, the Local Planning Authority. The associated phase of development shall be implemented in full accordance with the approved details.

Reason: To prevent damage to trees/hedges during construction works.

9. No tree within the site, other than those identified for removal within the approved Landscaping Scheme, shall be cut-down, up-rooted, topped, lopped or destroyed, nor any hedge within the site cut-down or grubbed out, without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenity of the area.

11. Remove – merged into condition 5

12. No development or any site activity associated with the development, including site clearance and preparation, in any particular phase (as defined by the phased programme in conditions 25 and 26) shall commence until a Surface Water Drainage Strategy has been submitted to, and approved in writing by, the Local Planning Authority. The associated phase of development shall be implemented in full accordance with the approved details. Uncontrolled Surface Water discharges into watercourses will not be permitted and will be limited to the predevelopment / greenfield site. The Environment Agency has agreed that a predevelopment runoff for a 1 in 200 Year storm event in this catchment would discharge a maximum of 10 litres per second per hectare.

Reason: In order that the land drainage arrangements serving the site are of a satisfactory standard.

15. Remove – merged into condition 5

16. Remove – merged into condition 5

17. Remove – merged into condition 5

18. Remove – merged into condition 5

19. No development or any site activity associated with the development, including site clearance and preparation, in any particular phase (as defined by the phased programme in conditions 25 and 26) shall commence until the following measures have been implemented:
- (a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority (LPA).
 - (b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation Method Statement) have been submitted to and approved in writing by the LPA.
 - (c) The works specified in the Remediation Method Statement have been completed in accordance with the approved scheme.
 - (d) If during remediation works any contamination is identified that has not been considered in the Remediation Method Statement, then remediation proposals for this material shall be agreed in writing with the LPA.
 - (e) A Validation Report and Certificate, confirming achievement of the Remediation Method Statement's objectives has been submitted to and approved in writing by the LPA, including confirmation of any unforeseen contamination encountered during remediation.
- Reason: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised, together with those to controlled waters and ecological systems and to ensure that site workers are not exposed to the unacceptable risks from contamination during construction.
21. No occupation or use of the development shall occur in any particular phase (as defined by the phased programme in conditions 25 and 26) until an assessment relating to that phase has been submitted to, and approved in writing by, the Local Planning Authority to address the following measures:
- An assessment by a competent person having suitable knowledge and experience shall be made of the potential for any reasonably foreseeable activity on the site to cause contamination of land or water. The requirements of the local planning authority shall be fully established before the assessment is made, and the assessment shall conform to any such requirement.
 - All reasonable precautions shall be taken by way of design, operation, maintenance and security arrangements to ensure that any risk of contamination of land or water is effectively prevented or, where prevention is not practicable, minimised.
 - A written contingency scheme to effectively prevent, contain and/or remove any accidental spillage that may lead to contamination of land or water. The scheme shall be reviewed and updated where necessary at regular intervals by the applicant.
- Reason: To control pollution of land or water.
22. Remove – merged into condition 5
23. Remove – merged into condition 5
24. No development or any site activity associated with the development, including site clearance and preparation, in any particular phase (as defined by the phased programme in conditions 25 and 26) shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to, and approved in writing by, the Local Planning Authority.
- Reason: The site is considered to be of archaeological significance.
27. No development or any site activity associated with the development, including site clearance and preparation, shall commence until the highway improvements at Hala signalised junction (the installation of MOVA technology) is complete and operational.
- Reason: In order to maintain flow of traffic on local roads during site preparation and construction and its operational benefits can be determined as required in releasing further phases.

All other conditions will remain and therefore will be repeated on the new decision, including those attached to the outline consent.

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

In accordance with the above legislation, the City Council can confirm the following:

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

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 7 March 2016	Application Number 15/01510/FUL
<p align="center">Application Site</p> <p>Lancashire Fire And Rescue Service Fire Station And 38 Cable Street Lancaster</p>	<p align="center">Proposal</p> <p>Erection of new appliance bay building with attached canopy to cover proposed ambulance parking bays, a 2.4m high perimeter wall and gate and replacement drill tower, associated parking and soft and hard landscaping, change of use of 38 Cable Street from offices (B1) to mixed use ancillary office, washing/changing and sleeping accommodation and Relevant Demolition of existing fire station</p>	
<p align="center">Name of Applicant</p> <p>Mr Ben Bourke</p>	<p align="center">Name of Agent</p> <p>Mr Andy Hutchinson</p>	
<p align="center">Decision Target Date</p> <p>21 March 2016</p>	<p align="center">Reason For Delay</p> <p>None</p>	
<p>Case Officer</p>	<p>Mr Mark Cassidy</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval</p>	

1.0 The Site and its Surroundings

- 1.1 The site that is subject to this application includes the existing Lancaster Fire Station, which comprises Appliance Bays linked to two buildings which provide office, fitness, dormitory and garaging for the Fire Service. The application site also includes the adjacent 38 Cable Street, which was last used as local authority offices with a private gymnasium above.
- 1.2 Part of the site lies within the Lancaster Conservation Area and there are Grade II (23-25 North Road, The Bobbin) and Grade II* (Church of St John) Listed Buildings within close proximity. Other surrounding buildings are deemed to be locally-important, as non-designated heritage assets, and these include 28-42 North Road, and 38 Cable Street itself.
- 1.3 The site lies within Flood Zone 2, and also occupies a position within the designated Lancaster Air Quality Management Area.

2.0 The Proposal

- 2.1 The scope of the application is to demolish the existing Fire Station buildings and construct a new facility which would provide appliance parking bays for the Fire Service and a canopied area for ambulance parking. The new building would be physically linked to 38 Cable Street via a new glazed structure. As part of the proposal 38 Cable Street would be converted to provide administrative, recreational, dining and sleeping accommodation for staff. The purpose of the application is to provide modern, joint facilities for the Fire Service and for the North West Ambulance Service (NWAS).
- 2.2 The application also involves demolition of the existing Drill (Training) Tower and erection of a new tower; a freestanding canopy over designated 'Rapid Response' parking bays; amended vehicular entrances to the site; the erection of a 2.4m high natural stone-faced curtilage wall; a small length of

black security fencing at the rear of the site and a new pedestrian gate; the removal of an existing tree and planting of new trees and shrubs within raised beds; and provision of ancillary (enclosed) cycle compound and refuse storage.

3.0 Site History

3.1 The existing fire station site has been the subject of a limited number of planning applications for insertion of windows or creation of car parking spaces. 38 Cable Street has been the subject of similar minor applications. None of the planning history affects the current proposal.

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objections – further information has been provided regarding swept path tracking analysis. Off-site highway works will be required and can be controlled by Section 278 (Highway Act) Agreement. Other conditions include construction/demolition management plan; cycle storage; and vehicle turning spaces to be provided.
Local Lead Flood Authority (LLFA)	No objections – subject to conditions regarding surface water drainage scheme; surface water lifetime management/maintenance plan; and SuDS management and maintenance plan.
Environment Agency	Comments – Acknowledge the existing fire station use; however the inclusion of the ambulance base introduces another highly vulnerable use in this Flood Zone 2 area (and an area which flooded). They recommend that the Sequential Test is robustly applied during determination to examine alternative sites. Consideration needs to be given to potential for disruption of the facility during storm events.
United Utilities	No comments received within the statutory consultation timescale.
Historic England	Comments – Welcome the re-use of Number 38 and commend the design approach taken, which has been reached via pre-application consultation. It takes the opportunity to preserve and enhance the character and appearance of the Conservation Area.
Lancaster Civic Society	No objections – efforts have been made to curtail building/tower heights; the use of random course stone is in keeping with the locality; pleasing to note re-use of the St John’s School arch; good to see Number 38 brought back into use. Lead roof would have been preferable, and a revised Flood Risk Assessment should be undertaken.
County Archaeology	Comments – Concern regarding the Heritage Assessment which dismisses the potential for archaeological remains. There is potential significance at this site, and they recommend a condition of archaeological recording and analysis.
Conservation Officer	Support – will bring a non-designated asset back into use; will deliver a contemporary replacement for the existing structure; and will see the stone arch from St John’s School re-used. The relocation of the training tower will, on balance be a positive one. Comments regarding materials are provided as suggested conditions.
Environmental Health	No objections – Conditions regarding hours of construction and a scheme for dust control during construction to be included. No air quality objection.
Tree Protection Officer	No objections – the retention of the lime tree is desirable but that is not compatible with the scheme. The new landscaping scheme should be reconsidered to maximise public benefits, notably with regard to the car park.
Emergency Planning Officer	No comments received within the statutory consultation timescale.
Lancashire Constabulary	No objections – a series of security recommendations are provided and these have been forwarded to the applicant.

5.0 Neighbour Representations

5.1 There have been no representations other than from the consultees listed above.

6.0 Principal National and Development Plan Policies

6.1 Development Management Development Plan Document (DPD) – Adopted December 2014

Policy DM20 – Accessibility and Transport
Policy DM22 – Vehicle Parking Provision
Policy DM30 – Development Affecting Listed Buildings
Policy DM31 – Development Affecting Conservation Areas
Policy DM32 – The Setting of Designated Heritage Assets
Policy DM33 – Non-Designated Heritage Assets and their Setting
Policy DM34 – Archaeology
Policy DM35 – Key Design Principles
Policy DM36 – Sustainable Design
Policy DM37 – Air Quality Management and Pollution
Policy DM38 – Development and Flood Risk
Policy DM39 – Surface Water Run-Off and Sustainable Drainage

6.2 Lancaster District Core Strategy – Adopted July 2008

Policy SC1 – Sustainable Development
Policy SC5 – Achieving Quality in Design
Policy SC7 – Development and the Risk of Flooding
Policy E1 – Environmental Capital
Policy E2 – Transportation Measures

6.3 Saved Policies of the Lancaster District Local Plan (Saved September 2008)

Policy T11 – Managing Private Transport (North Road and Cable Street)
Policy T15 – Non-Residential Development in Lancaster Central Parking Area

7.0 Comment and Analysis

7.1 The main issues that arise from this proposal are:

- The Principle of Development;
- Flood Risk and Site Selection;
- Design, Scale and Layout;
- Impact upon Heritage Assets, including Massing;
- Impact upon the Highway Network; and,
- Impact upon Trees.

7.2 The Principle of Development

The proposal seeks to deliver a new operational fire and ambulance station within Lancaster City Centre. This will include provision for two covered fire appliance bays and seven (canopied) ambulance parking bays. Two 'Rapid Response' bays are to be located at the rear of the site. Much of the site is already used as the City's Fire Station, and so a replacement facility raises no issues in terms of principle; similarly the principle of re-using Number 38 Cable Street for the ancillary office, dining, recreational and sleeping functions associated with the emergency services is a logical one.

