



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: TUESDAY, 31ST MAY 2016

Venue: LANCASTER 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.

Apologies for Absence

1 Appointment of Vice-Chairman

To appoint a Vice-Chairman for the duration of the 2016/17 municipal year.

2 Minutes

Minutes of meeting held on 3rd May, 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 9 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 16/00265/CU	Allotment Gardens, Exeter Avenue, Lancaster	John O'Gaunt Ward	(Pages 1 - 5)
		Change of use of land for the retention of a cabin for Mrs Joan Houghton		
6	A6 16/00051/FUL	Land to the rear of, Queens Hotel, 34 - 36 Market Street, Carnforth	Carnforth and Millhead Ward	(Pages 6 - 14)
		Erection of 2 one bedroom apartments and 8 two bedroom apartments and Relevant Demolition of existing detached outbuilding for Dewcraft Ltd		
7	A7 16/00298/REM	Former Cricket Pitch, Campbell House, Campbell Drive, Lancaster	Bulk Ward	(Pages 15 - 18)
		Reserved matters application for the landscaping and drainage of the former cricket pitch area in front of Campbell House for Mr Andrew McMurtrie		
8	A8 16/00468/FUL	McDonalds Restaurant, Morecambe Road, Morecambe	Torrisholme Ward	(Pages 19 - 25)
		Erection of single storey extension to all elevations, reconfiguration of car park and drive-thru for McDonald's Restaurants Ltd		

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| 9 | A9 16/00469/ADV | McDonalds Restaurant,
Morecambe Road, Morecambe | Torrisholme
Ward | (Pages 26 - 29) |
| | | Advertisement application for the display of one internally illuminated rotating single 3-sided unit, relocation of two and display of two new internally illuminated rotating double 3-sided units, relocation of one internally illuminated welcome sign and display of a non-illuminated directional sign for McDonald's Restaurants Ltd | | |
| 10 | A10 16/00461/CU | Three Mariners, Bridge Lane,
Lancaster | Castle
Ward | (Pages 30 - 34) |
| | | Change of use of vacant land to create a seating area for public house for Mr Tony Roberts | | |
| 11 | A11 16/00357/FUL | Bank Farm, Aldcliffe Hall Lane,
Lancaster | Scotforth
West Ward | (Pages 35 - 38) |
| | | Demolition of rear WC and first floor balcony, erection of a single storey rear extension with balcony above and relocation of existing external staircase for Mr & Mrs Higgin | | |
| 12 | A12 15/01609/FUL | Skerton Community Association,
Slyne Road, Lancaster | Scotforth
East Ward | (Pages 39 - 42) |
| | | Erection of a single storey side extension to form store and craft room for Miss Ally Mackenzie | | |
| 13 | Delegated Planning Decisions (Pages 43 - 51) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

Councillors Jon Barry, Susie Charles, Mel Guilding, Tim Hamilton-Cox, Janice Hanson and Robert Redfern.

(iii) Queries regarding this Agenda

Please contact Tessa Mott, Democratic Services: telephone (01524) 582074 or email tmott@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 Wednesday 18th May 2016.

Agenda Item A5	Committee Date 31 May 2016	Application Number 16/00265/CU
Application Site Allotment Gardens Exeter Avenue Lancaster Lancashire	Proposal Change of use of land for the retention of a cabin	
Name of Applicant Mrs Joan Houghton	Name of Agent Mr Richard Grant	
Decision Target Date 12 May 2016	Reason For Delay Deferred for a Site Visit	
Case Officer	Mrs Kim Ireland	
Departure	No	
Summary of Recommendation	Refusal	

(i) Procedural Matters

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

The planning application was presented to 3rd May Planning and Highways Regulatory Committee, whereby Members voted to defer the application to allow a site visit to take place. At the time of drafting this report, the site visit was scheduled for 23rd May.

1.0 The Site and its Surroundings

1.1 The land which forms the subject of this application relates to allotment gardens located on Exeter Avenue in Lancaster. The surrounding area consists of residential properties to the north, west and south of the site and Lancaster Leisure Park is located to the east of the site.

1.2 The site is allocated as an Urban Greenspace in the Lancaster District Local Plan.

2.0 The Proposal

2.1 The application proposes the change of use of land for the retention of a cabin. The cabin is sited to the north west of the site. It has a length of 6.8m, 2.7m in width, 2.85m in overall height and was raised 0.55m from ground level. The cabin is made up of metal with a green paint finish.

2.2 Since the application was submitted, the overall height of the cabin has been lowered by 20cm and consequently the cabin is now raised 0.35m from ground level and it has been finished with a dark green paint, rather than the previous light green paint finish. The windows of the cabin have been frosted to alleviate any privacy concerns that have been raised with the cabin and the proximity to the neighbouring properties. A secure coded keybox has been attached to the locked entrance gate on Exeter Avenue to allow for emergency access and this is to alleviate health and safety concerns.

- 2.3 The cabin is to be used to provide shelter for members of the allotment that are without sheds or greenhouses and to serve as a meeting space for training, learning activities, including seed swapping and plant service. In addition the cabin will be used to store several community tools, in a secure place. It is proposed for long term use that the allotments will increase the interaction with the local community through event days, in which the allotment members can share knowledge.
- 2.4 The location of the cabin was decided upon, as the plot of land is currently an un-allocated allotment plot and due to the position of the plot the north west corner of the allotments is immediately adjacent to the main site entrance. The land gradient of the allotment gardens, slopes from the north down to the south and the cabin requires a level surface, otherwise excavation of land would be required. To the south of the site is Burrow Beck, which reportedly experiences drainage problems. To the east of the site are mature trees, which line the boundary.
- 2.5 It is proposed the front of the cabin will be covered in trellises with flowering climbers and year round foliage, and Lancaster City Council's property group has stated that there are no restrictions on heights of hedges within the site. It has also been suggested that additional landscaping can be carried out between the boundaries of Exeter Avenue and Coulston Road with the addition of bamboo screening if necessary.

3.0 Site History

- 3.1 There is no relevant planning history related to this application.

4.0 Consultation Responses

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

Consultee	Response
Public Realm Officer	Supports the principle of the proposed building, providing it complies with planning.
Policy Group Lancashire County Council- Mineral Safeguarding	No observations made

5.0 Neighbour Representations

- 5.1 Nine pieces of correspondence of support have been received. The reasons for support include the following:
- The retention of the cabin is considered as tidy and is being put to good use.
 - Creating a central place for allotment holders to meet.
 - The cabin is not out of keeping and does not detract from neighbouring properties garages and outbuildings.
- 5.2 Four pieces of correspondence of objection have been received. The reasons for opposition include the following:
- Due to the siting of the cabin it has a negative visual impact as it is a large metal green shipping container.
 - It is not in keeping with the surrounding properties
 - It is visible from Exeter Avenue and Coulston Road properties.
 - It creates visual and noise pollution
 - It is not accessible to elderly/disables people as it is raised from the ground.
 - The green paint finish has made the cabin an eyesore
 - There are windows which overlook nearby residents
 - It is un-neighbourly due to the height and proximity of the cabin.

5.3 A letter has been submitted as part of the applicant's planning application submission, and it includes local representations that the applicant has collated as part of their submission. There are thirty eight pieces of correspondence of support and two pieces of correspondence of objection.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

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

Paragraph **14** – Presumption in Favour of Sustainable Development Criteria
Paragraph **17 - 12** Core Principles
Paragraphs **56, 57 and 64** – Requiring Good Design

6.2 Development Management DPD

DM25 – Green Infrastructure
DM28 – Development and Landscape Impact
DM35 – Key Design Principles

6.3 Lancaster District Core Strategy

E1 – Environmental Capital

6.4 Lancaster District Local Plan

Saved Policy **E29** – Urban Greenspace

7.0 Comment and Analysis

- 7.1
- Principle of Development
 - Design and Impact on Character of the Area
 - Residential Amenity

7.2 Principle of Development

The site is located within the urban area of Lancaster, it is currently used as allotment gardens. Therefore it is within a sustainable location that the provision of new allotment facilities and other food growing places are encouraged, where opportunities arise and a clear need is demonstrated.

7.3 Policy DM25 states that allotments are an important element of open space and offer a significant range of benefits for people, communities and environments. They provide recreational value, contribute towards the urban landscape, support local biodiversity, contribute towards physical and mental well-being, provides the opportunity to grow fresh produce and contributes towards a healthy lifestyle that is active, sustainable and socially inclusive.

7.4 Therefore the principle of the siting of the cabin is looked upon favourably as it provides a shelter for members of the allotment community that are without sheds or greenhouses and to serve as a meeting space for training, learning activities, including seed swapping.

7.5 Design and Impact on Character of the Area

The DPD Policy DM35 states that new development should make a positive contribution to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palette of materials, separating distances, orientation and scale. DM35 carries on to say that development should make a positive contribution to the surrounding landscape or townscape and that it should ensure that there is no significant detrimental impact in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution.

- 7.6 The DPD Policy DM28 also states that the development proposals should, through their siting, scale, massing, materials and design seek to contribute positively to the conservation and enhancement of the protected landscape.
- 7.7 At the time of drafting this report the proposed cabin is located 3.2m from the neighbouring property of 11 Exeter Avenue and is set back 13.5m from the road. There are no high boundary treatments along the boundary of the allotment gardens and therefore it is highly visible from within the street scene. The design and appearance of the cabin is not in keeping with the surrounding properties or indeed the other outbuildings that are within the allotment gardens. Consequently the proposed cabin is thought to have a detrimental impact upon the visual amenity of the street scene. Because of the siting, scale and materials, the cabin does not enhance the Urban Greenspace. Essential education and community related development will be permitted under saved Local Plan policy E29 in such green spaces where it does not spoil the open character of the area. Whilst the proposal is deemed to fall within a community/education use, it fails to preserve the character and openness of the space and therefore is considered to be contrary to saved Local Plan policy E29. Furthermore it is also contrary to Development Management DPD policies DM28 and DM35 and the provisions of Paragraph 17 of the National Planning Policy Framework.
- 7.8 It was discussed with the agent that if the cabin was to be re-located to the north east of the site, that the application would be looked upon more favourably, as it would be away from any neighbouring properties and would not be in a prominent location, which could be viewed from within the street scene. However due to the allotment land gradient, drainage problems to the south of the site and mature trees to the east of the site this was not feasible. Evidence was provided by the agent that the existing paths/tracks of the allotment have no foundations and therefore they would not be suitable for the use of heavy vehicles, which would be required to re-locate the cabin.
- 7.9 Residential Amenity
There have been a number of objections received from neighbouring properties on the grounds that due to the siting of the cabin it has a negative visual impact as it is a large metal green shipping container, not in keeping with the surrounding properties, it is visible from Exeter Avenue and Coulston Road properties, creating visual and noise pollution, it is not accessible to elderly/disabled people as it is raised from the ground, the green paint finish has made it an eyesore, there are windows which overlook nearby residents, it is un-neighbourly due to the height and proximity of the cabin.
- 7.10 The NPPF Paragraph 17 states that one of the twelve principles of planning should be to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 7.11 The proposed development is seen to have an adverse and detrimental implications upon the residential amenity. The site is overlooked by a number of properties from within Exeter Avenue and Coulston Road as it is sited to the North West of the site. The cabin is sited 3.2m away from the neighbouring property of 11 Exeter Avenue and 5m away from the neighbouring property of 106 Coulston Road. The design and appearance of the cabin is thought to have an unduly detrimental visual impact upon the residential amenity, given the close proximity to the neighbouring properties and is consequently contrary to the provisions of the National Planning Policy Framework, Paragraph 17.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The proposed change of use of land for the retention of a cabin is within a sustainable location where the provision of new allotment facilities and other food growing places are encouraged.
- 9.2 However, this has to be assessed against the design, siting and appearance of the cabin and the impact upon the visual amenity of the street scene. As well as the siting of the cabin being in close proximity to the neighbouring properties and the unduly detrimental visual impact upon the residential amenity.

- 9.3 It is concluded that whilst the Council welcomes improvement to allotment facilities, the site-specific reasons outlined above outweigh the benefits that would accrue and therefore the scheme does not wholly comply with the relevant policies. Therefore the application is recommended for refusal.

Recommendation

That Planning Permission **BE REFUSED** for the following reasons:

1. The design and appearance of the proposed cabin is not in keeping with the surrounding properties or outbuildings within the allotment gardens and is sited in close proximity to the entrance of the allotment gardens in a highly visible location. As a consequence the development would have a detrimental impact upon the visual amenity of the street scene and is not thought to positively contribute and enhance the Urban Greenspace. The proposed development is therefore considered contrary to saved Local Plan Policy E29, Development Management DPD Policies DM28 and DM35 and the provisions of Paragraph 17 of the National Planning Policy Framework.
2. The proposed development, by reason of its proximity to the boundary, siting and appearance, would have an overbearing and unduly detrimental impact on the amenity of the occupants of the neighbouring properties and is therefore contrary to Development Management DPD Policy DM35 and the provisions of Paragraph 17 of the National Planning Policy Framework.

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 takes a positive and proactive approach to development proposals, in the interests of delivering sustainable development. As part of this approach the Council offers a pre-application service, aimed at positively influencing development proposals. Regrettably the applicant has failed to take advantage of this service and the resulting proposal is unacceptable for the reasons prescribed in the Notice. The applicant is encouraged to utilise the pre-application service prior to the submission of any future planning applications, in order to engage with the local planning authority to attempt to resolve the reasons for refusal.

Human Rights Act

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

Background Papers

None

<p>Agenda Item</p> <p>A6</p>	<p>Committee Date</p> <p>4 April 2016</p>	<p>Application Number</p> <p>16/00051/FUL</p>
<p>Application Site</p> <p>Land To The Rear Of Queens Hotel 34 - 36 Market Street Carnforth</p>	<p>Proposal</p> <p>Erection of 2 one bedroom apartments and 8 two bedroom apartments</p>	
<p>Name of Applicant</p> <p>Dewcraft Ltd</p>	<p>Name of Agent</p> <p>Mr Manning Elliott</p>	
<p>Decision Target Date</p> <p>Extension of time agreed until 3 June 2016</p>	<p>Reason For Delay</p> <p>None</p>	
<p>Case Officer</p>	<p>Mrs Eleanor Fawcett</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval</p>	

(i) Procedural Matters

This application was reported to Planning Committee on 4 April 2016 and it was resolved that consent be granted subject to a Unilateral Undertaking to secure offsite contributions towards affordable housing and a local play area. In November 2014, the Government introduced guidance to reduce the burden of planning obligations on developers for smaller schemes. This set out that, outside AONBs, affordable housing should only be requested on residential schemes of over 10 units. This was subsequently challenged by West Berkshire District Council and Reading Borough Council and the guidance was found to have been unlawfully introduced and, as a result, the guidance was removed in July 2015 and the adopted policy position restored. However, on 11 May 2016 the Court of Appeal quashed West Berkshire and Reading’s judicial review judgement and, as such, the previous guidance introduced by the government has now been reinstated. This therefore means that, given the scale of the development, there is now no requirement for the contributions. As this differs from the recommendation approved at the Planning Committee meeting in April, the application is being reported back to Committee.

1.0 The Site and its Surroundings

- 1.1 This application relates to land to the rear of the Queen’s Hotel which fronts onto Market Street in the centre of Carnforth. The site comprises a large area of hardstanding, used for parking in association with the Queen’s Hotel which is currently closed, and a large detached stone building. The land extends behind several other properties fronting onto Market Street, in addition to the Queens Hotel. Access is from Market Street, through an undercroft between numbers 36 and 38. Along the rear and eastern boundary of the site is a brick wall and along the western boundary are a metal railings.
- 1.2 Adjacent to the site, to the north and east, is a large car park associated with Booths. The supermarket is set further away from the site boundary to the north east. This adjacent land is at a significantly lower level than the application site. The site is supported by a large stone retaining wall on three sides. To the west of the site are the rear yards associated with some of the adjacent properties in addition to a surgery and health centre which are both at lower levels than the site. There is also a pedestrian route linking Market Street to the public car park. To the north west is the end of a row of terraced properties fronting onto Ramsden Street which are at the similar lower level.

1.3 The site is located within the Carnforth Conservation Area, the boundary of which follows the rear boundary of the site. There is a United Utilities sewer crossing part of the site close to the buildings on Market Street. The site is also adjacent to the Carnforth Air Quality Management Area (AQMA) and is within the area identified as the town centre, and the adjacent properties fronting on to Market Street are designated as primary retail frontage.

2.0 The Proposal

2.1 The application seeks consent for the erection of a two-storey building which will contain a total of 10 apartments, 2 of which will have one bedroom and 8 of which will have two bedrooms. The building would be arranged in roughly an L-shape around a courtyard providing parking and turning facilities. Garden areas have been proposed for each of the ground floor apartments and external shared bicycle and bin stores are also provided. The walls of the building are proposed to be finished in a mix of render and stone and the roof would be slate, in addition to some flat roofed areas.

3.0 Site History

3.1 There is an extensive history on the site, the most recent is set out below:

Application Number	Proposal	Decision
14/01168/FUL	Erection of 8 one bed apartments and 12 two bed apartments to rear of existing Hotel	Refused
99/00767/CU	Renewal of temporary permission for change of use of car park to hold car boot sales on Saturdays only	Approved
97/00515/CU	Renewal of temporary permission for Change of Use of car park to hold car boot sales on Saturdays only	Approved
96/00772/CU	Change of use of land for use as an outdoor market to the rear of Queens Hotel (one day a week only).	Approved
96/00324/CU	Change of use of car park to hold car boot sales on Saturdays only.	Approved

3.2 Planning permission was refused in March 2015, at planning committee, for a similar scheme to the one currently proposed but on a larger scale. It was refused for the following reasons:

1. *It is not considered that the current scheme respects that character of the built form and its wider setting as a result of the scale, massing, height and design of the proposed building, or fully addresses safety and security. It is therefore considered that the proposal does not represent high quality design and will not preserve or enhance the character of the Conservation Area. As such, the development is contrary to the aims and objectives of the National Planning policy Framework, in particular the Core Planning Principles and Sections 7 and 12, Policy SC5 of the Lancaster District Core Strategy and policies DM31, DM32 and DM35 of the Development Management Development Plan Document.*
2. *The proposal fails to provide a safe and appropriate means of access to serve the development and the generation of additional traffic movements to and from the site as would be detrimental to highway safety. As such, the development is contrary to the aims and objectives of the National Planning Policy Framework, in particular Sections 4, and Policy DM20 Development Management Development Plan Document.*
3. *The proposal does not fully take into consideration the needs of the adjacent business, particularly in terms of access and servicing, or the potential impacts on the amenity of the proposed units from the nearby commercial properties. The proposal may therefore impact on the ability of the primary retail frontage to be maintained to the detriment of the vitality of the town centre. It therefore conflicts with the aims and objectives of the National Planning Policy Framework, in particular, the Core Planning Principles, and policies DM1 and DM2 of the Development Management Development Plan Document.*
4. *As a result of the siting, scale and design of the proposed building, and the proximity to nearby commercial properties, it is not considered that the development will provide an*

acceptable level of amenity for both neighbouring and future residents of the proposed building. The proposal is therefore contrary to the aims and objectives of the National Planning Policy Framework, in particular the Core Planning Principles and Sections 7, and Policy DM35 Development Management Development Plan Document.

5. *The proposed building would cross a public sewer and as such would not comply with current United Utilities guidance in relation to separation distances set out within 'Sewers for Adoption'. The proposal would therefore not be deliverable and as such does not comply with paragraph 173 of the National Planning Policy Framework.*

4.0 Consultation Responses

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

Consultee	Response
Carnforth Town Council	Object. Concerns in relation to: the access for vehicles through the Queen's Hotel and impacts on highway safety; access restrictions for emergency vehicles; and the impact on the Queen's hotel as not considered as part of the application.
Environmental Health	No objections subject to conditions requiring: the assessment/control of noise impacts from commercial uses & transport on the development; hours of construction; standard contamination conditions. Measures should be obtained to minimise transport/emissions impacts. Recommend that an assessment of potential odour issues is undertaken in relation to the extraction system at the Chinese takeaway.
Conservation	The proposal is considered to be acceptable and is now of a compatible scale with wit the surrounding and adjacent development. Query whether the new perimeter walls could be constructed from the stone from the barn to be demolished.
Public Realm Officer	No objection subject to the provision of the following in relation to open space: 125 square metres of amenity space on site and an off-site contribution of £9,736 towards parks and gardens and the equipped play area on Kellet Road.
County Highways	No objection , however the development will need to be constructed from the rear of the site and not Market Street, and should be detailed within a construction management plan. Also requested a conditions requiring offsite highway works (yellow box markings on highway and TRO).
County Council Planning	An education contribution is not required at this time.
Lancashire Constabulary	As there have been relatively recent incidents of crime in the vicinity of the site, various security measures are advised.
Lead Local Flood Authority	No comments received.
Lancashire Fire and Rescue Service	It should be ensured that the scheme fully meets all the requirements of part B5 of the Building Regulations.
United Utilities	No comments received.

5.0 Neighbour Representations

- 5.1 Two pieces of correspondence have been received, raising an objection to the proposal. They have set out the following concerns:

- Impact on the future use of the Queens Hotel building by removing the car parking and the fire escape;
- Impacts from noise and odour on residential use;
- Restriction of access to rear of bookshop; and,
- Length of the development.

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
Paragraph 124 – Air Quality Management Areas
Paragraphs 131 – 134 and 137 – Designated Heritage Assets
Paragraph 135 – Non-designated Heritage Assets
Paragraph 173 – Ensuring viability and deliverability

6.2 Lancaster District Core Strategy (adopted July 2008) (LDCS)

SC2 – Urban Concentration
SC4 – Meeting Housing Requirements
SC5 – Achieving Quality in Design
SC6 – Crime and Community Safety

6.3 Development Management Development Plan Document (DM DPD)

DM1 – Town Centre Development
DM2 – Retail Frontages
DM20 – Enhancing Accessibility and Transport Linkages
DM22 – Vehicle Parking Provision
DM31 – Development Affecting Conservation Areas
DM32 – The Setting of Designated Heritage Assets
DM33 – Development Affecting Non-Designated Heritage Assets or their settings
DM35 – Key Design Principles
DM37 – Air Quality Management and Pollution
DM41 – New Residential dwellings

6.4 Other Material Considerations

- Meeting Housing Needs Supplementary Planning Document
- Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that the local planning authority should pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

7.0 Comment and Analysis

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

- Principle of development
- Scale, Design and Impact on Conservation Area
- Access and highway impacts
- Residential Amenity
- Affordable Housing
- Air Quality
- Contaminated land
- Public Sewer
- Drainage
- Open space

7.2 Principle of development

7.2.1 The site is located in a highly accessible location within the centre of Carnforth. It is therefore a sustainable location for new residential development given the proximity to a variety of services. The site is to the rear of buildings fronting onto Market Street identified as primary retail frontage. Policy DM1 of the DM DPD sets out that proposals for residential development within town centre locations will be considered favourably where they are above ground floor level and do not restrict the maintenance of an active street frontage, particularly within designated retail frontages. This proposal would have residential accommodation on all three floors but would be set back from the retail frontage, accessed via a narrow undercroft between the buildings. It would likely be impractical, given the nature of the access, or unviable, given its position, to require the ground floor to be used

for commercial purposes.

7.2.2 The impact on the ability of the primary retail frontage to be maintained does need to be taken into consideration. One of the reasons for refusing the previous application on the site was because the proposal did not fully take into consideration the needs of the adjacent business, particularly in terms of access and servicing, or the potential impacts on the amenity of the proposed units from the nearby commercial properties. The previous scheme was larger and was designed in a U shape with a central courtyard. The current application has effectively removed most of the development along the western boundary and it is now all two storey, rather than a mix of two and three storey. Environmental Health raised the same concerns as the previous application regarding impacts on the residential use in terms of odour from the flue at the rear of the Chinese restaurant, and set out that an assessment should be undertaken. This has not been done, however the development is set further from the rear of this property than the previous scheme, separated by approximately 19 metres. As such, it is considered that the impacts would not be significant and mitigation, if required, could be controlled by condition. A condition has also been requested by Environmental Health with regards to a noise assessment to determine if any mitigation is required for noise impacts from the nearby commercial uses and traffic.

7.2.3 Within the parking provision for the application site, a space each has been provided for the Indian and Chinese restaurants which are on Market Street. In relation to the operation of the Queen's Hotel, the agent has set out that the lorry that carries out deliveries is too large to access the rear of the building through the undercroft and therefore parks on the highway. Even if this is the case, if there is no space to the rear for any servicing or deliveries then this may significantly impact on the ability or viability of the business to operate and could therefore result in the loss of the commercial premises within the primary retail frontage. Facilities for deliveries for smaller vehicles to the public house/hotel have been requested. The plans have been amended to show a relatively large space at the rear of the building but, due to the reconfiguration of the car park to include a cycle store, the proposed spaces for the Chinese and Indian Restaurants adjacent to the site have been removed. There is no requirement for these spaces to be provided and the proposal now provides adequate delivery space for the Queens Hotel. It is therefore not considered that the proposal will have a detrimental impact on the primary retail frontage.

7.3 Design and Impact on Conservation Area

7.3.1 The site is located on the edge of, but within, the Carnforth Conservation Area. Some of the adjacent properties to the south (32-42 Market Street) have been locally listed and as such are considered to be non-designated heritage assets. The adjacent development fronting onto Market Street is a mix of two and three storeys and many have two storey outriggers. The proposal relates to a two storey building arranged in an L-shape. There is some variation in height, but at its highest it would be 9 metres with all the eaves level at around 6 metres. A parking area is proposed to the south and west of the building, adjacent to the public house/hotel. The land levels change considerably to the north, east and north west of the site. Two sides of the site bound the car park at Booths but there is also a health centre and residential properties to the north west.

7.3.2 The previous application was refused as it was considered that the height of the proposal poorly related to the adjacent public car park, supermarket and terraced dwellings on Ramsden Street and would be visually overly dominant. The height of the development, as proposed by the current scheme, better relates to the rear of the properties fronting onto Market Street, many of which have two storey outriggers and also reduces the visual dominance from the lower land to the north. The scale is now considered to be much more appropriate to the setting of the site.

7.3.3 The building has been designed with several projecting gables on the north and east elevations and the walls are proposed to be finished in a mix of render and stone. Both the design and finish will help to break up the overall bulk and massing of the building. Some concerns were raised with regards to the position and design of some of the windows in the east elevation as it gives a slightly unbalanced appearance. This related specifically to the offset position of a pair of windows in one gable and this mix of styles and sizes of windows, some having a central mullion. The north elevation is considered to be is much more balanced and, although it does include a small set of windows, these do not stand out as much as there is a clear flow with the fenestration across the elevation. Alterations to windows have been made on the east elevation, and those with a central mullion have been separated, so now gives more balanced appearance. In addition, some of ground floor windows have been changed to doors at ground floor to provide access to garden areas.

- 7.3.4 On the elevations facing the parking area, there were some concerns with regards to two flat roof elements and it was advised that an alternative approach was taken. These have remained, but the finishes have been altered so that they match the render of stone wall that they will be visible against. The flat roofed elements are still considered to be a poor aspect of the design. However, given that they are set into the site, back from the access point from Market Street, it is not considered that they will be detrimental to the overall appearance of the building and character of the area, subject to appropriate detailing at the top of the wall.
- 7.3.5 In terms of the detail, the windows are proposed to be powder coated aluminium. The precise details and colour of both the windows and doors can be controlled by condition. The boundary adjacent to the carpark to the north comprises a large stone retaining wall and, the existing brick wall above will be replaced with stone. There was originally proposed to be a landscaped area between the building and the wall but there were queries raised regarding the management of this and impact on amenities of residents if used by all residents. As such, it was then divided with boundary fences with a gate providing access through each yard/garden area. This was not considered to be appropriate and it was suggested that each ground floor property had maintenance of this land and access from within the flat. This has now been changed. Concerns were also raised with regards to the visual impact of dividing fences and domestic paraphernalia from the use of this land in association with each individual flat. It has therefore been suggested that a higher boundary wall is proposed, and can be controlled by condition. Although the land is higher than the adjacent carpark, the development would be visible from the A6 which is at a higher level.
- 7.3.6 Some issues have been raised by Lancashire Constabulary with regards to security. Some of these could be addressed by way of condition, such as lighting, how far door reveals are recessed and the security of the bin store, but some fall outside the remit of planning. They have raised no overall objections to the design or layout of the scheme from a security perspective.
- 7.3.7 When considering any application that affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This is reiterated in policy DM31 of the DM DPD which goes on to set 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.

Although it is considered that some elements of the design could be improved, subject to appropriate conditions attached to any consent, it is considered that the proposal is in keeping with the character and appearance of the Conservation Area and respects the height and design of neighbouring development. It is therefore considered that it will preserve character of the Conservation Area.