7.3 Whilst there are clearly operational benefits arising from the provision of a new, shared facility, the principle of development cannot be established until the local authority is satisfied that the use is sequentially acceptable in terms of flood risk.

7.4 Flood Risk and Site Selection

The site lies within Flood Zone 2, which is identified as having a medium probability of fluvial and tidal flooding. However parts of Cable Street, including the application site, experienced severe flood disruption during the events of Storm Desmond in late-2015. Given this, it is essential to consider whether the site is a suitable location as a base for emergency services. Emergency services are nationally categorised as a 'highly vulnerable' use; meaning that they need to be

operational during flood events.

- 7.5 Where development is in an area at risk of flooding, development should be directed away from areas of highest risk. Where development is considered necessary, it is important to ensure that it is made safe without increasing flood risk elsewhere. To assess the suitability of the current proposal, a Sequential Test has been applied. The aim of the Sequential Test is to steer new development to 'reasonably-available, alternative' sites areas with the lowest probability of flooding.
- 7.6 The search for an appropriate site was undertaken in advance of developing proposals for Cable Street. The operational requirements of both the Fire Service and NWS meant that a central location within the city was the only option in terms of risk/response area times. This particular requirement therefore had the effect of discounting alternative sites, including new-build, in areas to the north of the River Lune, and areas further to the south.
- 7.7 However two alternative sites within the search area were actively considered. These included (i) the Lawson's Quay site located between Caton Road and Bulk Road; and (ii) land at Back Caton Road (the land and buildings leased to the current car wash and carpet shop). With regard to the former, this site was topographically difficult for the Fire Service to provide a service from, and the site was already under (separate) offer. With regard to the latter, the site was considered too small and also would have been difficult to procure. With regard to flood risk, the Back Caton Road site is also within Flood Zone 2, and would have offered no flood classification hierarchy advantage; whilst a small section of the Lawson's Quay Site is also within the same Flood Zone. Given the difficulties associated with both sites, these options were discounted. Existing car parks around the city were also discounted during pre-application, as not being available.
- 7.8 There were no other reasonably-available (and suitable) sites within the search area. In such circumstances, an Exception Test then needs to be applied. The Exception Test is a method of ensuring that flood risk can be managed satisfactorily, thereby allowing necessary development to proceed in situations where suitable sites at lower risk of flooding are not available.
- 7.9 The Exception Test is in two parts; firstly it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk; and that a site-specific Flood Risk Assessment (FRA) demonstrates that the development will be safe for its lifetime taking into account of the vulnerability of its users, without increasing flood risk elsewhere, and (where possible) will reduce flood risk overall.
- 7.10 With regard to the sustainability benefits, the supporting literature identifies that the current site is best-positioned to ensure continuity of service for the local community. It is accepted that the site is currently used as a Fire Station, and that if the current application had not been submitted, then the Fire Station would be likely to continue to operate from its' current base without any betterment in terms of delivering an improved, modern facility. This is a matter that carries significant weight. Conversely, the addition of the ambulance base introduces a further 'highly vulnerable' use to the site, which weighs against the proposal. However, the operational requirements of both emergency services and the need to be located in a central city location to serve the community are paramount, and as such it is considered that the development will provide wider sustainability benefits to the community.
- 7.11 It is then incumbent to consider the flood resilience measures that are proposed in the FRA and subsequent correspondence. These will include locating all electricity sockets at least 600mm above the 1 in 100 year (plus climate change) flood level; similar operational requirements for water, gas and electric meters; the use of concrete floors at ground level to eliminate potential for damage from flood water; use of other water-resistant materials; the incorporation of damp-proof membranes to minimise passage of water through ground floors; and the provision of flood doors to prevent all internal areas from flooding. An amended plan includes precise locations and specifications of removable flood barriers at certain parts of the building. Additionally no sleeping accommodation is proposed on the ground floor of Cable Street – all such accommodation will be located on the first floor. The FRA also confirms that the site will be registered with the Environment Agency's Flood Warning Service in the event that an evacuation is required. Finally, the applicant has confirmed that in the most extreme of circumstances (where an evacuation due to flooding is required), then appliances are able to perform their functions without station facilities for a "*significant number of days*". This is because resilient measures are already in place – and are tested on a regular basis – for refuelling, maintenance and staff welfare. Where crews require an area for temporary vehicle

housing, this will occur at another nearby station or an identified 'Strategic/Tactical Holding Area', details of which would be nominated in the station's Business Continuity Plan).

7.12 Taking all these matters into account, it is considered that a relocation of the services elsewhere - on an appropriate site and satisfying the operational requirements of the Fire Service and NWS - cannot be achieved. The FRA identifies measures that will make the proposed facility more robust in terms of flood resilience than the current Fire Service facility. Therefore subject to the implementation of the identified Flood Defence System measures, the principle of development is acceptable.

7.13 Design, Scale and Layout

The proposal has been the subject of extensive discussions via the Development Management Pre-Application Service. These have resulted in the evolution of the proposal to ensure that the local authority's concerns in terms of scale, design and layout have been resolved.

7.14 The agreed design approach results in a new stone-clad colonnade across the appliance bay frontage, returning along the front of the proposed ambulance parking bays. Translucent cladding at a higher level with a membrane roof and glazed vehicle doors will complete the front elevation. At a height of less than 7m, this building will be subservient to 38 Cable Street, and will be connected to it by a glazed link measuring approximately 6.2m in height. The general use of stone and glass in a contemporary context will deliver a building of merit that appropriately responds to its surroundings.

7.15 New windows are proposed within the eastern elevation of Cable Street, but with the exception of ventilation louvres (coated to match the existing stone), there is little change to the existing building.

7.16 Elsewhere the 2.4m high perimeter wall will be constructed from natural stone with stone coping. Sliding timber gates will have a controlled access for vehicles entering and exiting the site, and this leads to a car park and service yard. Details of the freestanding canopy at the rear of the site (over five parking bays) will be conditioned. The use of landscaping, particularly at the front of the building along Cable Street, and within the main car park, is discussed later in the report.

7.17 The existing training (drill) tower is partially hidden from some prominent views by the height of the existing Fire Station building. The provision of a lower fire station building may emphasise the training tower's height; however the tower is being replaced by a new tower, measuring approximately 13.7m in height and repositioned further to the east. The reduction in height equates to 3.5m compared to the current tower.

7.18 The proposed design, scale and layout is considered appropriate, coherent, and operationally-deliverable.

7.19 Impact upon Heritage Assets including Massing

Paragraph 1.2 of this report describes the designated and non-designated heritage assets that lie in close proximity to the site. In addition, longer-distance views of Lancaster Castle (Grade I) and the Priory and Parish Church of St Mary (Grade I) are available along Cable Street.

7.20 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Conservation Area or the setting of a listed building, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area or the setting of the building. This is reiterated by policies DM31 and DM32, with the former setting out that new buildings within Conservation Areas will only be permitted where it has been demonstrated that:

- Proposals respect the character of the surrounding built form and its wider setting in terms of design, siting, scale, massing, height and the materials used; and,
- Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and,
- Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area.

- 7.21 The proposed building is modest in scale when compared to the structure it will replace. The Appliance Bay and canopy will be viewed against a backdrop of the side elevation of 38 Cable Street, which in turn (as a non-designated heritage asset) will be better revealed by the loss of the current buildings. The reduction in built form and massing also enhances the setting of St John's Church. Consecrated in 1755, the Church is an important feature of Lancaster's skyline, and the new buildings will respect this. The issue that has to be carefully considered (in relation to St John's) is the demolition of the existing training (drill) tower and the erection of a replacement tower. As paragraph 7.17 says, the lower roof heights of the fire station may accentuate the height of the training tower, particularly when viewed at distance from across the city. However there is a balance to be struck in terms of the reduction in overall scale of the tower compared to the current structure. Given this, the revised location and lower height of the new training tower has the potential to preserve the current setting of St John's (and that of the wider Conservation Area).
- 7.22 The reduction in mass also assists with enhancing the longer distance views of the Castle and the Priory from the east. Those heritage assets are surrounded by substantial trees and sit in an elevated position overlooking the city, and thus the enhancement is not a significant one, but it still represents a positive outcome arising from the evolution of this proposal. Additionally, the demolition of the existing three-storey fire station building opens up views of 23-25 North Road (Gillow's Building), which enjoys Grade II status. This would be a clear enhancement to its' setting.
- 7.23 The scheme benefits from other layout and design matters that have the potential to enhance the Conservation Area. The inclusion of soft landscaping, including a raised bed along Cable Street, is welcomed to negate the visual impact of the (necessarily-wide) entrance forecourt. The stone wall around the perimeter will help screen the required car parking spaces, whilst the retention and reuse of the original stone arch from the former St John's School is a nice touch and will make it more visible.
- 7.24 With regard to archaeology, the Heritage Assessment dismisses the possibility of archaeological remains. This conclusion is not evidenced within the submission, and is not accepted by officers. Despite the fact that the site has been redeveloped previously, the possibility of remains of local significance still exists – a view shared by the County Archaeologist. He advises that there is potential significance in the buried remains of the 18th-19th century houses along the south side of Cable Street, and in the structure of 38 Cable Street itself. Modest mitigation, in the form of a condition requiring a programme of archaeological recording and analysis, is recommended.
- 7.25 On the basis of the above, by virtue of the scale, mass, design and layout, the proposal will enhance the designated heritage assets, most particularly the Lancaster Conservation Area and the setting of St John's Church, and will also enhance the setting of the non-designated heritage assets in close proximity.
- 7.26 Impact upon the Highways Network
- The original plans required some clarification in terms of the vehicle swept path of the larger emergency vehicles. This has been provided and demonstrates that vehicles can enter the site and manoeuvre, although some works under Section 278 of the Highways Act will be necessary to deliver the revised entrance and exit arrangements. The proposal removes the existing entrance into the site immediately adjacent 38 Cable Street. This is welcomed, as visibility - in terms of potential conflict with pedestrians - is poor.
- 7.27 The main service yard is approximately 450 square metres in area – sufficient to accommodate the emergency vehicles. The revised layout also provides 29 car parking spaces. This figure reflects the expected full-time staff, permanent fire crew and ambulance personnel. Two visitor bays will be permitted on the front forecourt, but in an area framed with black-coated metal bollards to prevent indiscriminate car parking.
- 7.28 Other conditions recommended by County Highways relate to secure cycle provision (a compound for 12 cycles is to be provided at the rear of the Appliance Bays), a Demolition/Construction Traffic Management Scheme, and a condition requiring the layout permitting vehicles entering and exit the site in forward gear. Subject to these the scheme is appropriate in terms of traffic and highway impact.
- 7.29 Impact upon Trees

A lime tree occupies a position adjacent to the eastern elevation of 38 Cable Street. It sits within a slightly raised bed and provides visual and environmental benefit in this streetscene. However the tree is proposed to be removed because of the position of the new building and the need to cater for an increased parking area.

- 7.30 To mitigate the loss of the specimen, the applicant proposes to plant 7 new trees. 4 of these would be along Cable Street, whilst the remaining 3 would be provided within the parking area. The Tree Officer has no objection to the principle, but recommended reconsideration of the location of the 3 trees within the car park. However their proposed location has been chosen to help screen the longer views of the training tower, without compromising views of St John's Church. Subject to standard landscaping conditions, the development is acceptable.

7.31 Other Matters

Contaminated Land – the proposal is accompanied by a Phase 1 Desk Study. Standard planning conditions are required given the petroleum and diesel contamination likely in the sub-surface.

Noise and Dust – Environmental Health have requested conditions regarding a scheme for dust control and specified hours of construction. These will be included within a broader Construction Management Plan condition.

Air Quality – The site lies partially within the Lancaster Air Quality Management Area. Environmental Health Officers have discussed the accommodation elements of the scheme with the applicant, and they are satisfied that the scheme would not introduce any residential permanence to the site, and so no measures or conditions are requested.

8.0 Planning Obligations

- 8.1 There are no planning obligations to consider.

9.0 Conclusions

- 9.1 The proposal will replace a building that was constructed over 40 years ago and has become unfit for modern-day purpose. It will maintain a fire station within the city centre, in a position which enables them to respond expeditiously to emergencies and call-outs, and will include provision for the NWS to share the site for the same purpose. The phasing of the development will ensure that the Fire Station remains open during construction of the new facility.
- 9.2 Aside from the operational benefits, the scheme brings 38 Cable Street back into beneficial use, will remove buildings of limited quality in the Conservation Area, and will deliver new a building of merit. The evolution of the scheme during the pre-application service has benefitted all involved to the extent that officers can recommend approval, subject to the conditions below and overleaf.

Recommendation

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

1. Standard 3 year consent
2. Development as per approved plans
3. The following materials and finishes to be agreed (and development implanted in accordance with approved details):
 - Details of new windows and all modifications to 38 Cable Street (including louvres, fixed screens and doors)
 - Samples of stone heads and cills to 38 Cable Street
 - Samples of all external materials to the new build, including curtain walling, roofing (including profile) staff entrance (arch, surround and glazed doors), timber gates, and raised bed materials
 - Details of materials and finishes to new Drill Tower and Canopies
 - Details and sample of all boundary treatments, including stonework and coping.
 - Details of mortar and pointing

4. Construction Management Plan (including Hours of Work (0800-1800 Mon-Fri, 0800-1400 Sat); Scheme for Dust Control, and development to be undertaken in accordance with the agreed details.
5. Construction Traffic Management Plan (including construction parking, unloading and loading, storage of plant and materials during construction, any security hoardings, and any HGV routing that may be necessary during construction). Development to be undertaken in accordance with the agreed details.
6. Scheme for off-site highway works (Cable Street)
7. Cycle and motorcycle provision
8. Vehicles to enter and exit in forward gear
9. Surface water drainage scheme (including implementation in accordance with approved details)
10. Lifetime Management and Maintenance Plan for the sustainable drainage system.
11. Flood defence system/measures to be implemented and maintained at all times thereafter
12. Landscaping scheme to be agreed and implemented
13. Scheme of archaeological recording and analysis
14. Standard land contamination condition
15. Prevention of new contamination
16. Bunding of tanks
17. No importation of soils, materials and hardcore

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

In accordance with the above legislation, the City Council can confirm the following:

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.

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 A8	Committee Date 7 March 2016	Application Number 16/00050/FUL
Application Site 113 White Lund Road Morecambe Lancashire LA3 3DX	Proposal Erection of 10 dwellings and creation of a new vehicular access	
Name of Applicant Mr Tom Hill	Name of Agent Martin Peacock	
Decision Target Date 14 April 2016	Reason For Delay None	
Case Officer	Mr Philip Megson	
Departure	No	
Summary of Recommendation	Approve with conditions and subject to the applicant entering into a S106 agreement.	

1.0 The Site and its Surroundings

- 1.1 The site is a derelict parcel of land (area 2.3 hectares) located to the east of St John's Terrace and to the north of Oxcliffe Road, Morecambe. The site has been raised in the past and levelled with hardcore. As a consequence the western edge of the site is approximately 1.5m above adjoining properties (342 Oxcliffe Road and the rear of five properties on St John's Terrace). No. 342 Oxcliffe Road is a derelict bungalow with a garage that has its roof missing. Other features include a drain which runs along the north-west edge of the site and a wooden pole-mounted electricity transmission line along the western edge of the site. The eastern edge of the site is defined by a 3m wall with a fence on top which is the rear boundary to properties fronting White Lund Road. A paddock abuts the northern edge of the site with fields beyond. The site was previously used for storage.
- 1.2 The existing access to the site is from Oxcliffe Road. The nearest bus stops from the site are located on Westgate and are accessible via White Lund Road and Banbury Avenue, a walk of approximately 650m.
- 1.3 The western part of the site is identified as a PPG17 Open Space (Oxcliffe Road Natural and Semi-Natural Site) in the PPG17 Open Space Assessment 2010. The designation extends to the paddock to the north. The raising and levelling of the site has resulted in the loss of the natural and semi-natural interest in the site.

2.0 The Proposal

- 2.1 The proposal is for 10 dwellings comprising eight semi-detached, 3-bed houses and two detached 4-bed houses. Indicative materials are rendered walls and natural slate roofs. Five houses are located on either side of the access road. The front elevations of the 5 southern properties face Oxcliffe Road with a low boundary treatment to the street broken up with pedestrian access points created onto footpaths that lead up to the properties' front doors.
- 2.2 The semi-detached houses would each have a hardstanding to accommodate one car, and the

detached houses would have an attached garage and hardstanding capable of accommodating 2 to 3 cars.

- 2.3 The existing access to the site from Oxcliffe Road would be closed. Access to the site would be from Oxcliffe Road via St Johns Terrace, a privately-managed pedestrian/vehicular access track. The application proposes improvements to St John’s Terrace, along the length between Oxcliffe Road and No 1 St John’s Terrace, by widening it to 5.5m and re-constructing the carriageway to Lancashire County Council’s adoption specifications. A new 1.2m wide footway would also be provided on the west side of St John’s Terrace between Oxcliffe Road and No.1 St John’s Terrace. A 1.8m wide footway would be provided on the east side of St John’s Terrace to a depth of 7.0m from the existing footway on Oxcliffe Road.
- 2.4 It is proposed that surface water drainage would be dealt with by discharging to a watercourse that lies on the western boundary of the site. Foul drainage being connected to existing mains.

3.0 Site History

3.1 There have been a number of planning applications for development on the site, including dwellings, park homes, and park homes for Gypsy residential accommodation. The most relevant to the proposed development was 15/00859/FUL, which also proposed 10 dwellings and a new vehicular access. This application was refused on 14 December 2015, for the following reasons:

- (i) *The proposal fails to deliver the required 2 affordable units on site, supposedly due to viability reasons. However, the content of the viability assessment submitted is considered by the Local Planning Authority to be flawed and therefore its conclusions cannot be relied upon. The omission of the required affordable housing provision and the lack of a robust viable rationale is contrary to policy DM41 of the Development Management DPD.*
- (ii) *To form a safe access to serve the proposal it must be supported by a range of off-site highway works. Without these measures the development is deemed to be unacceptable in planning terms, giving rise to significant concerns over highway safety. Therefore the proposal is contrary to policy DM35 of the Development Management DPD.*
- (iii) *The proposal fails to adequately compensate for the loss of open space provision and to adequately provide for the needs of its future residents by not contributing towards the provision or enhancement of off-site open space. Therefore it is contrary to policy DM25 of the Development Management DPD.*

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments within statutory timescale.
Highways Authority	No objection subject to conditions and S278 agreement for offsite highway works
County Strategic Planning	Interim response: A request for a financial contribution towards education provision is not required at this stage, however, a re-calculation would be required at the point at which the application is determined. Any financial contribution to Education to mitigate the impacts of the proposed development will be reported verbally to Committee.
Lead Local Flood Authority	No comments within statutory timescale.
Forward Planning Team	No comments within statutory timescale.
Natural England	No objection in relation to statutory nature conservation sites.
Strategic Housing Policy Officer	Comments - The provision of 2 affordable dwellings would be required on site. The applicant has provided evidence from three Registered Providers that they are not interested in taking on 2 affordable houses. Based on the methodology in the Meeting Housing Needs SPD, a financial contribution of £46,805 has been requested as an alternative to on-site provision.

Lancashire Fire & Rescue Service	Comments - Refer to relevant building regulation requirements regarding access and water provision.
United Utilities	No objection subject to conditions
Environmental Health	No comments within statutory timescale.
Public Realm Development Manager	Comments - An off-site contribution of an amount of £8,164 would be required in respect of amenity space in lieu of on-site provision; contribution to parks and gardens; and compensation for the loss of part of the Oxcliffe Road Natural and Semi-Natural Open Space. The contributions above would go to planned improvements at Regent Park, Morecambe.

5.0 Neighbour Representations

5.1 At the time of writing, 1 neighbour representation has been received objecting to the proposed development on the basis of traffic (entering Oxcliffe Road it is difficult to see oncoming traffic from the west due to a bend, telecommunications pole and hedges blocking the view; and from the east, which is a blind corner, where traffic speeds up); and siting of the development on raised land, which could exacerbate flooding and a lack of privacy on St John's Terrace.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF):
 Paragraphs 7, 14 and 17 – Sustainable Development and Core Principles
 Paragraph 32 - Access and Transport
 Paragraphs 49 and 50 - Delivering Housing
 Paragraphs 56, 58 and 60 – Requiring Good Design

Core Strategy

SC1: Sustainable Development
 SC2: Urban Concentration
 SC4: Meeting the District's Housing Requirements

Development Management DPD

DM20: Enhancing Accessibility and Transport Linkages
 DM25: Green Spaces and Green Corridors
 DM35: Key Design Principles
 DM36: Sustainable Design
 DM38: Development and Flood Risk
 DM41: New Residential Dwellings

7.0 Comment and Analysis

7.1 The main issues relating to the proposed development concern:

- Planning Obligations;
- Access / highways;
- Open Space;
- Drainage; and
- Design and layout

7.2 Planning Obligations

The current planning application is similar to the proposal that was considered by Committee in December 2015 (15/00859/FUL). The refusal reasons are set out in paragraph 3.1. In summary, the applicant was unwilling at the time to enter into a Section 106 agreement in respect of the provision of two affordable houses, and was similarly unwilling to contribute towards the necessary off-site open space. Additionally the applicant was not prepared to fund a range of off-site highway works necessary to provide safe access to and egress from the proposed development. Without these measures the development was, and still would be deemed unacceptable in highways terms, giving rise to significant concerns regarding highway safety.