7.4 Access and highway impacts

- 7.4.1 Although the site has been previously used as a car park, a new residential use is proposed and as such a safe and appropriate means of access must be provided to serve the properties. There are also likely to be more regular vehicle movements associated with the proposal. The previous application was refused as it was not considered that the scheme proposed a safe and appropriate means of access. There were concerns regarding the ability for two vehicles to pass on the access and also allow for pedestrian access and the restriction of access by larger vehicles due to the access through the undercroft. Market Street is particularly busy in the vicinity of the site and there is quite often queuing traffic in front of the access given the proximity to the traffic lights. If there is not sufficient space for two vehicles to pass on the access then there is potential for vehicles to have to wait to enter the site within the highway, increasing the likelihood of queue generation on Market Street. This would be likely to prejudice the free flow of traffic on the highway, increasing the likelihood of collisions and drivers undertaking inappropriate manoeuvres. The proposal can also not achieve highway visibility requirements, as set out in Manual for Streets, which is likely to be detrimental to both highway and pedestrian safety. The visibility could not be improved as it is restricted by the buildings adjacent to the access. This was part of the highway reason for refusal.

- 7.4.2 The current scheme has reduced the number of apartments on the site and the amount of parking proposed. There are now 10 spaces, one for each apartment, in addition to a larger space for the public house. At present there is a raised walkway adjacent to the Queens hotel which vehicles cannot pass over. The current application proposes a shared level access for pedestrians and vehicles, with a total width of 5.6 metres, 1.2 metres of which surfaced/ identified in a different way to demarcate the pedestrian route. Plans showing vehicle tracking have also been submitted. These demonstrate that, mainly due to the position of the existing building, it would be unlikely that two vehicles could pass at the entrance given the position a car needs to be in to manoeuvre. The fire escape was originally proposed to be removed, but is now proposed to be retained. This is set back from the highway. Some road markings have been proposed on the access road/drive, but it is unclear what they will achieve as the buildings restrict visibility of the highway and vehicles turning into the site.
- 7.4.3 County Highways had suggested that a lay-by on Market street be considered for delivery vehicles, including removals, as they would not be able to pass through the undercroft. There were concerns that vehicles would park on the pavement in front of the Queens Hotel. Following further discussion, the Highways Officer does not now consider this to be required and is not raising an objection to the proposal. They have set out that the management of site access arrangements will require the implementation of a range of off-site highway improvement measures involving a traffic regulation order and laying of thermoplastic yellow box markings or similar to prevent traffic queuing at the traffic lights, blocking the access to the site. Reduced parking provision within the application site is deemed acceptable due in principle to the proximity of town centre bus, rail and private transport services. That said, extensive car parking facilities in the immediate vicinity are all privately managed with limitations on the amount of time vehicles can park. Likewise, use of traffic regulation orders on Market Street are likely in themselves to act as a significant deterrent to individuals with private vehicles considering use of any of the residential units.
- 7.4.4 Due to the constraints of the site, in particular height restrictions at the site's point of access with Market Street, County Highways they have set out that it should be ensured that the building can be constructed from third party land to the rear given the impact on the operation of the highway if constructed from Market Street. They have stated that under no circumstances would it be deemed acceptable to effect the movement of vehicles along this particular length of carriageway to the detriment of vehicle movements through the adjacent signalised junction and town centre as a whole. The agent has been contacted to ascertain if any discussions have taken place with any neighbouring land owners and confirmed that this had not been carried out. A condition can be attached requiring a construction management plan and it would need to be demonstrated that the development could be constructed without having a detrimental impact on the operation of the highway.
- 7.5 Residential Amenity
- 7.5.1 The nearest residential properties are above some of the adjacent buildings fronting onto market street. The current scheme has removed the element from the previous application which was closest to these. The rear wall of the nearest property would be approximately 21 metres from the proposed building, with the nearest habitable room window further than this. The building would be closer to the rear of the bookshop, but there does not appear to be any residential properties on the upper floors. The nearest side window at first floor has been removed from the scheme so that there are no direct views between upper floor windows. It is not therefore considered that the proposal will have a detrimental impact on the amenities of residential properties fronting onto Market Street.
- 7.5.2 To the north west lies the end of a row of terraced dwellings fronting onto Ramsden Street. These are approximately 4.5m lower than the application site. The development would be approximately 17m from the boundary of the nearest dwelling and approximately 20m from the rear wall. There are some windows facing roughly in the direction of this neighbouring dwelling, but given the difference in levels and the distance, it is not considered that there will be a significant impact on privacy. Given the reduced height from the previous scheme, it is not considered that the proposal would result in a loss of light or having an overbearing impact on nearby residents.
- 7.5.3 The arrangement of the building is such that there will be no overlooking between the new properties. As already raised above, there is potential for noise and odour impacts from nearby commercial uses, however, it is considered that this can be adequately controlled by condition, to

ensure adequate mitigation is put in place.

7.6 Affordable Housing

7.6.1 Policy DM41 of the DM DPD sets out that within urban areas, proposals for 5 to 14 residential units will be expected to provide 20% affordable housing on site. The submission originally set out that 2 of the flats would be for discounted sale. This was then amended to be a financial contribution of £44,677 in lieu of onsite provision. However, given that a recent Court of Appeal decision has reinstated the Government's guidance (from November 2014), affordable housing can no longer be requested on schemes of 10 units or fewer outside AONBs. Therefore no provision is required.

7.7 Air Quality

7.7.1 The proposed development borders the Carnforth Air Quality Management Area (AQMA). Environmental Health have set out that given that the location is away from Market Street it is not anticipated that exposure in this location would prohibit the proposed development or require a ventilation based solution. Traffic will however to some extent impact on the AQMA and, although the development is not large, it has been recommended that emphasis is placed on obtaining measures to minimise the transport/emissions. This could be done through: provision of an electrical charging point to facilitate the use of electric vehicles; provision of measures/ facilities to promote cycling and walking; energy efficiency measures; use of Ultra low NOx boilers if gas boilers are to be installed and a low emission car share scheme. The proposal does already provide a shared cycle store. Other measures could be requested by way of condition if considered necessary.

7.8 Contaminated land

7.8.1 As the site has been used as a car park there is potential for contamination. However, there is no evidence to suggest that there have been any uses of the site that would result in significant levels with potential to cause harm to future occupiers. As such, it is considered that this could be adequately dealt with by condition requiring a preliminary risk assessment and further investigation and mitigation if necessary.

7.9 Public Sewer

7.9.1 In relation to the previous application, United Utilities advised that a public sewer crosses the site and they will not permit building over it. An access strip width of 6m is required, 3m either side of the centre line of the sewer, in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. This has been shown on the layout plan and is not affected by the development. An existing wall and the gate for fence for the bin store will cross the easement but is easily removable so should not be an issue.

7.10 Drainage

7.10.1 Given the size of the scheme, the Lead Local Flood Authority has been consulted and any response will be reported at the meeting. The site already comprises hard standing, however, runoff is likely to be increased as a result of the development. A surface water drainage scheme can be requested by way of a condition.

7.11 Open Space

7.11.1 A response has been provided by the Public Realm Officer in relation to the need for open space in relation to the development. It has been set out that 125 square metres would be required on site. The original site plan showed a shared space between the building and the carpark. However there were concerns with regards to how this would be used as it would result in overlooking into ground floor windows. It is now proposed to be divided for each ground floor property. Given the layout, this is considered to be the most appropriate solution.

7.11.2 Other requirements would require off site contribution. An assessment provided by the Public Realm Officer shows that: there are no parks within Carnforth and therefore the contribution should be made the nearest park, Happy Mount Park; there are currently no young people's play facilities within the town and no current projects have been identified to make a financial contribution to; there are no public facilities sports facilities within the town and therefore there will be no requirement for

this; and a contribution should go to the development of the play area on Kellet Road. It was agreed that a financial contribution of £7,600 would be provided towards the play area on Kellet Road. However, given that a recent Court of Appeal decision has reinstated the Government's guidance from November 2014, planning obligations can no longer be requested on schemes of 10 units or fewer outside AONBs. Therefore no provision is required.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The site is located in an accessible location within Carnforth and helps towards the housing provision within the District. It is considered that the development is of an appropriate scale and design, in keeping with the character and appearance of the Conservation area, and will not have a significant adverse impact on highway safety, residential amenity or the primary retail frontage. The proposal is therefore considered to be acceptable.

Recommendation

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

1. Standard time condition
2. Approved Plans
3. Construction management Plan including hours of construction
4. Off-site highway works
5. Details/widening of access
6. Surface water drainage scheme
7. Contamination investigation and remediation
8. Noise and odour assessments and mitigation measures to prevent adverse impacts on occupiers
9. Materials including – windows, doors, heads, cills, mullions, render, slate, stone (including sample panel), details of pillars, eaves, verge, ridge and rainwater goods.
10. Boundary treatments
11. Surfacing details and creation of parking and turning facilities prior to occupation (including how they will be demarcated for different users)
12. Landscaping
13. Bin store and bike store
14. External lighting

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 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

Agenda Item A7	Committee Date 31 May 2016	Application Number 16/00298/REM
Application Site Former Cricket Pitch Campbell House Campbell Drive Lancaster	Proposal Reserved matters application for the landscaping and drainage of the former cricket pitch area in front of Campbell House	
Name of Applicant Mr Andrew McMurtrie	Name of Agent	
Decision Target Date 23 June 2016	Reason For Delay N/A	
Case Officer	Mr Andrew Drummond	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

- 1.1 This c1.4 hectare application site is situated on the east side of the Lancaster Moor site, which is accessed off Quernmore Road about 1.75km to the east Lancaster city centre. The M6 motorway runs north-south on higher ground further to the east beyond 2 agricultural fields. The Grade II Listed buildings, known as the Annexe and Campbell House, are located on higher ground to the west. The site comprises the old cricket pitch which served the old hospital complex.
- 1.2 In terms of designations affecting the site, the site is allocated as Urban Greenspace and Outdoor Playing Space. 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 covers about three-quarters of it.

2.0 The Proposal

- 2.1 The application seek approval of a landscaping scheme for the old cricket pitch at Lancaster Moor, a matter reserved following the granting of the outline planning permission in 2008 (and renewed in 2011). The proposal includes works to improve the drainage of the open space as well as planting of additional trees and a wildflower meadow. Mass root removal is proposed to strip away the existing low standard tuft and grass seed will be applied to enhance the surface. Up to 200mm of topsoil will be imported to improve the quality of the ground to support the growth and durability of the grass and wildflowers.

3.0 Site History

- 3.1 The wider site at Lancaster Moor has a fairly extensive planning history, including the renewal of the original 2007 outline consent for up to 440 dwellings and the subsequent Reserved Matters approval for 197 dwellings, which included a woodland trail with play equipment:

Application Number	Proposal	Decision
11/00379/RENU	Extension of time limit on application 07/00556/OUT for outline planning application for residential use (up to 440 dwellings) involving the residential conversion of the annexe and Campbell House, demolition of existing buildings and associated access, car parking and landscaping	Permitted
13/00233/REM	Reserved matters application (layout, scale and appearance) of 197 dwellings, associated internal road layout, car parking, boundary treatments and landscaping	Permitted

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objection but the landscape plan must show the outline of the pavilion accurately and ideally include a perimeter path from Campbell House to the pavilion (both are now included in the amended plan).
Tree Officer	No objection subject to a condition requiring the implementation in full of the Landscape Master Plan and the Landscape & Wildlife Management Plan
Public Realm Officer	No objection but benches and bins should ideally be included (the former is now incorporated into the amended plan).
Environment Agency	No comment to make on the application as no statutory requirement to consult the Agency.
Local Lead Flood Authority	No objection.
Shell Pipelines	No objection. Confirms that none of the Essar Pipelines, or Shell Operational Pipelines, from the Stanlow complex should be affected by the proposed works.

5.0 Neighbour Representations

5.1 3 pieces of correspondence have been received. One neutral comment cites that residents will be able to use the field for recreational purposes. The supportive response states that the proposal will improve the outlook from Campbell House, and the objector is concerned about the quality of the grass surface. All 3 items of correspondence question the future plans for the pavilion.

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:

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 **DM29** Protection of trees, hedgerows and woodland

Policy **DM32** Setting on designated heritage assets

Policy **DM35** Key design principles

6.3 Lancaster District Core Strategy

Policy **SC5** Achieving quality in design
Policy **ER2** Regeneration priority areas

6.4 Lancaster District Local Plan

Saved policy **E29** Urban greenspace
Saved policy **R1** Outdoor playing space

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 issue to consider is the quality of the landscaping scheme to preserve or enhance the setting of the adjacent Listed Buildings, to conserve the visual appearance of the open space in design terms and to adequately drain the site to provide a usable surface for informal recreational purposes.

7.2 The existing cricket pitch, which historically served the hospital complex, has not been used as an outdoor playing space for a number of years. One of the key reasons for this is the poor drainage of the recreational space, compounded by the failings of the culvert that cuts through the site. This culvert is about 0.7m wide and generally (approximately) 0.5m below the surface, and has a pipe drain outlet at the northern end of the site. Further investigation is required of both the pipe and the culvert to ensure that the proposed drainage scheme is adequate to serve the space. The application is accompanied by an agronomy study that advises that the existing turf cover is of a low standard and the nutrient status of the soil is poor, which indicate the site has been neglected since the cricket club ceased playing. Furthermore, the vegetation present is indicative of a water logged and persistently wet site. Due to this waterlogging, the soil has become heavily compacted which exacerbates the poor drainage situation. As the site falls towards the culvert from the west and from the east, the site needs to be appropriately irrigated and the culvert must be adequately repaired (and protected thereafter). Up to 0.25m of topsoil will be required to cover the culvert post completion of the culvert repair works.

7.3 A high weed content was noted which will require extensive weed killing and vegetative removal prior to works commencing on site. It is anticipate that further weed and soft rush (a type of grass that found across the site due to its existing water retentive soils) management will be required post completion of the works. This should form part of the maintenance regime for the space to ensure that it is available for informal recreational purposes.

7.4 The Public Realm Officer is supportive of the scheme, deeming the submitted plan to be robust as it seeks to offer a quality public open space whilst satisfying the long term requirements of its maintenance. Likewise the Tree Officer is satisfied with the information submitted, which includes the planting of 45 heavy standard trees to the south, east and west boundaries to bolster the established tree lines in these locations.

7.5 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM30, DM31 and DM32. All in all the landscaping scheme will enhance the setting of the 2 Listed buildings and the visual appearance of the site, whilst providing the required open and informal recreational space to serve the residents of the Lancaster Moor and Moor Park developments.

7.6 This application solely relates to the reserved matter of landscaping. Any plans for the future of the pavilion building would need to be considered as part of a separate application.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The application proposes a much needed landscaping scheme to improve the open space at the former cricket pitch on Lancaster Moor. The improvements include drainage as well as planting to ensure that the space is functional throughout the year. This is supplemented with a management plan to secure its ongoing availability for informal recreation. The proposal is very much supported.