7.3 In respect of the current planning application, the applicant has agreed to enter into a Section 106

agreement to provide the required off-site open-space contributions. The applicant has demonstrated that 3 Registered Providers are not interested in taking on the proposed two affordable houses that a development of 10 houses would require, and has agreed in principle to making a financial contribution towards the provision of off-site affordable housing. The financial contribution in lieu of on-site affordable housing provision has been calculated using the methodology in the adopted Meeting Housing Needs SPD.

- 7.4 The applicant has also agreed to enter into a Section 278 agreement in respect of the off-site highway contributions required (see section below).

Access/Highways

- 7.5 This part of the district is deficient in services and facilities that exist within a comfortable walking distance, with the nearest bus stops (with services to Morecambe and Lancaster) all approximately 650m from the site. As a consequence occupants of the proposed development would be heavily-reliant on the use of the car, with significantly more private vehicle, visitor and work-related traffic movements over surrounding lengths of the public highway network. However, the site falls within the urban area and as such a residential scheme can be supported in principle on this site. This is reinforced by the fact that the site has been previously developed.
- 7.6 The current access to St John's Terrace from Oxcliffe Road, a privately managed pedestrian and vehicular access track, would be improved to give access to the proposed development. The access would be constructed to a minimum width of 5.5 metres in accordance with good design practice thereby allowing two vehicles to pass each other unhindered. While the site's means of access from Oxcliffe Road may be considered for adoption to be maintained at public expense, it must be constructed/comply with Lancashire County Council's standards. The Highway Authority is seeking visibility splays of 2.4m by 73m in each direction at this junction given the 40mph speed limit along Oxcliffe Road.
- 7.7 The proposed footway arrangements do not accord with good design practice but represent an improvement over the current lack of footway provision. Beyond the limit of the development's proposed footway arrangements, a physical means of demarcation is to be introduced into the overall carriageway layout to emphasise a change in nature from independent vehicle running lanes to one incorporating a shared pedestrian/vehicular surface. To this end, the Highways Authority recommend the use of proprietary hot-rolled asphalt macadam incorporating coloured coated chippings into the surfacing as an acceptable alternative "contrasting" construction material for the access road with a rumble strip.
- 7.8 The Highways Authority requires parking provision to comply with the Council's Parking Standards because of the need to rely on private car to access services. The car parking standards require a maximum of 2 car parking spaces for 3-bed houses and 3 spaces for 4-bed houses. The proposed parking provision complies with the car parking standards. Minimum covered parking facility guidelines stipulate 3m x 6m thereby allowing for secure cycle storage as well as sufficient space for the parking of an average sized vehicle. The proposed garages for the two 4-bedroom detached houses comply with the guidelines.
- 7.9 A development of 10 houses would lead to an increased frequency of pedestrian/vehicular movements along lengths of the public highway network – in particular Oxcliffe Road and White Lund Road. Oxcliffe Road in the vicinity of the application site is a relatively straight stretch of carriageway with high actual speeds considering its 40 mph speed classification. As a consequence, off-site highway improvement works (road markings to be agreed) would be necessary to mitigate the effects of the development on the operation of surrounding lengths of the public highway network.
- 7.10 The Highways Authority, in considering the previous application (15/00859/FUL), required the implementation of improved street lighting arrangements in the immediate vicinity of the application site and its junction with Oxcliffe Road and White Lund Road. New columns and lighting heads have recently been erected in the vicinity of the Oxcliffe Road and White Lund Road junction. The Highways Authority Lighting Services recognise that it would be preferable to light the junction from the southerly kerb line of Oxcliffe Road/Mellishaw Lane, but are aware of limitations to the extent of service strips along that particular edge of the carriageway – such that a lighting column could not be placed in the most suitable location with regards to illumination of the junction. Therefore a request

for improved street lighting arrangements is not being pursued with the current application.

Open Space

- 7.11 Natural England considers that this application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature.
- 7.12 The Council's Planning Advice Note Amenity Space in Lancaster (PAN) requires the development to provide on-site amenity space amounting to 190 sq.m. The site layout as proposed does not include provision of on-site amenity space. A financial contribution towards the provision of, or improvement to, off-site open provision is required. As 10 dwellings are proposed, the PAN also requires a financial contribution towards Parks and Gardens.
- 7.13 The western part of the site is identified in the Council's PPG17 Open Space Assessment as part of the Oxcliffe Road Natural and Semi Natural Open Space (NSN). The raising of the land with hardcore has destroyed this interest. It is therefore appropriate that this loss is compensated for.

Drainage

- 7.14 It is proposed that surface water drainage would be dealt with by discharging to a watercourse that runs along the western boundary of the site. Generally, the aim should be to discharge surface water run-off as high-up the following hierarchy of drainage options as reasonably practicable: into the ground (infiltration); to a surface water body; to a surface water sewer, highway drain, or another drainage system; to a combined sewer. The Lead Local Flood Authority (LLFA) have not provided a consultation response at the time of writing this report. In their consultation response to the previous planning application (15/00859/FUL), the LLFA commented that soakaways or infiltration drainage are not considered feasible or appropriate due to the presence of relatively impermeable silty clays, peaty clays and peat on site to a depth of approximately 4.0m. The proposed means of surface water drainage was acceptable to the LLFA, subject to the imposition of a condition stating that development shall be carried out in accordance with the approved Flood Risk Assessment. It is considered the same condition is appropriate with the current planning application. The proposed connection of foul drainage from the development to existing mains is acceptable.

Design and layout

- 7.15 The site layout would be two rows of houses to the north and south of the proposed access, which terminates at a turning head. The front of the houses to the north of the proposed access would look within the development, and front of the houses to the south would have views over Oxcliffe Road and the fields beyond. There is an adequate separation distance between the two rows of properties. The two detached houses would be located either side of the turning head: each would have an attached garage and a hardstanding for 2/3 cars. The eight semi-detached houses would have a hardstanding for parking 1 car, which is less than the Car Parking Standards required provision of two spaces. The rear gardens of the properties are of the required length to comply with the Council's adopted standards. Each house would have a bin store: these are sited in locations that would not adversely impact on the street-scene of the proposed access road.
- 7.16 The proposed materials for the development are blockwork walls with render and paint finish and natural blue or grey slate roofs. Windows would be uPVC double glazed units, with the paint finish and colour to be agreed. Boundary treatments would be 1.8m high hit and miss timber fences.
- 7.17 The site is elevated relative to St John's Terrace. It is considered unlikely that the proposed development would give rise to issues of privacy through overlooking. The side elevations of the nearest property to St John's Terrace would have one window in the side elevation at ground floor level, the view from which would be partly screened by a 1.5m boundary wall; and a window at first floor level would be to a non-habitable room (landing to staircase). The 1.5m boundary wall would also partially screen views from the rear garden area. This arrangement is considered acceptable.

7.18 Other Matters

Environmental Health have not provided a consultation response at the time of writing this report. In their consultation response to the previous planning application (15/00859/FUL), Environmental Health requested conditions relating to hours of construction, dust control during construction, contaminated land and bunding of tanks. The imposition of the same conditions is considered appropriate.

8.0 Planning Obligations

8.1 The following Section 106 contributions are necessary to make the development acceptable in planning terms:

- £46,805 in lieu of on-site affordable housing provision;
- £8,164 in lieu of on-site amenity space provision; contribution to parks and gardens; and to compensate for the loss of part of the Oxcliffe Road NSN.

8.2 Separate off-site highway works have been requested by the Highways Authority are to be secured by a S278 agreement. The land referred to in Conditions 3 and 4 would be the subject of a dedication agreement under S38 of the Highways Act.

9.0 Conclusions

9.1 The proposed development will bring a redundant site back into beneficial use by contributing to the District's housing supply.

9.2 The applicant has provided evidence that 3 Registered Providers have no interest in taking on 2 affordable houses on site. A financial contribution in lieu of on-site affordable housing provision has been requested.

9.3 The proposed access to the site would result in improvements to a substandard access that currently serves St John's Terrace. While the proposed footway arrangements do not accord with good design practice, they represent an improvement over the current lack of footway provision. A range of offsite highway improvements are considered necessary to make the proposed development acceptable in highways terms: these measures would be secured through a Section 278 agreement with the Highways Authority.

9.4 A financial contribution in lieu of on-site amenity space provision, contribution to parks and gardens and to compensate for the loss of part of the Oxcliffe Road NSN have been requested. The proposed means of drainage and design and layout are considered to be acceptable.

Recommendation

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

1. Standard time condition.
2. Development to accord with approved drawings.
3. Sample of external elevation and roof materials to be agreed (including precise render colour)
4. No development shall commence until full detailed plans, including construction details pertaining to the site's internal pedestrian/vehicular carriageway surface and connection to the existing highway network, are submitted to, and approved in writing by, the local planning authority.
5. Internal pedestrian/access road to be constructed in accordance with LCC Specification for Construction of Estate Roads to at least base level.
6. No part of the development shall commence until a scheme for the construction of all off-site highway improvement works is submitted to, and approved in writing by, the local planning authority.
7. No development shall take place including any form of excavation activities until a construction method statement has been submitted to and approved in writing by the local planning authority.
8. No development above 1m in height in the visibility splay (removal of PD rights).
9. No part of the development shall be occupied until the off-site highway improvement works have been constructed and completed in accordance with approved scheme details.
10. The development to be carried out in accordance with the approved Flood Risk Assessment and the mitigation measures detailed within the FRA.

11. Landscaping details to be agreed in writing (including proposed planting beds and low level planting/hedge) and maintained thereafter to the satisfaction of the local planning authority.
12. Hours of construction – 0800-1800 Monday to Friday, 0800-1400 Saturday.
13. Scheme for dust control – earth moving and construction activities.
14. Standard contaminated land condition.
15. Contaminated land - importation of soils, materials and hard core.
16. Contaminated land - prevention of new contamination.
17. Bunding of tanks.
18. Foul and surface water to be drained on separate systems.
19. No part of the development shall commence until a scheme for surface water drainage is submitted to, and approved in writing by, the local planning authority.

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

In accordance with the above legislation, the City Council can confirm the following:

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.