Recommendation

That Approval of Reserved Matters **BE GRANTED** subject to the following conditions:

1. Standard Reserved Matters timescale
2. Revised Landscape Master Plan to be fully implemented
3. Details of the condition of the culvert and piped drainage system, required works to the culvert and pipeline, and an appropriate method to protect the culvert and pipe to be submitted, agreed, implemented and maintained
4. Site to be maintained in accordance with the Revised Landscape & Wildlife Management Plan

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 A8	Committee Date 31 st May 2016	Application Number 16/00468/FUL
Application Site McDonalds Restaurant Morecambe Road Morecambe Lancashire		Proposal Erection of single storey extension to all elevations, reconfiguration of car park and drive-thru
Name of Applicant McDonald's Restaurants Ltd		Name of Agent Mrs Sarah Carpenter
Decision Target Date 9 June 2016		Reason For Delay None
Case Officer		Mr Andrew Clement
Departure		No
Summary of Recommendation		Approval

(i) Procedural Matters

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

1.0 The Site and its Surroundings

1.1 The application site is located to the south of the A589 Morecambe Road close to Lancaster and Morecambe College. The site currently lies on the edge of the major highway junction (currently under construction) to be known as part of The Bay Gateway. The grass verge fronting the site has been re-profiled and the site access has been re-located from the centre of the frontage to northern end of the site. The layout of the access and car parking area has been re-arranged as part of The Bay Gateway construction, with an increased outdoor dining area and reduced parking provision from a total of 34 car parking spaces prior to the highway improvement to 25 spaces provided as existing.

1.2 The site lies close to residential properties at Stanhope Court, Hadrian Road and Morecambe Road. The closest properties to the site are located immediate across Morecambe Road, approximately 40 metres from the car park and 80 metres from the restaurant building. The playing fields to Morecambe Road School lie immediately to the south-west.

2.0 The Proposal

2.1 The application seeks planning permission to erect a single storey extension to all elevations, reconfigure the car park and drive-thru. The extensions will increase the floor area of the building from 255.8sqm to 331.8sqm, increasing the restaurant seating and queuing area by approximately 35.3sqm, with the remaining 40.7sqm extension to other areas of the restaurant. To facilitate the proposed extensions, the outdoor dining area will be reduced in size, the pedestrian crossing over the drive-thru and exit lanes will be located slightly further west, and one parking space is proposed to be removed.

2.2 The reconfiguration of the drive-thru will split the car lane into two, providing two ordering points for this takeaway use, and will accommodate five additional cars in this drive-thru area. To facilitate the additional drive-thru ordering lane, the waste storage and collection point will be detached from the main building and relocated relatively central to the site, adjacent to the beginning of the exit and drive-thru lanes, parallel with Morecambe Road.

3.0 Site History

3.1 The site has a long planning history dating back to 1995 with approval for the restaurant under 95/00994/FUL. The building has been previously extended through permission 97/00719/FUL, with the drive-thru and extended hours of operation approved a variation of condition 13/00333/VCN.

Application Number	Proposal	Decision
95/00994/FUL	Demolition of existing buildings and erection of drive-thru restaurant with associated parking, staff, storage and office accommodation	Permitted
97/00719/FUL	Erection of a single storey extension to existing restaurant	Permitted
13/00333/VCN	Demolition of existing buildings and erection of drive-thru restaurant with associated parking, staff, storage and office accommodation (pursuant to the variation of condition 4 on application 11/00087/VCN to extend restaurant opening hours to 5am - 12am daily)	Permitted
16/00001/BRECON	Breach of condition of site management plan (as per condition 5 of 13/00333/VCN re delivery hours and litter picks, and condition 3 re deliveries)	Pending Consideration
16/00469/ADV	Advertisement application for the display of one internally illuminated rotating single 3-sided unit, relocation of two and display of two new internally illuminated rotating double 3-sided units, relocation of one internally illuminated welcome sign and display of a non-illuminated directional sign	Pending Consideration
16/00470/ADV	Advertisement application for the display of four internally illuminated 'M' logo signs, the display of one and relocation of two internally illuminated 'McDonald's' lettering signs	Pending Consideration

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection following the withdrawal of an original resistance to the proposal after discussions with County Council Development Service (highway). Now satisfied that right turn provision from the A589 (Morecambe Road) into the site can be suitably accommodated following a review of carriageway centre line and ghost island markings.
Tree Protection Officer	No objection subject to conditions regarding a scheme for tree/hedge protection, scheme of new planting and no trees to be removed
Environmental Health	No observation received
Lancashire Constabulary	No observation received

5.0 Neighbour Representations

5.1 26 pieces of correspondence have been received raising objections to the proposal, with the site notice period due to expire on 19th May 2016. These raise the following concerns:

- Highway and traffic issues, including traffic issues at the new junction; insufficient parking; (employees and customers), and lack of HGV parking;
- Residential amenity issues, including noise from vehicles and delivery vehicles; noise from customers; noise and odour from extractors; relocation of waste storage and collection area closer to residents; and illumination from car lights and signage;
- Operational issues, including litter (not adhering to previous Site Management planning conditions); no additional staff proposed; and concern regarding possible future extended opening hours (*permission has not be sought for altering the hours of operation*);
- Additional signage detracting from residential area; and,
- Increase in number of unhealthy fast food outlets in the area.

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. Core planning principles

Section 1. Building a strong, competitive economy

Section 7. Requiring Good Design

6.2 Development Management DPD

DM22: Vehicle Parking Provision

DM23: Transport Efficiency and Travel Plans

DM29: Protection of Trees, Hedgerows & Woodland

DM35: Key Design Principles

6.3 Lancaster District Core Strategy – saved policies

SC1 (Sustainable development)

SC5 (Good Design)

E1 (Environmental Capital)

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the Development;
- Scale, Design and Landscape Impact;
- Highways and Parking;
- Residential Amenity and Littering;
- Impact on Trees;
- Security and Risk of Crime;

7.2 Principle of the Development

7.2.1 The application relates to the existing McDonalds restaurant and takeaway located to the south of the A589 Morecambe Road close to Lancaster and Morecambe College. The application seeks planning permission for single storey extensions to all elevations, resulting in an increased building floorspace of 76sqm, in addition to the existing 255.8sqm. This will increase the restaurant seating and queuing area by approximately 35.3sqm, which will accommodate addition customers to the premises. The extensions will result in a reduction in outdoor dining space and the loss of one car parking space. The access and parking arrangements were recently reconfigured as part of the major highway improvement construction site associated with The Bay Gateway, with the access relocated to the west end of the site further from the new junction, and exit onto Hadrian Road. In addition, the parking allocation was reduced from 34 spaces and two 'grill bays' to 25 spaces and two 'grill bays'.

7.2.2 The application includes a re-configuration of the existing drive-thru lane, which will split to provide an additional ordering point and accommodate 5 more vehicles in this area of the site. To facilitate

the extension to the drive-thru and exit lane, the pedestrian crossing over the drive-thru and exit lanes will be moved approximately 5 metres north west, and the waste storage and collection corral sited between the pedestrian crossing and car park from its existing location attached to the south east elevation of the main building.

7.2.3 Subject to the issues discussed later in this report, the principle of the development to extend the existing restaurant building and install an additional ordering drive-thru lane, can be found acceptable, and would support NPPF Section 1.

7.3 Scale, Design and Landscape Impact

7.3.1 The application site contains an existing single storey building of 255.8sqm. The proposed development will extend this building floorspace by 76sqm. This results in an increase to the length of the building by 4.1 metres and an increase of the building's width by 1.1 metre. The remaining extensions to the south-east and south-west elevations represent minor infilling and do not project beyond the existing building line. The ridge and eaves height of the existing roof will be unaffected by the proposal, with the proposed extensions will correspond with the height of the existing building. Therefore, the scale of the proposed extensions to the building are considered to be modest, and will appear inconspicuous in relation to the existing building.

7.3.2 The proposed materials match those of the existing building, namely brick walls, khaki coloured aluminium cladding and stall risers, glazing, and a tiled roof. The drive-thru booths will be clad in a dark grey colour, although this elevation faces directly onto 3-4 metre tall trees between the application site and the adjacent school, and will therefore be visually contained within the site. Due to the matching materials, the proposed extensions will assimilate with the existing building, resulting in a negligible visual impact.

7.3.3 The site of the proposed additional drive-thru lane split and ordering point is to the south of the main building, in the location of the existing corral waste storage and collection area. The removal of this open-top brick wall and concrete floor corral, to be replaced with an additional asphalt vehicle lane and block paving, raises no visual or landscape concerns. This element of the proposal will result in the removal of the existing built form, and the new drive-thru provision will be viewed in the context of the adjacent new major road junction and existing on site vehicle lanes and parking spaces.

7.3.4 The waste storage and collection corral will be detached from the main building, relocated immediately north of the pedestrian crossing adjacent to the east of the site exit road. This location is more noticeable due to the detachment from the main building and closer proximity to Morecambe Road and the public footpath. The open-top corral structure will measure a maximum of 2.4 metres tall, with the lower 0.75 metre constructed in bricks and the upper 1.65 metres khaki painted timber fencing, both to match the brickwork and khaki coloured cladding of the main building. The position of the corral within the site is approximately 600mm below the neighbouring road level, which reduces the visual impact of the proposal from the perspective of the public area. Also from this perspective, the corral will be seen in the context of the main building, directly adjacent to the recently approved 6.45 metre tall pole sign through permission 15/01582/ADV, and pedestrian footpath railings, approximately 1 metre tall. The visual impact of the proposed corral will be further mitigated by proposed hedgerow planting immediately to the north-east of the corral, between this development and Morecambe Road, which can be controlled through condition. Due to the visual context of the corral, matching colour to the main building, and the predominantly khaki green colour in close proximity to a hedgerow, the visual impact of the proposed corral is considered to have been mitigated to an acceptable level.

7.3.5 The extension to the building and additional drive-thru lane split and ordering point have been applied for concurrently with advertisement applications for additional signage and lengthening of the existing vehicle height restrictor. The proposed advertisements and vehicle height restrictor will be assessed through these concurrent advertisement applications.

7.3.6 Therefore, the application is considered to have an acceptable landscape and visual impact, due to the modest size, matching materials, existing and proposed landscaping, topography and location of the proposed developments. The proposal is consistent with policy DM35 and NPPF Section 7.

7.4 Highways and Parking

7.4.1 One of the most significant and common concerns raised from the neighbour consultation and site notice relates to the access arrangements and capacity of the carpark and drive-thru areas, particularly in relation to the new road junction and loss of parking provision. County Highways originally shared this concern, particularly in relation to the access to the site across the north-west directional traffic to Morecambe along Morecambe Road. However, this access and traffic arrangement is already present, and was constructed as part of the major highway junction associated with The Bay Gateway. Therefore, consideration should be given as to whether the proposed development will exacerbate any traffic concerns at the site, and following further consideration and discussion with colleagues on the M6 link design team, County Highways subsequently concluded to raise no objection to the proposal, because the site can be suitably accommodated following a review of carriageway centre line and ghost island markings.

7.4.2 The application site access, egress and parking arrangements were altered as part of The Bay Gateway junction intersecting with Morecambe Road. The access to the site was moved further from this junction to the north-west corner of the application site, and exit links to Hadrian Road, with a left only turn joining The Bay Gateway to the south of the junction with Morecambe Road. This new access has extended the length of vehicular route within the site, and now cars that would previously have queued on the highway can be accommodated within the application site. However, to facilitate these alterations, the car parking provision was reduced from 34 parking space to 25 (both excluding two 'grill bays'). The Project Supervisor for The Bay Gateway concluded that the existing access and egress provided through the new junction are adequate for the safe operation of the highway. When the junction is complete and fully operational, access to the site should operate satisfactorily. However, the increased public floor space of the building will increase demand on parking, whilst the proposal also involves a reduction in parking provision of one further vehicle space. Unless adequate parking is provided, there may be consequential highway and parking issues.

7.4.3 The proposed development will reduce the carpark capacity by one car parking space, down to 24 car parking space, including two disabled spaces, but excluding two motorcycle spaces, and also excluding two 'grill bays', which are considered to facilitate the drive-thru and takeaway function of the site rather than the parking and restaurant element. In the Design and Access Statement, the applicant concluded that the site had 'ample parking', and supplementary information from a highway consultant is currently being produced by the applicant to provide quantitative evidence to support this conclusion. The maximum car parking standards for a restaurant use are measured from the internal public floor space of the property, which is the internal restaurant dining and queuing area of the restaurant. Of the total 76sqm floorspace increase, approximately 35.3sqm of this increase is for public floor space, with a proposed total public floor space of approximately 112.965sqm. For a restaurant use outside of the city, town or neighbourhood centre, a maximum of 1 car parking space should be provided per 5sqm of public floor space. Therefore, the maximum vehicle parking provision for the restaurant use of the site as proposed is rounded up to 23 car parking space, one below the proposed provision. Consequently, under the proposed arrangements, the vehicle parking provision is considered sufficient for the additional public floor space proposed.

7.4.4 In addition to the proposed parking provision, the applicant's plans indicate that the additional drive-thru split and ordering point will accommodate a further 5 cars in this area, and beyond this cars will queue approximately 70 metres within the application site, which is longer than was provided prior to the alterations for the new junction and relocated access to the site. Therefore, subject to a condition to restrict the public floor space area of the building to a maximum of 120sqm and retention of the parking proposed, the parking provision is considered sufficient. This parking provision and the greater capacity of the drive-thru are both compatible with policies DM22 and DM23.

7.5 Residential Amenity and Littering

7.5.1 The other most prevalent concern raised through consultation regarded the impact of the existing operation and proposed development on the residential amenity of the area. The application site is in close proximity to properties on Morecambe Road, Stanhope Court and Hadrian Road, although the closest proposed development is over 60 metres from any residential dwellinghouse.

7.5.2 The specific concerns regarding the impact on residential amenity were regarding noise, odour and light pollution the car park, extraction system, waste management, signage and hours of operation and deliveries. Although the increase of floorspace is likely to facilitate additional customer and

vehicle traffic, this is not considered to be notably detrimental by itself, due to the existing impact of the heavily trafficked Morecambe Road, and the proximity of the application site to the new major highway junction. There are no changes proposed to the extraction system, delivery hours or hours of operation. The proposed signage and vehicle height restrictor will be assessed through the concurrent advertisement applications.

7.5.3 Concern has been raised regarding the relocation of the corral waste storage and collection area, which is proposed to be relocated away from the main building. Since this consultation response was received, plans were amended on 16th May 2016 to move the proposed corral further from residential properties, and mitigate the visual and noise impacts of the proposal to a certain extent with a hedgerow between the proposed corral and the public highway and residential properties. The new location has increased the separation distance to the nearest residential dwellinghouse by approximately 20 metres, and is now proposed to be approximately 63 metres from the nearest residential dwellinghouse. Due to this separation distance, in combination with the inherently noisy area close to a major highway junction, it is not considered that the proposed corral will have a detrimental impact upon residential amenity.

7.5.4 The most prevalent concern raised from the public regarding this application was regarding litter. Given the number of responses, this presents significant anecdotal information that litter is an issue with the existing operation of the site, and given the proposal will facilitate additional customers to the site, this concern may be exacerbated through the proposal. Through condition 5 of the approved variation of condition application 13/00333/VCN to extend the operating hours of the business, the site should operate in accordance with the Site Management Plan received on 7th May 2013, which stipulates that three patrols each day at 6am, 2pm and 6pm for litter picking along Morecambe Road, The Way and Hadrian Road shall take place. The applicant is currently preparing supplementary information regarding this element of site management, and this will be reported verbally to Members. However, despite the increase public floor space and drive-thru capacity, the existing requirement for litter picks thrice daily and provision of 6 external bins within the application site is considered sufficient if adhered to. If it is not, then the Council's Enforcement Team can intervene, following the receipt of any complaints.

7.6 Impact on Trees

7.6.1 No trees are proposed to be removed from the site, however there are a number of existing conifer trees along the south-westerly boundary of the site, forming a screen between the application site and the adjacent school. The Tree Protection Officer has recommended conditions for no trees to be removed from the site, a scheme for new planting and a scheme for tree/hedge protection. Subjected to conditions to control these concerns, the proposal is considered to have no detrimental impact upon trees, and is consistent with policy DM29.

7.7 Security and Risk of Crime

7.7.1 Through the Site Management Plan received on 7th May 2013 for approved variation of condition 13/00333/VCN, the application site operates a digital CCTV system and vehicle barriers to the access and egress of the site. These requirements, in addition to other security measures in the Site Management Plan, are considered sufficient for the increased building and drive-thru area of the site. It is considered that the proposed development will not exacerbate any security or crime concerns in relation to the existing operation of the site, and Lancashire Constabulary returned no observation to the application to advise otherwise.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 In conclusion, it is considered that the proposed development will have no detrimental visual impact upon the landscape, does not exacerbate the risk of crime or security requirements, and through conditions to protect trees will have no detrimental impact on trees. The proposed development will provide additional public floor space and drive-thru area to accommodate more customers, which will potentially intensify the use of the site. However, considering the change in appearance of the wider area following the major new junction linking Morecambe Road to The Bay Gateway, with additional

lanes and traffic lights, the proposed development will have an acceptable impact on residential amenity. Through the new junction development, the recently altered access, egress and parking arrangements were considered satisfactory for the existing operation of the site. County Highways concluded that the proposal can be accommodated following a review of carriageway centre line and ghost island markings. The proposal provides sufficient car parking provision, and therefore the application is recommended for approval.

Recommendation

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

1. Standard 3 year timescale
2. Development to be carried out in accordance to approved plans
3. Amended Plans 16th May 2016
4. Maximum public floor space 120sqm
5. Hedgerow to be retained at all time between corral and highway
6. No trees to be removed
7. Scheme for tree/hedge protection
8. Scheme of new planting

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

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

Human Rights Act

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

Background Papers

None

<p>Agenda Item</p> <p>A9</p>	<p>Committee Date</p> <p>31st May 2016</p>	<p>Application Number</p> <p>16/00469/ADV</p>
<p>Application Site</p> <p>McDonalds Restaurant Morecambe Road Morecambe Lancashire</p>	<p>Proposal</p> <p>Advertisement application for the display of one internally illuminated rotating single 3-sided unit, relocation of two and display of two new internally illuminated rotating double 3-sided units, relocation of one internally illuminated welcome sign and display of a non-illuminated directional sign</p>	
<p>Name of Applicant</p> <p>McDonald's Restaurants Ltd</p>	<p>Name of Agent</p> <p>Mrs Sarah Carpenter</p>	
<p>Decision Target Date</p> <p>6 June 2016</p>	<p>Reason For Delay</p> <p>None</p>	
<p>Case Officer</p>	<p>Mr Andrew Clement</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval</p>	

(i) Procedural Matters

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

1.0 The Site and its Surroundings

1.1 The application site is located to the south of the A589 Morecambe Road close to Lancaster and Morecambe College. The site currently lies on the edge of a major highway improvement construction site associated with The Bay Gateway. The grass verge fronting the site has been re-profiled and the site access has been re-location from the centre of the frontage to northern end of the site. The layout of the access and car parking area have been re-arranged, with an increased outdoor dining area and reduced parking provision from a total of 36 car parking spaces prior to the highway improvement to 27 spaces provided as existing.

1.2 The site lies close to residential properties at Stanhope Court, Hadrian Road and Morecambe Road. The closest properties to the site are located immediate across Morecambe Road, approx. 40m from the car park and 80m from the restaurant. The playing fields to Morecambe Road School lie immediately to the west.

2.0 The Proposal

2.1 The application seeks advertisement consent for the display of one internally illuminated rotating single 3-sided unit, relocation of two and display of two new internally illuminated rotating double 3-sided units, relocation of one internally illuminated welcome sign and display of a non-illuminated directional sign. The rotating signage and welcome sign all measure 1.9 metres tall, and direction sign measure 0.7 metres wide by 1 metre tall. The welcome sign has already been relocated to the new access route and is applied for retrospectively. All other signage will be located to the south-east corner of the site, at the back of the restaurant building around the proposed split drive-thru lane

concurrently applied for through 16/00468/FUL. In addition, the existing vehicle height restrictor proposes to extend across both drive-thru split lanes, and replace the existing customer order display unit with two new units, measuring 2.1 metres tall.

3.0 Site History

3.1 The site has a long planning history dating back to 1995 with approval for the restaurant under 95/00994/FUL. The building has been previously extended through permission 97/00719/FUL, with the drive through approved a variation of condition 13/00333/VCN. Related advertisement consent have been granted over the years.

Application Number	Proposal	Decision
08/01176/ADV	Installation of various replacement and new signs in line with refurbishment including 4 replacement roof fascia signs, 1 new height restrictor, 4 replacement freestanding signs, 2 new banners and 1 customer order display	Refused
08/01427/ADV	Erection of replacement signage including 3 roof fascias, 4 freestanding signs and 1 customer order display sign	Permitted
15/01582/ADV	Advertisement application for the display of an internally illuminated 6.45 metre pole sign	Permitted
16/00001/BRECON	Breach of condition of site management plan (as per condition 5 of 13/00333/VCN re delivery hours and litter picks, and condition 3 re deliveries)	Pending Consideration
16/00468/FUL	Erection of single storey extension to all elevations, reconfiguration of car park and drive-thru	Pending Consideration
16/00470/ADV	Advertisement application for the display of four internally illuminated 'M' logo signs, the display of one and relocation of two internally illuminated 'McDonald's' lettering signs	Pending Consideration

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 a condition regarding signage luminance

5.0 Neighbour Representations

5.1 The advertisement application has raised no individual objections - however some of the 26 objections to the concurrent planning application 16/00468/FUL objected to signage, in particular regarding light pollution and concentration of signage deteriorating the residential appearance of the area.

6.0 Principal National and Development Plan Policies

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

Paragraph 17. Core planning principles
Section 7. Requiring Good Design

Development Management DPD
DM6: Advertisements

7.0 **Comment and Analysis**

7.1 The key considerations arising from the advertisement proposal are:

- Amenity; and
- Highway safety.

7.2 Amenity

7.2.1 Through permission 08/01427/ADV, advertisement consent was granted for two internally illuminated rotating double 3-sided units, two internally illuminated rotating single 3-sided units, one customer order display unit and a ‘goalpost’ vehicle height restrictor across the single drive-thru lane. To facilitate the split and doubling of drive-thru ordering points applied for through concurrent application 16/00468/FUL, the application seeks consent to relocate the above signage, doubling the number of internally illuminated rotating double 3-sided units to four in total, replacing the existing customer order display unit with two new units, and extending the ‘goalpost’ vehicle height restrictor across both lanes. As part of the application, only one of the previously permitted two internally illuminated rotating single 3-sided units will be retained in a new location, and a new lane-split directional sign will be installed.

7.2.2 Despite the relocation of signage, with the exception of the welcome sign, all proposed signage will remain in the same area of the site, behind the main restaurant building to the south-east drive-thru area of the site. This area is visually contained by the main restaurant building to the north-west, large conifer trees to the south-west, and topography at a lower elevation to the adjacent public highway. The relocations and additional signage reflect the addition of an extra drive-thru ordering point, and are not considered excessive to facilitate this proposed extended drive-thru area. The relocated welcome sign is considered appropriate considering the new access point to the site approved through the recent highway junction alterations to facilitate The Bay Gateway.

7.2.3 Considered the proposed expansion of the restaurant building and additional drive-thru lane applied for through application 16/00468/FUL, the proposed advertisements are considered proportionate to facilitate the proposed developments. The context of the area has recently been altered due to the construction of a major new highway junction linking Morecambe Road to The Bay Gateway, with additional lanes and traffic lights. Given this change in nature to the site and wider area, it is not considered that the additional signage will have a detrimental impact upon the amenity of the area, and the proposal is consistent with policy DM6, DM35 and NPPF Section 7.

7.2.4 The standard time limit for advertisement consents is 5 years. The current application does not specify a time limit for the advertisements, and it is considered that the scheme should align with standard advertisement conditions. To prevent unnecessary illumination and lighting in this area, the illumination of signage should be restricted to the opening hours of the premises, similar to the previously approved pole sign through permission 15/01582/ADV.

7.3 Highway safety

7.3.1 The proposal has raised no objection from the Highway Authority but a condition to control the level of illumination has been suggested, which is considered appropriate.

8.0 **Planning Obligations**

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

9.0 **Conclusions**

9.1 The area surrounding the application site has been altered through the construction of the new

junction linking Morecambe Road to The Bay Gateway, with additional traffic lanes and traffic lights increasing the surrounding built form. A concurrent application for developments of an extended building and additional drive-thru lane would increase the size of restaurant and drive-thru facilities at the site if approved, and the proposed advertisements are considered proportionate to this concurrent proposal. Although the application site is located in a residential area, the majority of proposed signage will be visually contained to the south-east of the site behind the restaurant building, and in the context of the new major road junction the proposal is considered to have no detrimental impact on the amenity of the area or highway safety, subject to conditions.

Recommendation

That Advertisement Consent **BE GRANTED** subject to the following conditions:

1. Standard Advertisement Timescale (5 years)
2. Advertisements to be carried out in accordance to approved plans
3. Advertisement Standard Condition Number 1
4. Advertisement Standard Condition Number 2
5. Advertisement Standard Condition Number 3
6. Advertisement Standard Condition Number 4
7. Advertisement Standard Condition Number 5
8. Illumination of the signage restricted to approved store opening hours
9. Limits of the luminance of signage

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

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

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">A10</p>	<p align="center">Committee Date</p> <p align="center">31st May 2016</p>	<p align="center">Application Number</p> <p align="center">16/00461/CU</p>
<p align="center">Application Site</p> <p align="center">Three Mariners Bridge Lane Lancaster Lancashire</p>	<p align="center">Proposal</p> <p align="center">Change of use of vacant land to create a seating area for public house</p>	
<p align="center">Name of Applicant</p> <p align="center">Mr Tony Roberts</p>	<p align="center">Name of Agent</p> <p align="center">Anthony Matthews</p>	
<p align="center">Decision Target Date</p> <p align="center">8 June 2016</p>	<p align="center">Reason For Delay</p> <p align="center">None</p>	
<p>Case Officer</p>	<p>Mr Andrew Clement</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval subject to conditions</p>	

(i) Procedural Matters

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

1.0 The Site and its Surroundings

1.1 The application site is an area of grassed land containing eleven trees and boundary hedgerow, outside the Three Mariners public house off Damside Street, immediately north west of Lancaster City Centre. The building is a Grade II Listed Building. The land is approximately 386.9sqm, and is owned by Lancaster City Council. The site is within Lancaster Conservation Area and is a designated natural and semi-natural green amenity space within the Open Space, Sports and Recreation section of the local plan map.

2.0 The Proposal

2.1 The application proposes to change the use of this land to provide outdoor seating for the adjacent public house. The pub already has five existing picnic benches directly outside their entrance, and proposes to extend the outdoor seating area into the adjacent land across Bridge Lane footpath, (which is also owned by Lancaster City Council). The new outdoor area will accommodate a maximum of 40 people over 10 new picnic benches, and is proposed to operate between the hours of 11:00 and 22:00 with no amplified music, bounded by the existing hedgerow and a proposed 600mm-high dark stained timber boundary fence.

3.0 Site History

3.1 The site has been subject to various advertisement and listed building proposals in previous years, none of which are connected to the current proposal. However a previous application for a seating area (Ref: 16/00428/CU) was withdrawn earlier this year.

4.0 Consultation Responses

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

Consultee	Response
Property Services	No adverse comment
Lancashire Constabulary	No objections ; recommendations regarding CCTV, lighting, secure fixings and perimeter fencing (recommended at 1.2m height)
Conservation Section	No objections – will not unduly detract from the setting of the heritage assets. Fence should be stained timber.
Environmental Health	No objections subject to conditions restricting hours of use and a noise management plan
County Highways	No objections – the extent of land is wholly beyond the limits of the Bridge Lane public highway.

5.0 Neighbour Representations

5.1 No observations received, with the site notice consultation period expiring on 19th March 2016. No neighbouring properties were directly consulted.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

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

Paragraph 17. Core planning principles

Section 1. Building a strong, competitive economy

Section 11. Conserving and Enhancing the Natural Environment

Section 12. Conserving and Enhancing the Historic Environment

6.2 Listed Building and Conservations Area Act 1990

Paragraph 72 - General duty as respects conservation areas in exercise of planning functions.

Paragraph 73 - Publicity for applications affecting conservation areas.