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 align="center">Agenda Item</p> <p align="center">A9</p>	<p align="center">Committee Date</p> <p align="center">7th March 2016</p>	<p align="center">Application Number</p> <p align="center">15/01438/VCN</p>
<p align="center">Application Site</p> <p align="center">Tesco Lancaster Road Carnforth Lancashire</p>	<p align="center">Proposal</p> <p align="center">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 variation of condition 20 on planning permission 14/01079/VCN in relation to hours of deliveries)</p>	
<p align="center">Name of Applicant</p> <p align="center">Tesco Stores Ltd</p>	<p align="center">Name of Agent</p> <p align="center">Sharpes Redmore Partnership</p>	
<p align="center">Decision Target Date</p> <p align="center">Time extension agreed until 11th March 2016</p>	<p align="center">Reason For Delay</p> <p align="center">Committee Cycle</p>	
<p>Case Officer</p>	<p align="center">Mr Mark Potts</p>	
<p>Departure</p>	<p align="center">No</p>	
<p>Summary of Recommendation</p>	<p align="center">Approval</p>	

(i) Procedural Note

The application was previously considered at the 8th February 2016 Planning Committee and it was resolved to grant planning permission on the basis of one delivery visiting the site between the hours of midnight and 2am once a week. The applicants had sought planning permission on the basis of this occurring once daily and therefore the scheme is being reported back to Committee on this basis for further consideration.

1.0 The Site and its Surroundings

1.1 The site subject to this planning application is currently a supermarket on the north west side of Scotland Road on the southern fringes of Carnforth. The supermarket is close to the north west boundary with a large car park to the front and north. The predominant land use surrounding the site is residential in nature with dwellings along Grosvenor Place backing onto the supermarket site along the north western boundary with further properties along Victoria Street, Albert Street and Fern Bank to the south and on Alexander Road on the opposite side of Scotland Road.

1.2 The site is relatively unconstrained however the site is located adjacent to the Carnforth Conservation Area.

2.0 The Proposal

2.1 The original grant of planning permission (98/01043/FUL) on the site restricted deliveries between 0630-2130 Monday to Friday and 0800-1800 on Sundays. The proposed development is to allow deliveries and servicing between 0630 and 2130 hours Monday to Sunday and one delivery between midnight and 0200 on a daily basis. Planning permission was granted in 2015 under a Section 73 application (permission 14/01079/VCN) which allowed for the temporary consent of the above arrangements – i.e. one delivery to the supermarket between midnight and 0200 on a daily basis and deliveries between 0630 to 2130 Monday to Sunday. This was on a temporary basis for 6 months, and this expired on 15th November 2015. It was granted temporary permission due to the

Local Planning Authority's concerns that noise could be detrimental to the residential amenity of those properties in close proximity to the site. In essence therefore this application seeks permanent consent for the scheme permitted under application 14/01079/VCN.

3.0 Site History

3.1 The site has been subject to a number of planning applications as detailed below.

Application Number	Proposal	Decision
98/01043/FUL	Erection of a food retail store and relocation of existing plant hire company including demolition works and ancillary servicing and alterations to access	Approved
99/00530/FUL	Erection of a company offices building and retention of former bakery premises as workshop/stores in place of previously approved parking	Approved
02/00251/FUL	Modification of condition no. 19 on 98/01043/FUL to change opening hours on Sundays from 10:00-16:00 to 11:00-17:00	Approved
05/01044/FUL	Erection of new cage marshalling and insulated area with loading bays with canopy over for home delivery service	Approved
07/00075/FUL	Removal of existing vegetation, realignment of existing footway, installation of HGV waiting area in front of service yard access gates and re-design of the service yard gates to allow HGV access from waiting area – Approved	Approved
12/00641/VCN	Temporary variation of condition 3 of 02/00251/FUL to allow for the relaxation of store opening hours to 9:00-20:00 on Sundays	Approved
14/01079/VCN	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)	Approved
15/01312/VCN	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 variation of condition 19 on planning permission 98/01043/FUL in relation to hours of trading)	Withdrawn
15/01313/VCN	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 variation of condition 20 on planning permission 98/01043/FUL in relation to hours of deliveries)	Withdrawn
15/01439/VCN	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 variation of condition 19 on planning permission 14/01079/VCN in relation to hours of trading)	Approved

4.0 Consultation Responses

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

Consultee	Response
Environmental Health	No objections to the scheme and the continuation of the current arrangement is unlikely to adversely affect residential amenity.
County Highways	No objection
Carnforth Town Council	Concerns about disturbance to residents caused by deliveries made between 22:30 and 0700 and that the timing and description of the deliveries is unclear.
Conservation Section	No objection

5.0 Neighbour Representations

5.1 The application has been advertised in the press, site notice and adjacent businesses consulted. To date there has been no letters of representation received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraphs 7, 8, 9, 10 and 14 – Achieving Sustainable Development
 Paragraphs 17 – Core Planning Principles
 Paragraphs 18, 19, 20 and 21 – Building a strong, competitive economy
 Paragraph 123 – Noise
 Paragraph 206 – Use of Planning Conditions

6.2 Lancaster District Local Plan

Saved Policy EC5 – Employment Allocations

6.3 Development Management DPD

Policy DM35 – Sustainable Development

6.4 Lancaster Core Strategy

Policy SC1 – Sustainable Development

7.0 Comment and Analysis

7.0.1 The application raises the principal issues:

- Impact on neighbouring properties;
- Other Material Considerations.

7.1 Impact on neighbouring properties

7.1.1 The scheme proposes the continuation of the night time/early morning operating regime that was permitted under application 14/01079/VCN, albeit this was approved for a temporary period of time of 6 months (which lapsed on the 15th November 2015, notwithstanding this, the application was submitted and validated before this date).

7.1.2 The site has been operating on the basis of the revised hours since May 2015 without adversely affecting the amenity of adjoining users, and it is interesting to note that no objections have been received to the application from local residents despite a relatively wide spread consultation exercise. The accompanying noise assessment has been reviewed by Environmental Health who offer no objection to the scheme as the noise survey demonstrates that the continuation of deliveries between the hours of 0630 – 2130 Monday to Sunday and one delivery between midnight and 0200 is unlikely to affect residential amenity, especially coupled with no responses in relation to the publicity surrounding this application or complaints on delivery noise. With that they offer no objection to the scheme.

7.1.3 With this in mind it is considered that continuation of the proposal that was found acceptable under application 14/01079/VCN can be supported permanently, subject to the continuation of the deliveries to the store being undertaken in accordance with the Service Yard Noise Management Plan and a written log to be undertaken to record HGV deliveries between midnight and 0200.

7.2 Other Material Considerations

7.2.1 In line with current guidance when an application under Section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission. The guidance suggests that to assist with clarity, decision notices for the grant of planning permission under Section 73 should also repeat relevant conditions from the original planning permission, unless they have been discharged.

8.0 Planning Obligations

8.1 Not Applicable.

9.0 Conclusions

9.1 The proposal was considered acceptable, albeit on a temporary basis under application 14/01079/VCN. The applicant's noise assessment has demonstrated to the satisfaction to the Local Planning Authority that the site can continue to operate within the amended hours without posing a detrimental impact to the amenity of adjoining residents, it is therefore considered that the permanent arrangement can be supported by the Local Planning Authority subject to the scheme being undertaken in accordance with the Service Yard Management Plan and provision for recording of HGVS undertaking the deliveries between midnight and 2am.

Recommendation

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

20 Servicing and delivery of goods to the supermarket shall only take place between the hours of 0630 to 2130 Monday to Sunday, the only exception being between midnight and 0200 on the basis that a delivery vehicle (to be restricted to one on a daily basis) visits the site.

All the other conditions (including a new HGV delivery log condition) attached to planning permission 14/01079/VCN will be applied to the new planning permission but varied to account for details approved under conditions or those which are no longer applicable.

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

In accordance with the above legislation, the City Council can confirm that it has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the agent 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.

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 style="text-align: center;">Agenda Item</p> <p style="text-align: center;">A10</p>	<p style="text-align: center;">Committee Date</p> <p style="text-align: center;">7th March 2016</p>	<p style="text-align: center;">Application Number</p> <p style="text-align: center;">15/01623/FUL</p>
<p style="text-align: center;">Application Site</p> <p style="text-align: center;">38 Hest Bank Lane Hest Bank Lancaster Lancashire</p>	<p style="text-align: center;">Proposal</p> <p style="text-align: center;">Construction of a first floor balcony to the rear elevation with block wall to the side and replace obscure glazed side window with clear glass</p>	
<p style="text-align: center;">Name of Applicant</p> <p style="text-align: center;">Mr Paul Newton</p>	<p style="text-align: center;">Name of Agent</p> <p style="text-align: center;">N/A</p>	
<p style="text-align: center;">Decision Target Date</p> <p style="text-align: center;">18 February 2016</p>	<p style="text-align: center;">Reason For Delay</p> <p style="text-align: center;">Committee Cycle</p>	
<p>Case Officer</p>	<p>Mr Robert Clarke</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval</p>	

(i) Procedural Matters

The proposed development would normally fall within the scheme of delegation. However, Councillor Rogerson requested it be referred to the Planning Committee for a decision on grounds of the development's overlooking nature.

1.0 The Site and its Surroundings

- 1.1 The property which forms the subject of this application relates to a detached property which from the front elevation appears as a single storey bungalow. To the rear first floor accommodation is provided in the roof space and through the introduction of a two storey extension.
- 1.2 The property is located on Hest Bank Lane within Hest Bank and opposite Slyne-with-Hest St Luke's Church of England Primary School. The surrounding area is residential in character and is characterised by large detached properties within generous curtilages. There is a mixture of bungalows and two storey dwellings.
- 1.3 The site is allocated as an urban greenspace with the Lancaster District Local Plan Proposals Map.

2.0 The Proposal

- 2.1 The applicant has previously constructed a first floor extension (on top of a single storey extension subject of planning ref: 80/0584) to the rear of the property that extends from the rear elevation up to 3m and features a hipped roof with a maximum height of 6m. This could be considered as permitted development, however, the applicant has installed a side elevation window with clear glazing, which is to be regularized under this application. Under permitted development regulations a side elevation window must be installed with obscure glazing. The application also proposes the installation of a balcony that will also be constructed on top of the ground floor extension. It will have a width of 3.8m and a length of 1.2m, it will feature a 1.1m high clear glazed balustrade and 1.8m high obscure glazed privacy panels to each side.