6.3 Development Management DPD

DM3: Public Realm and Civic Space

DM5: The Evening & Night-time Economy

DM25: Green Spaces & Green Corridors

DM29: Protection of Trees, Hedgerows & Woodland

DM30: Development affecting Listed Buildings

DM31: Development affecting Conservation Areas

DM32: The Setting of Designated Heritage Assets

DM35: Key Design Principles

6.4 Lancaster District Core Strategy (adopted July 2008)

E1 – Environmental Capital

E29 – Green Spaces

E40 – Conversions in Conservation Areas

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the Use;
- Scale, Design and Landscape Impact on the Character of the Conservation Area;
- Residential Amenity;

- Impact on Tree and the Natural and Semi Natural Green Amenity Space;
- Security and Risk of Crime;

7.2 Principle of the Use

7.2.1 The principle of the use of an outdoor seating area at this site has already been established in the general locality by the existing five picnic benches directly outside the public house and the presence of outdoor seating associated with other public houses in Lancaster City Centre and along the nearby St Georges Quay. However this proposal involves a slightly more remote siting of trees and benches in an area characterised as semi-natural due to the presence of existing trees. The change of use of this land to an outdoor seating area will have benefits by encouraging the sustainable growth of the business, particularly evening and night-time economy, which is supported by Policy DM5 and NPPF Section 1. It would not set a precedent for similar proposals, which would continue to be considered on their own site-specific merits. Subject to the issues discussed later in this report, the principle of the change of use, linked to the nearby public house, can be found acceptable on this parcel of land.

7.3 Scale, Design and Landscape Impact on the Character of the Conservation Area

7.3.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM30, DM31 and DM32. DM31 sets 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;
- 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.

7.3.2 The existing features of protected trees and hedgerows will be retained, with the addition of ten picnic benches and a 600mm tall stained timber perimeter fencing along the north and west boundaries of the application site. Therefore, the physical alterations to the site to facilitate the proposed use will be minimal. The proposed fence height and materials are considered sympathetic to the Lancaster Conservation Area and adjacent Grade II listed building. The dark stained timber will appear inconspicuous around the grass and wooded land, and the modest height of domestic residential proportions will retain the open appearance of the site. The neighbouring residential flats of Lune Square have a matt black metal perimeter fence along Damside Street, and the proposed fencing is slightly shorter in height, more sympathetic materials and in a comparatively visually contained location.

7.3.3 Due to the minimal landscape and visual impact of the proposal, and subject to acceptable details of the proposed perimeter fencing, it is considered that the change of use will not have a detrimental impact upon the conservation area or setting of designated heritage assets. The proposal raised no adverse comment from the Conservation Section, and will support the continued use of the Grade II Listed public house, and is consistent with policies DM30, DM31, DM32 and NPPF Section 12.

7.4 Residential Amenity

7.4.1 The application site is in close proximity to residential flats of Lune Square, with Millrace residential flats on the opposite side of Damside Street, with windows, balconies and Juliette balconies facing the application site. These residential properties are situated in an inherently noisy area immediately north west of the city centre, in close proximity to Lancaster's one-way system on Bridge Lane and Cable Street. However, it is important that the residential amenity of this area is protected from any detrimental impact from unreasonable noise disturbance from the proposed use.

7.4.2 The Three Mariners public house has five existing picnic benches directly outside the premises, providing an outdoor seating area for up to 20 people. Over a 10 year period, Environmental Health records indicate that this service has not received any complaints about noise arising from these premises. Supporting information submitted on 10th March 2016 confirmed that the application site will include 10 benches for 40 people, trebling the outdoor seating provision of the public house. The use is proposed to operate between the hours of 11:00 to 22:00 with no amplified music, both of which can be controlled through condition. In addition, a noise management plan detailing the specific arrangements for supervision, security and events will be required prior to commencement of the use, again controlled through condition. Subjected to these conditions, the proposal is considered to have an acceptable impact on residential amenity in this particular location, and is consistent with policy DM35.

7.5 Impact on Tree and the Natural and Semi Natural Green Amenity Space

7.5.1 The proposed change of use will retain the existing trees and hedgerow, which can be confirmed through condition. The amenity space as existing appears to be relatively vacant due to the restricted size and visually contained location. The site is within close proximity to Priory Field and Vicarage Field to the north-west, although does not form part of these designated Key Urban Landscape. The amenity space is dissected by the access road to an existing carpark, and Bridge Lane. It is not considered that changing the use of this land to an outdoor seating area for the public house will have a detrimental impact on access to public amenity space. The proposal will increase the usage of an area of existing public realm, providing a more positive and vibrant streetscape through increased use and functionality of this land. The change of use will not have a detrimental impact on the existing protected trees and hedgerow, thereby retaining these features and the visual nature of the green space. Therefore, the application is considered to be compatible with policies DM3, DM25, DM29 and NPPF Section 11.

7.6 Security and Risk of Crime

7.6.1 Lancashire Constabulary have returned no objection to the application, but made recommendations regarding surveillance, lighting, secure fixings and perimeter fencing. Their recommended perimeter fence height is twice that of the proposed 600mm. However, when weighed against the greater visual impact of a taller fence, the sloped topography to the car park access road and lack of vehicular traffic along this section of Bridge Lane between the application site and associated public house, a fence height of 600mm is considered sufficient from a security perspective. At 600mm-high, the fact that the area will be capable of being viewed from surrounding public areas is considered to improve the surveillance situation. Given that the application site will provide an extension to an existing outdoor seating area, which will cease operation at 10pm, it is not considered that the proposal will have a detrimental crime or security impact.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 In conclusion, it is considered that the proposed change of use will have no detrimental impact on the natural or historic environment. Through conditions to restrict the hours of use and prohibit amplified music and other noise management details, the proposed use will have an acceptable impact on residential amenity in an inherently noisy area with an existing smaller outdoor seating area to the public house. The proposal will support the continued use of the Grade II Listed public house, and contribute to the sustainable growth of the evening and night-time economy.

Recommendation

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

1. Standard 3 year timescale
2. Use to be carried out in accordance with the approved plans
3. Amended plan condition– site plan, seating numbers and noise management
4. Noise Management Plan approved prior to use commencing
5. Confirmation of fencing size, material and colour

6. Hours of Operation - 11:00 to 22:00
7. Restriction of external Loudspeakers
8. Retention of all existing Trees/Hedges

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

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

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 A11	Committee Date 31 st May 2016	Application Number 16/00357/FUL
Application Site Bank Farm Aldcliffe Hall Lane Lancaster Lancashire	Proposal Demolition of rear WC and first floor balcony, erection of a single storey rear extension with balcony above and relocation of existing external staircase	
Name of Applicant Mr & Mrs Higgin	Name of Agent Mr Steve Donnelly	
Decision Target Date 16 May 2016	Reason For Delay Committee cycle	
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 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 detached historic farm house located on Aldcliffe Hall Lane, Aldcliffe. The attached barn located to the side and rear of the dwelling has previously been converted into residential use and now forms part of the dwellinghouse. A small 4.6m² balcony is located to the rear elevation of the barn conversion. The farmhouse is stone-built featuring white-washed walls, whilst the barn is of random rubble construction. Both benefit from a natural slate roof and white timber-framed double glazed units. The site boundary to the sides and rear is formed by a 1.6m high stone retaining wall and a mixed hedge varying in height between 1.8m–2m.

1.2 Bank Farm is located within a prominent location with Aldcliffe Hall Lane to the north, the grade two listed Aldcliffe Cottages located 16m to the south and Aldcliffe Mews 20m to the south-west. The applicant's dwelling forms a focal point within its location with the front elevations of the surrounding properties orientated towards the application site. The surrounding properties are residential in use. Local land levels reduce when heading in a westerly direction, and as such the top of the retaining wall that forms the site boundary also forms the ground level of the dwelling's garden.

1.3 The site is located within the Countryside Area, as identified on the Local Plan Proposals Map. It is also within a Mineral Safeguarding Area.

2.0 The Proposal

2.1 This application proposes the demolition of the existing WC outbuilding and existing balcony, the erection of a single storey rear extension with balcony above and the relocation of the existing external staircase. The proposed extension will project up to a maximum of 3.35m from the rear elevation of the barn conversion and will have a maximum width of 6.7m. The proposed balcony will

be installed on the flat roof of the extension and will project up to 2m from the rear elevation and have a maximum width of 6.1m. The external spiral staircase will be relocated to the side (southern) elevation of the extension. The proposed extension will feature coursed ashlar stone walls, white uPVC bi-folding doors to the rear elevation along with a grey uPVC window to the side (northern) elevation. At balcony level natural stone paving will be used along with a clear, frameless glass 1.1m high balustrade.

3.0 Site History

3.1 The following previous planning applications have been received by the Local Planning Authority.

Application Number	Proposal	Decision
89/00091/HST	Change of use and conversion of barns to form 3 dwellings	Withdrawn
90/00311/HST	Change of use of barn to residential	Permitted
90/00808/HST	Construction of first floor rear balcony	Permitted

4.0 Consultation Responses

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

Consultee	Response
Conservation Section	No objection
County Council Mineral Planning	No response received during the statutory consultation period

5.0 Neighbour Representations

5.1 No neighbour representations received during the statutory consultation period.

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
 Paragraphs 131 – 134 – Designated Heritage Assets

6.2 Development Management DPD

DM35 – Key Design Principles
DM28 – Development and landscape impact
DM32 – The setting of Designated Heritage Assets

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

- General design
- Impacts upon residential amenity
- Impacts upon the Designated Heritage Assets

7.2 General Design

It is considered that the proposed development appears as a contemporary addition to a traditional stone built farm house and barn conversion. The reduced scale of the proposal and inset to the northern elevation ensures the development appears as a subservient addition. Moreover, the extensions flat roof/balcony, sharp yet simple lines as well as the use of contrasting materials aid in the differentiation between the traditional appearance of the dwelling and the proposed contemporary extension. The use of the staircase to the southern elevation and the window to the northern elevation provide a further break between the barn and extension further aiding the separation between traditional and contemporary. These matters all combine to ensure that the principle of the proposal is acceptable.

7.3 Concerns were initially raised regarding the increased scale of the proposed balcony and its potential impacts on residential amenity. It was considered necessary to reduce the balcony and balance the size of the below garden room extension. The use of a lean-to roof either side of an appropriately increased balcony was explored. Due to the relatively low height of the eaves of the barn and its pitched roof it was found that this approach would not be feasible. As such it was necessary to retain the flat roof and restrict the balcony space above by adjusting the extent of the balustrade. This design has given rise to the flat roof extending beyond the balustrade by 1.4m, however, there is a 250mm parapet around the flat roof ensuring the floor level of the balcony and flat roof projection will not be seen. The use of the clear glazed frameless glass balustrade will ensure the visual presence of both the balustrade and the flat roof projection are kept to a minimum. As such the present design approach is considered an acceptable form of development.

7.4 Impacts upon residential amenity

The existing balcony has a usable floor area of 4.6m² a space large enough for standing/a small table lending itself to relatively infrequent use. The initial proposal featured a larger extension, 4.35m deep, with a balcony of 25.2m², this increased size would provide five times more space and would certainly lead to increased usage and likely changed use, and ultimately this was deemed to create an unacceptable relationship with the immediate neighbours.

7.5 However, due to the presence of the existing balcony and the fact that the balcony does not overlook the private amenity space of the nearby neighbours it is considered that an appropriately increased balcony can be supported in this location. Aldcliffe Cottages are located between 16m-18m away from the proposed balcony, views to the front elevation windows of these properties will be obscured by the 2m high hedging (the hedging is approximately 3.5m high when stood outside of the application site) and the reduction in levels land levels. As a result of the existing relationship between the applicant's property and these cottages, an appropriately increased balcony is not considered to result in loss of privacy.

7.6 The reduction in balcony size to 12m² is considered to limit the use of this space lending itself to uses more in line with the existing balcony, thus maintaining the existing relationship. Furthermore, the increase in size is largely in a north-south lateral direction with the depth of the balcony increasing by only 700mm ensuring that the balcony's projection from the rear elevation of the barn is kept to a minimum. As such it is considered the amended scale of the balcony is appropriately sized for this raised location.

7.7 Impacts on the designated heritage assets

In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed Building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM30, DM31 and DM32.

The main consideration is the possible impact on the setting of the adjacent grade two listed Aldcliffe Cottages. The principal setting of the row of cottages is created by the road in front and the views along the terrace from the East and West. The view to the application site is separated by the existing low stone wall and hedge above (3–4 metres) and the garden area beyond. The proposed development site is set back from these immediate sightlines and will be single storey (in stone) with the balcony above featuring a clear frameless glass balustrade to replace a timber structure. In view of the above observations, it is not considered that the proposal will impact/harm the setting of the adjacent listed buildings unduly and is therefore acceptable.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The proposed extension is acceptable in terms of scale, location and design. It is considered the use of contrasting materials and sharp lines successfully differentiate from the traditional appearance of the barn ensuring a sensitive contemporary approach.

9.2 The principle of a balcony in this location is already established, as such it is considered the relatively small increase in its scale to 12m² is an acceptable form of development that will not result in unacceptable detrimental impacts to the residential amenity of the surrounding neighbours.

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 reference: 261/012 Revision B as received by email on the 24/04/2016
4. The balustrade to be fitted must be a Taperloc 9mm tempered clear frameless glass design with no handrail installed
5. The window to the northern side elevation must be a Weru Castello frame with a 68mm frame height in Iron Grey (RAL 7011)

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 31 st May 2016	Application Number 15/01609/FUL
Application Site Skerton Community Centre Slyne Road Lancaster Lancashire	Proposal Erection of a single storey side extension to form store and craft room	
Name of Applicant Miss Ally Mackenzie	Name of Agent	
Decision Target Date Extension of time agreed until 3 June 2016	Reason For Delay Committee cycle	
Case Officer	Mr Andrew Clement	
Departure	No	
Summary of Recommendation	Approval subject to conditions	

(i) Procedural Matters

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

1.0 The Site and its Surroundings

1.1 The application site is the Skerton Community Centre, situated off Slyne Road in the Skerton East Ward of Lancaster. Skerton Community Association is a community-led organisation that offers activities and services from its building, Skerton Community Centre, to a wide range of local people across different age ranges. The main building is constructed in buff clay brickwork and smooth painted render walls under a plastic coated profiled sheet roof, with the detached garage built with buff clay brickwork walls under a buff concrete tiled roof. The windows are white uPVC double glazed and single glazed black painted timber, with a grey steel garage door. Brown shutters cover most of the windows. Skerton Community Centre is adjacent to King George's Field, which is a designated PPG17 Open Space.

2.0 The Proposal

2.1 The application proposes to construct a single storey extension to the existing detached garage to form a new craft room and store, with the gap between the existing garage and main building to be closed to create an internal access and increased floor area. The proposed developments will create an additional 29.89sqm of ground floor space, plus 12.06sqm of first floor storage space formed by the internal works of a loft conversion. This loft storage space will compensate for the other internal alteration, which will extend the office room at the expense of the existing ground floor internal store room.

2.2 The use of the proposed craft room and store will be between the hours of 08:30 to 20:30 weekdays, and 09:00 to 17:00 weekends. To facilitate the proposed development, the existing boiler flue will be rerouted through the roof, and two windows to the existing WC to be infilled. The existing kitchen windows will be 0.84 metres from the proposed side extension, and windows allowing natural light to

the new craft room and ground floor store will be provided by high level white uPVC windows with obscure glazing. The extension will be constructed with buff clay brickwork walls under plastic coated profiled sheet duo pitched gable roof to match the main community centre building, with external access provided by a double black powder coated steel security door.

3.0 Site History

3.1 The site history includes the three permission for alterations to the main community centre building for extensions (02/00902/FUL), a glazed porch (05/01417/FUL) and for security shutters to windows (05/00445/FUL).

4.0 Consultation Responses

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

Consultee	Response
Site Notice and Neighbours	No observation received
Property Services	No observation received
Environmental Health	No observation received
County Highways	No objection

5.0 Neighbour Representations

5.1 No observations received, with the site notice consultation period expiring on 25th March 2016.

6.0 Principal National and Development Plan Policies

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

Paragraph 17 – Core planning principles
Section 7 – Requiring Good Design

6.2 Development Management DPD
DM4 – The Creation and Protection of Cultural Assets
DM35 – Key Design Principles

6.3 Lancaster District Core Strategy Saved Policies (adopted July 2008)
SC5 – Achieving Quality in Design

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the development;
- Scale, Design and Landscape Impact;
- Residential amenity;

7.2 Principle of the Development

7.2.1 The proposed development is to construct an extension to the existing detached garage to the east side of the main Skerton Community Centre building. The proposal will also join the existing garage with the main building, and convert this space into a craft room, with the extended floorspace to be used for storage. The principle of the development to expand the usable floorspace for Skerton Community Centre is considered acceptable, and development to protect cultural assets such as this are supported by policy DM4.

7.3 Scale, Design and Landscape Impact

7.3.1 The scale of the proposed development is modest, measuring 7.23 metres long in line with the front elevation of the main community centre building, at the 3.39 metre width of the existing garage to which it is attached. The proposed materials match those of the main community centre building, namely buff clay brickwork walls under plastic coated profiled sheet duo pitched gable roof, with white uPVC windows and a double black powder coated steel security door. The proposed extension will limit the natural light received to the existing kitchen, and high level windows proposed will facilitate natural lighting to the proposed development. As the existing kitchen windows are covered by shutters and grills for security reasons, and justification for proposed high level windows for security and to prevent overlooking from the site, the design is considered acceptable despite compromising natural lighting within the Community Centre building. The location of the development, 0.84 metres to the east of the main building and set back off Slyne Road, is inconspicuous, and combined with the proportionate size and matching materials, the proposed extension will have an acceptable visual and landscape impact, and is consistent with policy DM35 and NPPF section 7.

7.4 Residential Amenity

7.4.1 The proposed development is not seen to have any adverse or detrimental implications upon the residential amenity of the area. Despite the close proximity of the application site to residential dwellinghouses on the corner of Slyne Road and Locka Lane, the proposal does not raise any concerns regarding overshadowing, and the high level obscure glazed windows ensure that overlooking is not an issue. However, due to the location of the site in a residential area, it is considered necessary to protect the amenity of the area during the construction phase by restricting the hours of construction to 08:00-18:00 weekdays and 08:00-14:00 Saturday, and no construction on Sundays or Public Holidays.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 In conclusion, it is considered that the proposed works are proportionate with inconspicuous matching materials and design. The proposed development will facilitate the continued use of a community centre, with the expansion and improvement of such community asset is supported by policy DM4. The proposed design complies with policy DM35 and NPPF Section 7.

Recommendation

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

1. Standard 3 year timescale
2. Development to be carried out in accordance to approved plans
3. Amended Plans 6th April 2016
4. Hours of construction 8-6 Mon-Fri, 8-2 Sat

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

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

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

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
15/00964/LB	Grand Theatre, St Leonards Gate, Lancaster Listed building application for the removal of existing single storey store house and external fire escape to the side elevation, erection of a 2-storey side extension, creation of 2 doorways at the lower ground level, 1 doorway at the upper ground and 2 doorways at the first floor level, removal of the existing first floor bar and toilets and installation of replacement toilets for Mr Michael Hardy (Bulk Ward)	Application Withdrawn
15/00965/FUL	Grand Theatre, St Leonards Gate, Lancaster Removal of existing single storey store house and external fire escape staircase to the side elevation, erection of a two storey side extension for Mr Michael Hardy (Bulk Ward)	Application Withdrawn
15/01263/FUL	Netherbeck Farm, Netherbeck, Carnforth Erection of a dwellinghouse (C3), conversion of outbuilding into ancillary office and change of use of land to domestic garden for Mr And Mrs J _ M Worthington (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
15/01269/OUT	Westmoor Farm, 7 Carr Lane, Middleton Outline application for the demolition of existing agricultural buildings and erection of one detached dwelling with alterations to existing access for Mrs Pauline Parkinson (Overton Ward 2015 Ward)	Application Permitted
15/01541/FUL	Former British Legion Club, 29 - 31 Edward Street, Morecambe Relevant demolition of existing building and erection of three 4-bed dwellings for Bay Properties Ltd (Poulton Ward 2015 Ward)	Application Permitted
15/01578/FUL	Former Filter House, Kellet Road, Carnforth Demolition of existing building and erection of a new building to be used as a church conference and resource centre (use class D1) and associated new car parking for CMFC Development Company Ltd (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
15/01584/FUL	Land South West Of West House, Kirkby Lonsdale Road, Arkholme Erection of a detached dwelling with associated access and landscaping for Mr Vaughan Knight (Kellet Ward 2015 Ward)	Application Permitted
15/01624/CU	The Old Blacksmiths Workshop, 62 - 64 High Road, Halton Change of use of former blacksmiths workshop (B1) to a 3-bed dwelling (C3), demolition of detached garage and erection of a single storey rear extension for Mr J Shaw (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
16/00015/DIS	Lancaster Leisure Park, Wyresdale Road, Lancaster Discharge of conditions 3, 11, 12, 13, 14, 18, 20, 24 and 26 on planning permission 12/01109/FUL for Mr James Carman (John O'Gaunt Ward 2015 Ward)	Initial Response Sent

LIST OF DELEGATED PLANNING DECISIONS

16/00018/DIS	Heysham Port Ltd, North Quay Heysham Harbour, Heysham Discharge of all conditions on planning permission 14/00938/FUL for Mr Stephen Snowdon (Overton Ward 2015 Ward)	Application Permitted
16/00040/DIS	St Georges Quay Development Site, St Georges Quay, Lancaster Discharge of conditions 4,7,8,9,11,12,13,16,18,20,23,27,28 and 30 on approved application no. 14/01186/VCN for Mr Chris Gowlett (Castle Ward 2015 Ward)	Initial Response Sent
16/00042/DIS	Development Land, Middleton Road, Middleton Discharge of conditions 5 and 6 on application 15/01182/VCN for Mr Niall Smith (Overton Ward 2015 Ward)	Request Completed
16/00045/DIS	Glenside, Red Bridge Lane, Silverdale Discharge of condition 3, 4 and 5 on application 15/01066/FUL for Mr John Shaw (Silverdale Ward 2015 Ward)	Initial Response Sent
16/00052/DIS	12 Poulton Square, Morecambe, Lancashire Discharge of conditions 3, 4, 5, 6, 7, 8 and 9 on application 14/01279/CU for Mr Peter Reynolds (Poulton Ward 2015 Ward)	Request Completed
16/00053/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 42 on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss PIPPA DOODSON (Overton Ward 2015 Ward)	Application Permitted
16/00056/DIS	Land For Proposed Bailrigg Business Park, Bailrigg Lane, Lancaster Discharge of conditions 3, 4, 5, 6, 7, 8, 12, 19A, 19B, 24, 25 and 26 on planning permission 16/00117/VCN for Lancaster University (University And Scotforth Rural Ward)	Request Completed
16/00057/DIS	Swarthbeck House, Capernwray Road, Capernwray Discharge of condition 4, 5 and 6 on application 14/00760/CU for Mrs A Ceesay (Kellet Ward 2015 Ward)	Initial Response Sent
16/00060/DIS	Site For Fast Food Takeaway Unit, Caton Road, Lancaster Discharge of condition 7 on planning permission 14/00775/FUL for McDonald's Restaurants Ltd . (Lower Lune Valley Ward 2015 Ward)	Application Permitted
16/00061/DIS	Old Crow Trees, Lodge Lane, Melling Discharge of conditions 4 and 5 on planning permission 15/00690/FUL for Mr & Mrs Andrew Hodgson (Upper Lune Valley Ward 2015 Ward)	Request Completed
16/00062/DIS	Railton Hotel, 2 Station Road, Lancaster Discharge of conditions 5, 6, 8, 9, 15, 16, 17, 18 and 20 on planning permission 14/00759/CU for Yellow Door Lets (Castle Ward 2015 Ward)	Initial Response Sent
16/00063/DIS	5 And 6 Cable Street, Lancaster, Lancashire Discharge of conditions 6, 7, 8 and 9 on approved application 15/01368/FUL for (Bulk Ward 2015 Ward)	Initial Response Sent
16/00067/DIS	2 Bronte Cottages, Long Level, Cowan Bridge Discharge of condition 4 on application 15/00147/FUL for Professor Malik Salameh (Upper Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

16/00070/DIS	Luneside West Development Site, Thetis Road, Lune Business Park Discharge of conditions 3, 5, 7, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, and 25 on planning permission 14/01084/VCN for Mr J Croasdale (Marsh Ward 2015 Ward)	Initial Response Sent
16/00071/DIS	Land Associated With Intack Farm, Long Dales Lane, Nether Kellet Discharge of conditions 3, 4, 5, 6,7 & 8 on approved application no. 14/01215/FUL for Mr Ian Ward (Kellet Ward 2015 Ward)	Application Permitted
16/00072/DIS	5 And 6 Cable Street, Lancaster, Lancashire Discharge of condition 10 and 14 on application 15/01368/FUL for C/O Agent (Bulk Ward 2015 Ward)	Initial Response Sent
16/00073/DIS	5 And 6 Cable Street, Lancaster, Lancashire Discharge of condition 4, 5 and 8 on application 15/01369/LB for C/O Agent (Bulk Ward 2015 Ward)	Initial Response Sent
16/00074/DIS	Site For Fast Food Takeaway Unit, Caton Road, Lancaster Discharge of conditions 15 and 16 on approved application 14/00775/FUL for McDonald's Restaurants Ltd (Lower Lune Valley Ward 2015 Ward)	Initial Response Sent
16/00076/DIS	109 Main Street, Warton, Carnforth Discharge of condition 3 on approved application 15/00951/FUL for Mrs Claire Spendlove (Warton Ward 2015 Ward)	Request Completed
16/00078/DIS	Box Tree Camping Site, Ravens Close Road, Wennington Discharge of condition 3 on approved application 14/00094/FUL for Mr Ian Armour (Upper Lune Valley Ward 2015 Ward)	Request Completed
16/00079/DIS	Westbourne House, Westbourne Road, Lancaster Discharge of conditions 5 and 7 on approved application 15/01375/LB for Mr Tarik Jayousi (Marsh Ward 2015 Ward)	Application Permitted
16/00081/DIS	Land Bounded By , Chatsworth Road, Albert Road, Westminster Road And Regent Road, Morecambe Discharge condition 10 on approved application 13/01237/FUL for Mr Stephen Clewes (Harbour Ward 2015 Ward)	Request Completed
16/00083/DIS	University Of Cumbria, Bowerham Road, Lancaster Discharge of condition 4 on application 15/01478/FUL for n/a (John O'Gaunt Ward 2015 Ward)	Initial Response Sent
16/00088/DIS	3 Silverdale Road, Yealand Redmayne, Carnforth Discharge of condition 5 on application 08/01313/LB for Mr Alex Burn (Silverdale Ward 2015 Ward)	Application Permitted
16/00089/DIS	31 Derwent Road, Lancaster, Lancashire Discharge of condition 3 on application 13/00182/FUL for Mr Simon Bland (Bulk Ward 2015 Ward)	Initial Response Sent
16/00092/FUL	289 Marine Road Central, Morecambe, Lancashire Construction of a dormer extension to the front elevation for Mr Neil Palamountain (Poulton Ward 2015 Ward)	Application Permitted

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16/00108/FUL	Burrow Mill Lodge, Burrow Road, Burrow Erection of a suspended rear conservatory raised on steel posts for Mr N Jennings (Upper Lune Valley Ward 2015 Ward)	Application Permitted
16/00119/FUL	Mole End Farm, Woodman Lane, Burrow Demolition and replacement of stable building for Mr Robert Lister (Upper Lune Valley Ward 2015 Ward)	Application Permitted
16/00130/FUL	15 Kintyre Way, Heysham, Morecambe Change of use of land to domestic garden for the erection of a fence and creation of hardstanding for Mr David Mace (Heysham South Ward 2015 Ward)	Application Permitted
16/00131/FUL	Land Adjacent 177 Main Street, Warton, Carnforth Erection of a detached 4-bed dwelling with associated access and landscaping for Mr P Quinn (Warton Ward 2015 Ward)	Application Permitted
16/00170/AD	Higher Broomfield Farm, Kirkby Lonsdale Road, Arkholme Agricultural Determination for the erection of a steel frame building for Mr Stephen Ward (Kellet Ward 2015 Ward)	Prior Approval Is Required
16/00172/CU	2-4 New Street, Carnforth, Lancashire Change of use of offices (A2) into 9 self-contained flats (C3) including demolition of outrigger and erection of two storey rear extension, removal of shop front with replacement front porch, alterations to some windows and doors, creation of two new side windows for Mr & Mrs David Cartmell (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
16/00177/CU	Quernmore Post Office, Rigg Lane, Quernmore Change of use of redundant Post Office/shop (A1) to additional residential accommodation for existing dwelling (C3) with new window to front elevation for Mr R Bruce Alexander (Lower Lune Valley Ward 2015 Ward)	Application Permitted
16/00192/FUL	20 Castle Park, Lancaster, Lancashire Erection of an orangery to the rear for Mr I Weir (Castle Ward 2015 Ward)	Application Permitted
16/00193/LB	20 Castle Park, Lancaster, Lancashire Listed building application for the erection of an orangery to the rear for Mr I Weir (Castle Ward 2015 Ward)	Application Permitted
16/00232/VLA	The Coach House And The Shippen, Waterslack Road, Silverdale Variation of legal agreement attached to planning permission 01/90/0585 to remove holiday let restriction at The Coach House and The Shippen to allow the use as two permanent residential dwellings for Mr Brian Harvey (Silverdale Ward 2015 Ward)	Application Refused
16/00239/FUL	2 Broadacre, Caton, Lancaster Erection of single storey rear extension and construction of a dormer extension to the rear elevation for Mr P Kelly (Lower Lune Valley Ward 2015 Ward)	Application Refused
16/00240/CU	20 Hornbeam Road, Lancaster, Lancashire Change of use from workshop/storage (B8) to social club (D2) for Mr Raymond Truman (Marsh Ward 2015 Ward)	Application Permitted