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
80/0584	Alterations and erection of extensions to form two sun lounges, porch, lounge extension and extension to roof level to form first floor living accommodation	Permitted
83/0817	Amendment to previously approved extension and alterations	Permitted
15/01181/FUL	Construction of a first floor balcony to the rear elevation and replace obscure glazed side window with clear glass	Refused

4.0 Consultation Responses

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

Consultee	Response
Slyne with Hest Parish Council	They are aware of the neighbour's concerns on the refused application 15/01181/FUL and hope that the modifications go towards solving the problems.

5.0 Neighbour Representations

5.1 Two letters of objection have been received by the occupants of the neighbouring property No. 40 Hest Bank Lane on grounds of the developments intrusive, overlooking nature and the resulting impacts on private amenity space and character.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 7, 12, 14, 17 – Sustainable Development and Core Principles
Paragraphs 56-64 – Requiring Good Design

6.2 Development Management DPD

DM35 – Key Design Principles
DM28 – Development and landscape impact

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

6.4 Lancaster District Local Plan Saved Policies

E29 – Green Spaces

7.0 Comment and Analysis

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

- General design
- Impacts on residential amenity

7.2 **General design**

The proposed balcony is to be constructed using a 1.1m high clear glazed balustrade and 1.8m high privacy panels at each end. The proposed steel balustrade and use of glazing panels are seen to

provide an appropriately contemporary finish to the rear elevation of the property that also respects the appearance of the dwelling, whilst its small scale, 4.56m², is not seen to result in detrimental impacts to the character of the property. Furthermore, the installation of a balcony in this location is seen as an improvement to the current flat roof promontory that remains as a result of the previously constructed first floor extension. Additionally, a balcony of a similar style although of a much larger scale has been constructed at No. 44 Hest Bank Lane, as such this balcony will not be the only development of this form along this row of detached properties. Overall, the scheme is deemed to represent an acceptable and congruent form of development that respects the character of the dwelling and the area.

7.3 The window to the side elevation is a brown uPVC unit which is seen to match the appearance of the windows installed throughout the development. As such the appearance of the property is maintained.

7.4 **Impacts upon residential amenity**

Objections have been received from the occupant of the neighbouring dwelling who has concerns regarding the developments intrusive and overlooking nature and the resulting impacts upon private amenity space.

7.5 A previous application, 15/01181/FUL, which also proposed a balcony (without privacy panels) and the regularisation of the side elevation window was rejected on grounds of the developments overlooking nature and resulting impacts on private amenity space. After a detailed site visit to the applicant property and its neighbour No. 40 Hest Bank Lane, it is deemed that the addition of 1.8m high obscure glazed privacy panels to each side of the proposed balcony alleviates the concerns raised for the previous application. To the south the privacy panels will obscure any views of the neighbouring properties rear conservatory and patio area, whilst a substantial mature 3-4m high hedge which forms the party boundary will ensure that sufficient privacy levels for No. 40 will remain. To the north, again the privacy panels will prevent overlooking of the majority of the garden of 36 Hest Bank Lane, the balcony will have views of an outbuilding which is located to the rear of the garden. However, on balance it is seen that acceptable levels of privacy remain.

7.6 Careful consideration was given to the side elevation window. During the site visit it was seen that the hipped roof of the adjacent single storey rear extension prevents views of the patio area of the No. 36, only views of the outbuilding and the area immediately to the front are gained. The applicant property features a rear elevation bedroom window which has views over the entire garden of the neighbouring property, as such the installation of clear glazing to the side elevation is not seen to exacerbate the current situation.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 This is a finely-balanced proposal. However overall, the balcony is considered acceptable in terms of scale and design and is deemed to represent an acceptable form of development that respects the character of the dwelling and the wider area.

9.2 This application differs from the previously refused application due to the inclusion of the 1.8m high obscure glazed privacy panels. After careful consideration it is considered that these panels mitigate any form of direct overlooking whilst the existing boundary treatments also contribute to ensuring acceptable levels of privacy for nearby occupiers. With regards to the side elevation window, its view is largely obscured by the hipped roof of the adjacent extension, as such it is not seen to result in further issues of overlooking. It is for these reasons that the application can be supported.

Recommendation

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

1. Standard three year timescale

2. Development in accordance with plans
3. Amended plan ref: HB/1/16 received on the 28/02/2016
4. Retention of existing boundary treatments
5. No balcony on flat roof of the attached garage

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

In accordance with the above legislation, the City Council can confirm the following:

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.

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 align="center">Agenda Item</p> <p align="center">A11</p>	<p align="center">Committee Date</p> <p align="center">7th March 2016</p>	<p align="center">Application Number</p> <p align="center">16/00078/FUL</p>
<p align="center">Application Site</p> <p align="center">66 Sunnybank Road Bolton Le Sands Carnforth Lancashire</p>	<p align="center">Proposal</p> <p align="center">Demolition of existing conservatory and erection of a single storey rear extension.</p>	
<p align="center">Name of Applicant</p> <p align="center">Mr Andy Beaumont</p>	<p align="center">Name of Agent</p> <p align="center">N/A</p>	
<p align="center">Decision Target Date</p> <p align="center">22 March 2016</p>	<p align="center">Reason For Delay</p> <p align="center">N/A</p>	
<p>Case Officer</p>	<p>Mr Robert Clarke</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval</p>	

(i) Procedural Matters

The proposed development would normally fall within the scheme of delegation. However, the applicant is an employee of Lancaster City Council and as such the proposal must be determined by the Planning Committee.

1.0 The Site and its Surroundings

- 1.1 The property which forms the subject of this application relates to a two storey semi-detached property on Sunnybank Road, Bolton-Le-Sands. The property has pebble dashed walls with a grey concrete tiled roof, white uPVC doors and windows are installed throughout.
- 1.2 The surrounding area is residential in character and consists of semi-detached bungalows and two storey dwellings. The West Coast Mainline lies to the rear of these properties.
- 1.3 The site is allocated as a rural settlement and countryside area in the Lancaster District Local Plan proposals map.

2.0 The Proposal

- 2.1 The application proposes the demolition of the existing conservatory and the erection of a new single storey rear extension. The proposed extension will project up to a maximum of 4m from the rear elevation of the dwelling and will have a maximum width of 5m. It will feature a pitched roof with a maximum height of 3.5m to the ridge line. The walls will be dashed to match the existing property and the roof finished with matching concrete tiles. White uPVC doors and windows will be installed throughout.

3.0 Site History

- 3.1 One previous relevant planning application has been previously received by the Local Planning Authority.

Application Number	Proposal	Decision
96/00861/FUL	Erection of two storey rear extension	Permitted

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response at the time of writing this report

5.0 Neighbour Representations

5.1 One letter of objection has been received objecting on the grounds of loss of light, damage to the boundary fence, drainage, noise.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 7, 12, 14, 17 – Sustainable Development and Core Principles
Paragraphs 56-64 – Requiring Good Design

6.2 Development Management DPD

DM35 – Key Design Principles
DM28 – Development and landscape impact

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

6.4 Lancaster District Local Plan Saved Policies

E4 – Countryside Area

7.0 Comment and Analysis

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

- General design
- Impacts on residential amenity

7.2 **General Design**

Although this development borders the North Lancashire Green Belt, which lies to the rear of Sunnybank Road, this area is already urbanised by dwellinghouses and the West Coast Mainline serves as an effective boundary to the Green Belt designation here. Additionally the design and scale of the development and the materials being proposed are seen to create an extension that is respectful of the property's character and as such would be read as part of the existing dwelling. Furthermore, the extension would not be seen from within the streetscene. It is also worth noting there are already a large number of similar rear extensions within the immediate area. It is considered that the scheme represents an appropriate form of development.

7.3 **Impacts upon residential amenity**

The extension will feature windows and doors to the rear elevation and a clear glazed window to the side (south-west) elevation. The rear garden of this property is enclosed by a 1.8m high close boarded panel fence to both sides and the rear. This is seen to ensure that the side facing window

will not cause reductions in privacy levels for the nearby occupiers.

- 7.4 The occupant of the neighbouring property has objected on grounds of loss of light. The proposed extension will be 2m wider than the existing conservatory; however, its' length measured from the rear elevation of the dwelling will be 1m less. As such the proposed development is not seen to break the 45-degree rule with the conservatory of the neighbouring dwelling. This ensures that the neighbouring property will receive acceptable levels of daylight after the construction of the proposed extension.
- 7.5 With regards to the other reasons for objection, damage to the boundary fence and the drainage pipe/guttering issue would be private matters between the parties involved; whilst noise during construction is not itself a material planning consideration.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 Overall, the proposed extension through its proposed design, scale and materials is seen as an acceptable and coherent form of development that respects the character of the dwelling and its neighbours. The proposed scheme is not seen to result in any detrimental impacts to the residential amenity of the immediate area.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with plans
3. Materials to match

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

In accordance with the above legislation, the City Council can confirm the following:

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.

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 A12	Committee Date 7 th March 2016	Application Number 16/00099/FUL
Application Site 93 Dale Street Lancaster Lancashire LA1 3AP	Proposal Retention of a single storey rear extension	
Name of Applicant Mr Ismail Thagia	Name of Agent David Tarbun	
Decision Target Date 22 March 2016	Reason For Delay N/A	
Case Officer	Mr Robert Clarke	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

The proposed development would normally fall within the scheme of delegation. However, the applicant is related to an employee of Lancaster City Council and as such the proposal must be determined by the Planning Committee.

1.0 The Site and its Surroundings

- 1.1 The property which forms the subject of this application relates to a three-storey mid-terrace located on Dale Street.
- 1.2 The surrounding area mainly consists of terrace properties with a small number of commercial properties, which include hot and cold food takeaway, convenience shop, a laundrette and a public house.
- 1.3 The site is unallocated in the Lancaster District Local Plan proposals map.

2.0 The Proposal

- 2.1 The application proposes the retention of a single storey extension and works to the existing window sill to the existing rear elevation window. Under application 15/00601/FUL a single storey extension with a hipped roof height of 2.9m was permitted. The extension was not constructed according to the approved plans and now features a hipped roof with a ridge height of 3.2m. The extension to be retained extends up to a maximum of 4.8m from the rear elevation of the property and has a maximum width of 3m.

3.0 Site History

- 3.1 One previous application has been received by the Local Planning Authority (Ref: 15/00601/FUL) which permitted a single-storey rear extension. The current application relates to this historic permission (see Paragraph 7.2 for details).

4.0 Consultation Responses

4.1 No statutory consultees are affected by this proposal

5.0 Neighbour Representations

5.1 At the time of compiling this report no representations have been received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 17 - 12 Core Principles
Paragraphs 56 and 57 – Requiring Good Design

6.2 Development Management DPD

DM35 – Key Design Principles

7.0 Comment and Analysis

7.1 The main issues to be considered in the determination of this application are:

- General design
- Impacts upon residential amenity

7.2 General Design

The single storey rear extension has not been built according to the plans approved under 15/00601/FUL. The ridge line of the extension is 0.3m higher than approved and has been reduced in length by 0.3m. The consequence of the raised roof is that the ridge line now runs into the window cill of the first floor window. This created an awkward relationship between the single storey extension and the existing rear outrigger, and as consequence was unacceptable. However, the proposed works to cut back the stone sill and replace with a new 50mm stone sill is considered as an acceptable improvement on the current situation. The reduction in the length of the extension is acceptable and does not compromise the overall design.

7.3 The extension has been constructed using the materials specified under the previous application; it features matching rendered walls and complementary roof tiles and matching white uPVC windows. Overall the appearance of the extension is seen to respect the character of this mid terrace property.

7.4 Impacts upon residential amenity

The increased height of the extension is not seen to result in any adverse impacts (such as increased shadowing or loss of daylight) upon residential amenity. The side facing windows do not result in reduced privacy levels for the neighbouring property and only have views of the 1.8m high stone wall which forms the party boundary.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The rear extension that has been constructed is seen to represent an acceptable form of development that does not result in detrimental impacts to the residential amenity of the nearby occupiers. Furthermore, the proposed works to the stone window sill are seen to resolve the awkward relationship between the extension and outrigger.

Recommendation

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

1. Works to the cill/proposed ridge detail to be completed within 6 months of the date of consent
2. Development in accordance with plans
3. Materials to match

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

In accordance with the above legislation, the City Council can confirm the following:

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.

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

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
15/00190/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 28 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss Pippa Doodson (Overton Ward 2015 Ward)	Request Completed
15/00191/DIS	Land North Of Saddler Nook Lane, Whittington, Lancashire Discharge of conditions 4, 6, 7, 8, 13, 15, 16, 17, 18 and 19 on application 15/00876/FUL for Mr Alexander Miejimolle (Upper Lune Valley Ward 2015 Ward)	Request Completed
15/00198/DIS	Oakhead, Mewith Lane, Tatham Discharge of conditions 3, 4 and 5 on application 15/00255/CU for Mr And Mrs Longton (Lower Lune Valley Ward 2015 Ward)	Initial Response Sent
15/00208/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 22 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss Pippa Doodson (Overton Ward 2015 Ward)	Request Completed
15/00209/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 23 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Initial Response Sent
15/00211/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 26 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Request Completed
15/00212/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 30 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Request Completed
15/00213/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 34 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Request Completed
15/00214/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 36 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Request Completed

LIST OF DELEGATED PLANNING DECISIONS

15/00215/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 37 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Request Completed
15/00216/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 31 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Request Completed
15/00218/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 38 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Request Completed
15/00219/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 31 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Request Completed
15/00220/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 16 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Initial Response Sent
15/00221/DIS	Red Court Caravan Park, Lancaster Road, Carnforth Discharge of conditions 7 and 8 on planning permission 15/00187/VCN for Mr John McCarthy (Carnforth And Millhead Ward 2015 Ward)	Application Refused
15/00715/FUL	Hill House, Fairheath Road, Tatham Erection of a 20kw wind turbine (21.97 metre high from ground to blade tip) and associated access for Mr Andrew Staveley (Lower Lune Valley Ward)	Application Refused
15/00794/CU	Northside Caravan Park, North Road, Carnforth Change of use of land for the siting of one additional lodge style holiday caravan for Mr John McCarthy (Carnforth Ward)	Application Permitted
15/00982/FUL	North Road Nursery, Netherbeck, Carnforth Erection of single storey building for use as ancillary living accommodation and office for Mr Michael Brook (Carnforth And Millhead Ward 2015 Ward)	Application Refused
15/01064/FUL	4 Chapel Barn, Chapel View, Overton Demolition of existing rear extension and erection of a replacement conservatory for Mr James Lord (Overton Ward 2015 Ward)	Application Refused
15/01141/FUL	Uplands, Thwaite Brow Lane, Bolton Le Sands Demolition of existing bungalow and erection of a replacement two storey detached dwelling for Mr Martin Wakelin (Bolton And Slyne Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

15/01158/FUL	15 Middlegate, White Lund Estate, Morecambe Erection of a detached car wash and vehicle preparation building for Vantage Motor Group (Westgate Ward 2015 Ward)	Application Permitted
15/01211/CU	Paint Mines , Wood Crag Foot, New Road Retention of use of land for the siting of 3 portable buildings to be used as an office, toilet block and briefing room, 4 storage containers and 1 septic tank for Mrs Julie Wright (Warton Ward 2015 Ward)	Application Permitted
15/01213/FUL	Heysham Nature Reserve, Moneyclose Lane, Heysham Erection of a modular building and siting of two storage containers for Mr Nicholas Cofield (Overton Ward 2015 Ward)	Application Permitted
15/01267/FUL	Brantholme, Hasty Brow Road, Slyne Retrospective application for the erection of extension to existing stable for Mr Philip Rogerson (Bolton And Slyne Ward 2015 Ward)	Application Permitted
15/01290/CU	Millrace Court , Main Street, Lancaster Change of use of office (B1) into dwelling (C3) for Mr Mark Green, Places For People (Skerton East Ward 2015 Ward)	Application Permitted
15/01323/FUL	University Of Cumbria , Bowerham Road, Lancaster Construction of a footpath and refurbishment of existing footpaths adjacent to Waddel North and South for University Of Cumbria (John O'Gaunt Ward 2015 Ward)	Application Permitted
15/01348/CU	118 Thornton Road, Morecambe, Lancashire Change of use of offices (B1) to three 2-bed flats (C3) and erection of a single storey side extension for Mr P. Hart (Poulton Ward 2015 Ward)	Application Permitted
15/01356/CU	Brantholme, Hasty Brow Road, Slyne Change of use of land to domestic garden and associated earthwork for Mr Philip Rogerson (Bolton And Slyne Ward 2015 Ward)	Application Permitted
15/01357/FUL	Land North Of Pirn Cottage, Millhouses Road, Tatham Erection of horticultural polytunnel and detached shed for Mrs Joyce Jones (Lower Lune Valley Ward 2015 Ward)	Application Permitted
15/01372/FUL	Land North Of Ashford House, Ashton Road, Lancaster Erection of a detached dwelling and associated access for Ms Emma Wilson (Scotforth West Ward 2015 Ward)	Application Refused
15/01395/FUL	4 Hill Side, Lancaster, Lancashire Excavation of land to form parking area for Mr & Mrs Samson (Castle Ward 2015 Ward)	Application Withdrawn
15/01405/CU	40 - 42 Victoria Street, Morecambe, Lancashire Change of use of first and second floors to create 2 self-contained flats and demolition of rear lean-to building for Mr J. Cunningham (Poulton Ward 2015 Ward)	Application Permitted
15/01411/CU	30 Market Street, Lancaster, Lancashire Change of use of bakery (A1/A5) to Chinese restaurant (A3), the installation of a new shop front and new windows to existing blocked window openings for Mr Zhong Wei Wang (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

15/01416/ADV	Launds Field, Stoney Lane, Galgate Advertisement application for the display of one non-illuminated panel board sign and three flagpoles and flags for Mr Chris Gowlett (Ellel Ward 2015 Ward)	Application Permitted
15/01420/FUL	Queen Victoria Hospital , Thornton Road, Morecambe Erection of a single storey side extension to existing dermatology unit and installation of roof plant equipment for Mr A Waddington (Poulton Ward 2015 Ward)	Application Permitted
15/01428/CU	2 Burnsall Avenue, Heysham, Morecambe Change of use of dwelling (C3) to mixed use comprising of a dwelling and child minders (C3/D1) for Mr & Mrs Christopher Giles (Heysham Central Ward 2015 Ward)	Application Refused
15/01434/CU	Box Tree, Ravens Close Road, Wennington Change of use of land from agricultural to storage and distribution (B8) of biomass woodchip and erection of a roof structure between two existing agricultural buildings to create storage area for Mr Ian Armour (Upper Lune Valley Ward 2015 Ward)	Application Permitted
15/01436/FUL	18 Rectory Gardens, Cockerham, Lancaster Erection of a single storey rear extension, installation of a balcony to the side and a raised replacement roof to create additional first floor accommodation for Mr S Holden (Ellel Ward 2015 Ward)	Application Permitted
15/01445/CU	Long Moor Farm, Procter Moss Road, Over Wyresdale Change of use and conversion of West and Middle barn to form a single holiday unit with associated landscaping and demolition of adjoining barns for Mr Phil Brewer (Ellel Ward 2015 Ward)	Application Permitted
15/01472/FUL	53 Princes Crescent, Morecambe, Lancashire Erection of a single storey rear extension for Wright And Lord Solicitors (Bare Ward 2015 Ward)	Application Permitted
15/01478/FUL	University Of Cumbria , Bowerham Road, Lancaster Installation of new car park lighting within the main car park for University Of Cumbria (John O'Gaunt Ward 2015 Ward)	Application Permitted
15/01484/VCN	53 Yealand Road, Yealand Conyers, Carnforth Conversion and alteration to existing garage to create a granny annexe (pursuant to the variation condition 2 and 3 on planning permission 11/00727/FUL to amend the approved drawings) for Mr N Gorton (Warton Ward 2015 Ward)	Application Withdrawn
15/01486/FUL	Hipping Hall, Long Level, Cowan Bridge Erection of 2.5m high acoustic fencing for Casterton Leisure Ltd. (Upper Lune Valley Ward 2015 Ward)	Application Permitted
15/01495/CU	29 Edward Street, Carnforth, Lancashire Change of use of residential flat (C3) to storage (B8) for Mr Andrew Smith (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
15/01503/FUL	Quernmore Park Hall, Quernmore Road, Quernmore Erection of a detached outbuilding to store a biomass boiler and associated pipe work for Segesta Ltd. (Lower Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