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16/00241/FUL	Holy Trinity Church, Main Road, Bolton Le Sands Installation of a glazed doors for Mr Brian James (Bolton And Slyne Ward 2015 Ward)	Application Permitted
16/00245/FUL	Willow Dene, The Shore, Bolton Le Sands Erection of a single storey side extension and construction of raised decking for Mr Alan Archer (Bolton And Slyne Ward 2015 Ward)	Application Permitted
16/00250/FUL	Hornby High School, Melling Road, Hornby Erection of a single storey classroom extension to the south elevation for Mr Greig Burwood (Upper Lune Valley Ward 2015 Ward)	Application Permitted
16/00255/VCN	Land North Of 1 To 23, Stoney Lane, Galgate Erection of 71 dwellings with associated access (pursuant to the variation of conditions 2, 15, 16, 18, 19 and 20 on planning permission 15/00080/FUL to amend the approved plans) for Mr Martin Nugent (Ellel Ward 2015 Ward)	Application Permitted
16/00257/FUL	First And Second Floor , 58A North Road, Lancaster Replacement of uPVC windows with timber windows on all elevations for AE & R Robinson (Lancaster) Ltd. (Castle Ward 2015 Ward)	Application Permitted
16/00260/FUL	60 Paragon Way, Lune Business Park, Lancaster Erection of two light industrial units for MP Haulage Ltd (Marsh Ward 2015 Ward)	Application Permitted
16/00266/FUL	Unit 1, Bulk Road, Lancaster Installation of a mezzanine floor to create additional retail floorspace for Dixons Carphone PLC (Bulk Ward 2015 Ward)	Application Permitted
16/00267/FUL	91 King Street, Lancaster, Lancashire Erection of a single storey rear extension, construction of canopy and installation of a flue to the rear for Mr Wuyi He (Castle Ward 2015 Ward)	Application Permitted
16/00268/LB	91 King Street, Lancaster, Lancashire Listed building application for the erection of a single storey rear extension, construction of canopy and installation of a flue to the rear, stone repair and re-pointing to the front elevation, construction of a bar area to ground floor, insertion of steel beam in first floor lounge, installation of plasterboard partition walls on first and second floors, installation and relocation of partition walls and doors to form a new shower and separate toilet room, infilling of existing window on the third floor and installation of replacement windows to the rear and side elevations for Mr Wuyi He (Castle Ward 2015 Ward)	Application Permitted
16/00290/FUL	8 Pollard Place, Lancaster, Lancashire Erection of a single storey side garage and extension for Mr D Baines (Skerton East Ward 2015 Ward)	Application Permitted
16/00294/FUL	28 Mount Avenue, Morecambe, Lancashire Retrospective application for the erection of a dormer bungalow with new vehicular access and attached garage and reprofiled rear garden incorporating retaining walls, raised decking and 2 outbuildings for Mr Paul Johnson (Bare Ward 2015 Ward)	Application Permitted

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16/00299/FUL	Burrow Cottage, Burrow Heights Lane, Lancaster Erection of a single storey side extension for Mr & Mrs A Stanyon (University And Scotforth Rural Ward)	Application Permitted
16/00301/FUL	154 Coastal Road, Bolton Le Sands, Carnforth Construction of a balcony and external staircase to the rear for Mr Michael Heron (Bolton And Slyne Ward 2015 Ward)	Application Permitted
16/00306/LB	Sellet Hall, Hosticle Lane, Whittington Listed Building application for the re-pointing of a chimney stack with lime mortar for Mr Colin Hall (Upper Lune Valley Ward 2015 Ward)	Application Permitted
16/00307/FUL	02 Cell 7536 At Ireby Hall Farm, Long Level, Ireby Installation of replacement telecommunications equipment comprising of a 10.3m high monopole, 6 antennas, 1 transmission dish and 2 equipment cabinets for Cornerstone Telecommunications Infrastructure Ltd (CTIL) (Upper Lune Valley Ward 2015 Ward)	Application Permitted
16/00315/FUL	26A Lister Grove, Heysham, Morecambe Erection of a 2 storey rear extension to ground floor flat for Mr J Macintyre (Heysham South Ward 2015 Ward)	Application Permitted
16/00319/FUL	Tunstall Hall Farm, Tunstall Road, Tunstall Erection of a concrete slurry tank for Mr Benjamin Towers (Upper Lune Valley Ward 2015 Ward)	Application Permitted
16/00320/VCN	Launds Field, Stoney Lane, Galgate Outline application for residential development of up to 50 Dwellings (pursuant to the variation of condition 1 and 16 on planning permission 15/00854/VCN to amend the layout and landscaping plan) for Mr Chris Gowlett (Ellel Ward 2015 Ward)	Application Permitted
16/00326/FUL	Stonyridge, 43 The Row, Silverdale Erection of a single storey front extension and installation of a raised replacement roof to the front and side for Mr & Mrs P Wain (Silverdale Ward 2015 Ward)	Application Permitted
16/00327/FUL	80 Twemlow Parade, Heysham, Morecambe Erection of a single storey rear extension, installation of a raised replacement roof to create first floor accommodation, construction of a balcony to the rear and removal of 2 chimney stacks for Mr Terry Rogers (Heysham Central Ward 2015 Ward)	Application Permitted
16/00332/PLDC	155 High Road, Halton, Lancaster Proposed lawful development certificate for the construction of a replacement rear dormer for Mr And Mrs Corcoran (Halton-with-Aughton Ward 2015 Ward)	Lawful Development Certificate Granted
16/00333/FUL	155 High Road, Halton, Lancaster Construction of a dormer window to the front elevation for Mr And Mrs Corcoran (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
16/00334/FUL	16 Cove Drive, Silverdale, Carnforth Erection of a single storey rear extension for Mr And Mrs A And T Sharpe (Silverdale Ward 2015 Ward)	Application Permitted

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16/00340/FUL	27 Pinewood Avenue, Bolton Le Sands, Carnforth Retention of raised decked area for T Hogg (Bolton And Slyne Ward 2015 Ward)	Application Refused
16/00341/FUL	15 Hestham Avenue, Morecambe, Lancashire Erection of a single storey side and rear extension for Mr & Mrs S. Hague (Harbour Ward 2015 Ward)	Application Permitted
16/00342/PLDC	23 Hatlex Lane, Hest Bank, Lancaster Proposed lawful development certificate for the construction of a dormer extension to the rear elevation for Miss J. Bradley (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
16/00347/CU	2 Burnsall Avenue, Heysham, Morecambe Change of use of dwelling (C3) to a mixed use dwelling and child minders (C3/D1) for Mr & Mrs Christopher Giles (Heysham Central Ward 2015 Ward)	Application Permitted
16/00351/FUL	Pilgrims Rest , Quernmore Road, Quernmore Erection of a detached garage for Mr John Strickland (Lower Lune Valley Ward 2015 Ward)	Application Permitted
16/00354/FUL	18 Clevelands Avenue, Morecambe, Lancashire Retrospective application for the retention of two storey side extension for Mr L Roberts (Harbour Ward 2015 Ward)	Application Refused
16/00364/FUL	Royal Lancaster Infirmary, Ashton Road, Lancaster Erection of a single storey extension to the eastern elevation of the Women's Unit for Mr Andrew Waddington (Scotforth West Ward 2015 Ward)	Application Permitted
16/00371/FUL	2 Rushley Drive, Hest Bank, Lancaster Erection of a single storey rear extension with raised patio area and garden store below for Mr Paul Knowles (Bolton And Slyne Ward 2015 Ward)	Application Permitted
16/00374/FUL	2 Campbell House, Campbell Drive, Lancaster Erection of a porch for Mrs Sharon Buchan (Bulk Ward 2015 Ward)	Application Refused
16/00375/LB	2 Campbell House, Campbell Drive, Lancaster Listed building application for the erection of a porch for Mrs Sharon Buchan (Bulk Ward 2015 Ward)	Application Refused
16/00380/OUT	Rear Of, 37 - 39 Main Street, Cockerham Outline application for the demolition of an agricultural building, erection of a residential dwelling and change of use of agricultural land to associated domestic curtilage for Mr William Smith (Ellel Ward 2015 Ward)	Application Permitted
16/00387/PLDC	1 Pine Close, Halton, Lancaster Proposed Lawful Development Certificate to erect a single storey side extension to replace existing conservatory for Mr & Mrs N. Mannion (Halton-with-Aughton Ward 2015 Ward)	Lawful Development Certificate Granted
16/00391/FUL	5 The Green, Silverdale, Carnforth Erection of a single storey side extension and a single storey rear extension for Ms H Donoghue (Silverdale Ward 2015 Ward)	Application Permitted

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16/00393/FUL	462 Marine Road East, Morecambe, Lancashire Creation of new vehicular access off Newmarket Street, erection of a 2.45m high rear boundary wall with roller shutter door, and regrading of rear yard to create driveway and ramps for Mr Ian Ward (Bare Ward 2015 Ward)	Application Permitted
16/00398/FUL	211 Bowerham Road, Lancaster, Lancashire Erection of a single storey rear extension, and construction of dormer extensions to the front and rear elevations for Mrs Clare Eccles (John O'Gaunt Ward 2015 Ward)	Split Decision
16/00401/FUL	2 Lawson Close, Lancaster, Lancashire Demolition of existing detached garage and conservatory and erection of a two storey side extension and single storey rear extension for Mrs S. Tomlinson (Scotforth West Ward 2015 Ward)	Application Permitted
16/00403/FUL	31 Sizergh Road, Morecambe, Lancashire Erection of a front porch for Mrs S. Arkwright (Bare Ward 2015 Ward)	Application Permitted
16/00407/NMA	University Of Cumbria, Bowerham Road, Lancaster Non-material amendment to planning permission 15/00913/FUL to accommodate reconfigured arrangements to the material palette (relating to the curtain walling, glazing, cladding, brickwork, balustrade, doors, external steps, overhang and terrace) and revisions to landscaping layout for University Of Cumbria (John O'Gaunt Ward 2015 Ward)	Application Permitted
16/00412/FUL	Barrow Greaves Farm, Barrow Greaves, Ellel Erection of an agricultural livestock building for Mr Rhodes (Ellel Ward 2015 Ward)	Application Permitted
16/00419/PLDC	31 Morecambe Road, Morecambe, Lancashire Proposed Lawful Development certificate for the erection of a hip to gable extension and construction of a dormer extension to the rear for Mr & Mrs D. Blacow (Torrisholme Ward 2015 Ward)	Lawful Development Certificate Granted
16/00426/FUL	Conder View, Corricks Lane, Conder Green Demolition of existing garage and storage buildings and erection of a replacement garage and storage building for Mr R Cornick (Ellel Ward 2015 Ward)	Application Permitted
16/00435/FUL	27 Crag Bank Road, Carnforth, Lancashire Construction of new roof above existing single storey rear extension for Mr & Mrs Nelson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
16/00436/FUL	84 Broadway, Morecambe, Lancashire Erection of a two storey rear extension, single storey side extension and detached garden room, removal of chimneys to the side and construction of a dormer extension to the side elevation for Mr G Sumner (Bare Ward 2015 Ward)	Application Permitted
16/00437/FUL	Shooting Cabin, Hornby Road, Roeburndale Demolition of existing lunch hut/shelter and erection of a new lunch hut/shelter for Grosvenor Estate (Lower Lune Valley Ward 2015 Ward)	Application Permitted

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16/00440/PLDC	21 Bath Street, Lancaster, Lancashire Proposed Lawful Development certificate for the demolition of existing extension and erection of a single storey extension to the rear for Ms J Dobson (Bulk Ward 2015 Ward)	Lawful Development Certificate Granted
16/00443/NMA	28 Hyde Road, Morecambe, Lancashire Non material amendment to planning permission 15/00443/FUL to reduce the size of the extension for Mr S Bryan (Torrisholme Ward 2015 Ward)	Application Permitted
16/00457/FUL	Croziers Croft, Moss Lane, Silverdale Creation of a new driveway and erection of associated fencing for Mr Kenneth Gregory (Silverdale Ward 2015 Ward)	Application Permitted
16/00466/PLDC	10 Clougha Avenue, Halton, Lancaster Proposed lawful development certificate for the erection of a replacement single storey side extension for Mrs P Peck (Halton-with-Aughton Ward 2015 Ward)	Lawful Development Certificate Granted
16/00471/FUL	11 Kennedy Close, Lancaster, Lancashire Erection of a single storey extension to side to replace existing timber structure for Mr & Mrs K. Molloy (Marsh Ward 2015 Ward)	Application Permitted
16/00475/PLDC	11 Maplewood Gardens, Lancaster, Lancashire Proposed lawful development certificate for a single storey rear extension for Mr & Mrs T. Glover (Scotforth East Ward 2015 Ward)	Lawful Development Certificate Granted
16/00477/CPA	Bleasdale House Special School, Emesgate Lane, Silverdale Erection of a single storey extension for Lancashire County Council (Silverdale Ward 2015 Ward)	No Objections
16/00481/PLDC	20 Hamilton Drive, Lancaster, Lancashire Proposed lawful development certificate for the installation of a flat roof to existing outhouse for Mrs W. Jones (Skerton West Ward 2015 Ward)	Lawful Development Certificate Granted
16/00483/FUL	17 Sharpes Avenue, Lancaster, Lancashire Erection of a single storey rear and side extension for Dr P Tinkler (Scotforth West Ward 2015 Ward)	Application Permitted
16/00484/FUL	4 Bay View, Over Kellet, Carnforth Erection of a single storey front extension for Mr & Mrs P+C Thomas (Kellet Ward 2015 Ward)	Application Permitted
16/00487/FUL	46 Park Road, Lancaster, Lancashire Installation of a replacement flat roof to existing rear extension for Mr Ed Lawrence (Bulk Ward 2015 Ward)	Application Permitted
16/00496/FUL	The Oaks, Wennington Road, Hornby Demolition of rear conservatory and erection of a single storey rear extension for Mr & Mrs Brindle (Upper Lune Valley Ward 2015 Ward)	Application Permitted
16/00547/NMA	Stables Barn, Main Street, Hornby Non material amendment to planning permission 15/01500/CU for the addition of 5 rooflights to the east elevation and the omission of stone canopy over main entrance to the north elevation. for Mr Mark Whitaker (Upper Lune Valley Ward 2015 Ward)	Application Permitted