15/01504/LB	Quernmore Park Hall, Quernmore Road, Quernmore Listed building application for the works to the north elevation of the Hall to accommodate pipework for Segesta Ltd. (Lower Lune Valley Ward 2015 Ward)	Application Permitted
15/01508/FUL	Cawood House, Main Street, Arkholme Demolition of existing garden room with replacement single storey side extension, erection of single storey rear extension and regrading of part of the garden for Mr And Mrs Hargreaves (Kellet Ward 2015 Ward)	Application Permitted
15/01509/LB	Cawood House, Main Street, Arkholme Listed Building application for demolition of existing garden room with replacement single storey side extension, erection of single storey rear extension and a side porch, removal of various internal walls and relocation of wood panelling at ground and first floors, insertion of a new internal staircase, creation of an internal archway to link the 2 properties, installation of a flue, alterations to boundary walls, and insertion of a garden gate for Mr And Mrs Hargreaves (Kellet Ward 2015 Ward)	Application Permitted
15/01516/FUL	Raebeck Rise, Main Street, Wray Erection of a detached timber shed/workshop for Mr & Mrs J. Gordon (Lower Lune Valley Ward 2015 Ward)	Application Permitted
15/01517/FUL	Raebeck Rise, Main Street, Wray Demolition of side garage and erection of a replacement single storey side extension, removal of existing rear dormer, construction of 2 replacement dormer windows and raised decking area to the rear and erection of a detached garden room for Mr & Mrs J. Gordon (Lower Lune Valley Ward 2015 Ward)	Application Permitted
15/01523/CU	Flats 102 And 103, 240 Marine Road Central, Morecambe Change of use of two (1-bed and 2-bed) first floor flats into one 3-bed flat (C3) for Mr G. Cass (Poulton Ward)	Application Permitted
15/01534/FUL	Lower Stockbridge, Fairheath Road, Tatham Erection of a part single part two storey rear extension and a replacement porch to the front for Mr K Read (Lower Lune Valley Ward 2015 Ward)	Application Permitted
15/01542/FUL	8 Clevelands Avenue, Silverdale, Carnforth Creation of a new first floor window to the side gable wall for Mr Graeme Crayston (Silverdale Ward 2015 Ward)	Application Permitted
15/01543/FUL	2 Stevant Way, White Lund Estate, Morecambe Erection of a 2.4 metre high security fence and gates for Big Storage (Westgate Ward 2015 Ward)	Application Permitted
15/01544/CU	Warren Cottage, Hobsons Lane, Capernwray Change of use of the holiday cottage into ancillary living accommodation associated with Capernwray House for Ms M Smith (Kellet Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

15/01546/LB	Monteagle House, 43 Main Street, Hornby Listed building application for the removal of existing rooflights, installation of slates, conservation roof lights, tile vents and a sun-tunnel to the rear roofslope, insertion of new and replacement chimney pots, and relocation of partition walls and alterations to internal doors on the second floor for Mr And Mrs Paul Laycock (Upper Lune Valley Ward 2015 Ward)	Application Permitted
15/01558/FUL	Arnside Lodge, 1 Arnside Crescent, Morecambe Erection of a single storey extension to existing inner courtyard and construction of an access ramp to the front for Mr R. Taylor (Poulton Ward 2015 Ward)	Application Permitted
15/01565/CU	8 South Road, Morecambe, Lancashire Change of use of house in multiple occupation (C4) to 4 2-bed flats and erection of one detached dwelling (C3) for Mr & Mrs N. Whitely (Bare Ward 2015 Ward)	Application Permitted
15/01572/FUL	Lancaster Golf Club, Ashton Road, Ashton With Stodday Construction of a shelter over existing driving range for Mr B Davies (Ellel Ward 2015 Ward)	Application Permitted
15/01577/FUL	Station Yard, Euston Road, Morecambe Erection of a detached storage building for Travis Perkins (Properties) Limited (Poulton Ward 2015 Ward)	Application Permitted
15/01582/ADV	McDonalds Restaurant, Morecambe Road, Morecambe Advertisement application for the display of an internally illuminated 6.45 metre pole sign for McDonald's Restaurants Ltd (Torrisholme Ward 2015 Ward)	Application Permitted
15/01590/REM	Butt Yeats, Station Road, Hornby Reserved matters application for the demolition of existing workshop and erection of a detached dwelling for Mr John Kelly (Upper Lune Valley Ward 2015 Ward)	Application Refused
15/01591/FUL	Hillcroft Nursing Home, Throstle Grove, Slyne Creation of 10 additional car parking spaces for Mr John Ayrton (Bolton And Slyne Ward 2015 Ward)	Application Permitted
15/01592/FUL	23 Golgotha Road, Lancaster, Lancashire Construction of dormer windows to the front and rear elevations for Mrs L. Aspin (John O'Gaunt Ward 2015 Ward)	Application Refused
15/01598/FUL	Barn Field No 2187, Milnthorpe Road, Yealand Conyers Retrospective application for the retention of an access track for Mrs C Winder (Warton Ward 2015 Ward)	Application Permitted
15/01599/FUL	Lower Stockbridge, Fairheath Road, Tatham Removal of existing storage building and erection of a replacement agricultural storage building for Mr K Read (Lower Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

15/01618/VCN	Squires Snooker Club, Penny Street, Lancaster Demolition of existing building and erection of a 5 storey building comprising retail (use classes A1 and A2) at ground floor and student accommodation to the upper floors including 6 cluster flats and 10 studio apartments with associated car parking and servicing/landscaping area (pursuant to the variation of conditions 14, 17, 24 and 26 on planning permission 15/00718/VCN) for Mr Trevor Bargh (Castle Ward 2015 Ward)	Application Permitted
16/00003/DIS	The Canal Turn, Lancaster Road, Carnforth Discharge of condition 4 on application 14/00457/FUL for Mr Paul Spruce (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
16/00005/FUL	8 Ashfield Avenue, Lancaster, Lancashire Construction of a dormer window to the rear elevation for Mr & Mrs A & O Darragh & Grude (Marsh Ward 2015 Ward)	Application Permitted
16/00006/FUL	9 Gillison Close, Melling, Carnforth Creation of a new roof above existing rear extension, replacement of wooden windows and doors with new grey composite frames for Dr B John (Upper Lune Valley Ward 2015 Ward)	Application Permitted
16/00011/PLDC	46 Slaidburn Drive, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey side extension for Mr Zubeir Mister (Scotforth East Ward 2015 Ward)	Lawful Development Certificate Granted
16/00012/PLDC	52 Slaidburn Drive, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey side extension for Mr Zubeir Mister (Scotforth East Ward 2015 Ward)	Lawful Development Certificate Granted
16/00016/PLDC	Kendal Hill Farm, Kendal Hill, Dobs Lane Change of use of existing holiday log cabin to use incidental to dwellinghouse for Mrs Virginia Charnley (Ellel Ward 2015 Ward)	Application Withdrawn
16/00017/CCC	Ellel Quarry, Main Road, Galgate Change of use from restored landfill to inert recycling facility to include the recycling of wood products including installation of two arimax bioenergy 1MW boilers in existing building with associated wood recycling and drying for fuel for Mr A Duckett (Ellel Ward 2015 Ward)	No Objections
16/00018/LB	Lancaster Railway Station, Westbourne Road, Lancaster Listed building application for the installation of floor-mounted interactive help point with associated cabling for Network Rail Infrastructure Ltd (Castle Ward 2015 Ward)	Application Permitted
16/00021/DIS	Silverdale Golf Club, Red Bridge Lane, Silverdale Discharge of conditions 8 and 15 on application 14/00230/OUT for Dr Noel Martin (Silverdale Ward 2015 Ward)	Request Completed
16/00022/FUL	11 Happy Mount Drive, Morecambe, Lancashire Installation of a raised replacement roof with dormer windows to the side elevations for Mr David Chapman (Bare Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

16/00030/FUL	32A Silverdale Road, Yealand Redmayne, Carnforth Erection of a first floor rear extension over the existing terrace and construction of a first floor rear balcony for Mr And Mrs Walker (Silverdale Ward 2015 Ward)	Application Refused
16/00031/FUL	Lane House, 115 Brookhouse Road, Brookhouse Erection of a porch to the rear elevation and single storey side extension with raised patio. for Mr Hilson Carter (Lower Lune Valley Ward 2015 Ward)	Application Permitted
16/00032/FUL	17 Salisbury Road, Lancaster, Lancashire Erection of a single storey rear extension for Mr J Tansley (Marsh Ward 2015 Ward)	Application Permitted
16/00039/FUL	39 Cleveleys Avenue, Lancaster, Lancashire Demolition of rear extension and erection of single storey front, side and rear extensions for Mr Jon Hall (Skerton West Ward 2015 Ward)	Application Permitted
16/00044/PLDC	17 Battismore Road, Morecambe, Lancashire Proposed lawful development certificate for the erection of a replacement single storey rear extension for Mr And Mrs Wilkinson (Harbour Ward 2015 Ward)	Lawful Development Certificate Granted
16/00048/FUL	11 Piccadilly, Lancaster, Lancashire Demolition of existing garage and erection of a two storey side extension for Mr Philip Austin (Scotforth West Ward 2015 Ward)	Application Refused
16/00054/PLDC	1 Chapel View, Overton, Morecambe Proposed Lawful Development Certificate for the erection of a conservatory to the rear for Mr Tony Dugdale (Overton Ward 2015 Ward)	Lawful Development Certificate Granted
16/00056/FUL	3 Russell Drive, Morecambe, Lancashire Erection of a first floor side extension over existing garage and a single storey rear extension for Mr M. Wainwright (Torrisholme Ward 2015 Ward)	Application Permitted
16/00064/PLDC	11 Newlands Road, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension & detached workshop and garage for Mr M. Thornton (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted
16/00065/FUL	6 Bay Horse Drive, Lancaster, Lancashire Demolition of rear conservatory and erection of a single storey rear extension and a first floor rear extension for Mr & Mrs John Mercer (Scotforth East Ward 2015 Ward)	Application Permitted
16/00077/FUL	15 Moor Close, Lancaster, Lancashire Installation of external lift, new steps and extended raised landing to the front elevation for Mrs Hughes (Bulk Ward 2015 Ward)	Application Permitted
16/00079/NMA	80 Broadway, Lancaster, Lancashire Non-material amendment to planning permission 14/01101/FUL to incorporate an additional window to the east elevation and to alter the window designs to the north and east elevations for Mr And Mrs J Christian (Skerton East Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

16/00081/PAD	Deys Farm, Quernmore Road, Quernmore Prior approval for the demolition of agricultural buildings for Mr Coward (Lower Lune Valley Ward 2015 Ward)	No Objections
16/00082/FUL	170 Coastal Road, Bolton Le Sands, Carnforth Erection of a two storey side and rear extension and construction of a rear balcony for Mr And Mrs Willan (Bolton And Slyne Ward 2015 Ward)	Application Permitted
16/00083/CCC	Land At Warton Road, Carnforth, Lancashire Temporary use of land for remote compound area in conjunction with works at Midland Terrace subject of planning application number LCC/2015/0083 for United Utilities (Carnforth And Millhead Ward 2015 Ward)	No Objections
16/00217/NMA	172 Coastal Road, Bolton Le Sands, Carnforth Non material amendment on planning permission 15/00190/FUL to amend style of porch for Mr J Gillespie (Bolton And Slyne Ward 2015 Ward)	Application Permitted