



Committee: PLANNING AND HIGHWAYS REGULATORY COMMITTEE

Date: MONDAY, 24 JULY 2017

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.

1 **Apologies for Absence**

2 **Minutes**

Minutes of meeting held on 26th June 2017 (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 that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

Local Finance Considerations

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

Human Rights Act

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

5	A5 17/00224/FUL	Land To The Rear Of Pointer Grove And Adjacent To High Road Halton	Halton-with-Aughton Ward	(Pages 1 - 14)
		Erection of 66 dwellings with associated access, landscaping, open space, drainage, highway and parking arrangements and land re-profiling works		
6	A6 16/00169/FUL	Hillside Farm Lancaster Road Heaton With Oxcliffe	Overton Ward	(Pages 15 - 22)
		Demolition of existing agricultural buildings/farm house, erection of a food production facility with associated landscaping, alterations to existing access, construction of a new internal road, erection of a detached agricultural building and creation of a pond		
7	A7 17/00718/VCN	Rear Of Pleasureland Marine Road Central Morecambe	Poulton Ward	(Pages 23 - 28)
		Erection of a two storey indoor trampoline park with associated landscaping and parking and extension of terrace to rear of Pleasureland (pursuant to the variation of condition 9 on planning permission 16/00578/FUL in relation to the finish to the building, to		

		include a maintenance regime and alterations to boundary treatments including an increase in height to 3 metres)		
8	A8 16/01611/FUL	118 Newlands Road Lancaster	John O'Gaunt Ward	(Pages 29 - 33)
		Erection of a single storey rear extension, erection of an attached double garage to side with terrace above, construction of a raised roof and dormer extensions to the front and rear elevations and a new bay window and raised veranda to the front		
9	A9 17/00681/FUL	12 Knowlys Drive Heysham	Heysham Central Ward	(Pages 34 - 37)
		Partially retrospective application for the erection of a single storey side and rear extension		
10	A10 17/00577/FUL	Melling House Hala Road Lancaster	Scotforth East Ward	(Pages 38 - 40)
		Erection of a detached outbuilding to store mobility scooters		
11	A11 17/00446/LB	Dukes Playhouse Moor Lane Lancaster	Bulk Ward	(Pages 41 - 44)
		Listed building application for alterations to roof and replacement rooflights, replacement of 5 windows to the ground floor rear elevation, replacement of a door on the side elevation and repair works to rainwater goods, external metal work, extraction vents and external block work.		
12	A12 17/00546/ADV	Land opposite St George's Quay Development Site St George's Quay Lancaster	Castle Ward	(Pages 45 - 48)
		Advertisement application for the display of one non-illuminated freestanding sign		
13	Delegated Planning Decisions (Pages 49 - 60)			

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Carla Brayshaw (Chairman), Helen Helme (Vice-Chairman), June Ashworth, Eileen Blamire, Dave Brookes, Abbott Bryning, Ian Clift, Claire Cozler, Jane Parkinson, Robert Redfern, Sylvia Rogerson, Susan Sykes, Malcolm Thomas and one Green Group and one Labour Group vacancy.

(ii) Substitute Membership

Councillors Jon Barry (Substitute), Stuart Bateson (Substitute), Sheila Denwood (Substitute), Mel Guilding (Substitute), Tim Hamilton-Cox (Substitute), Janice Hanson (Substitute) and Geoff Knight (Substitute)

(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.

SUSAN PARSONAGE,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on Tuesday 11th July 2017.

Agenda Item A5	Committee Date 24 July 2017	Application Number 17/00224/FUL
<p align="center">Application Site</p> <p align="center">Land To The Rear Of Pointer Grove And Adjacent To High Road Halton Lancashire</p>	<p align="center">Proposal</p> <p align="center">Erection of 66 dwellings with associated access, landscaping, open space, drainage, highway and parking arrangements and land re-profiling works</p>	
<p align="center">Name of Applicant</p> <p align="center">Russell Armer Ltd.</p>	<p align="center">Name of Agent</p> <p align="center">Mr Andrew Tait</p>	
<p align="center">Decision Target Date</p> <p align="center">9 June 2017</p>	<p align="center">Reason For Delay</p> <p align="center">Amended plans and re-consultation</p>	
<p>Case Officer</p>	<p>Mr Mark Potts</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval</p>	

(i) Procedural Note

A site visit was arranged for Committee Members to view this particular site prior to the Committee meeting. This was undertaken on 19 June 2017.

1.0 The Site and its Surroundings

- 1.1 The site is in the region of 4.3 hectares in area, and is 47.50 metres Above Ordnance Datum (AOD) at its lowest part of the site (south west corner) and rises to 76.50 AOD metres towards the north eastern corner. The average site gradient is approximately 1:10. The northern half of the site has a steeper gradient when compared to the southern part of the site. The site is located on the eastern periphery of the village in the region of 550 metres from St Wilfrid's Primary School and 240 metres from the parade of shops on High Road. There are agricultural fields beyond the site to the north west, north, east and south east. To the west and south west are residential properties on High Road and Pointer Grove. Kirkby Lonsdale Road / High Road runs along the southern boundary.
- 1.2 The site is currently used for agricultural purposes and there are no buildings located on the site. The site is bound by a mature hedgerow on all the aspects with some isolated trees on the boundaries of the site. There are two culverted watercourses that traverse the site converging to a single watercourse.
- 1.3 The site is not situated within any ecological designation or nationally protected landscape (although the Forest of Bowland AONB is 500 metres to the south east). Footpath number 11 is located 100 metres to the north west and Halton Conservation Area is located 440 metres to the south west of the site. Whilst not within the site, an Ash Tree in the control of 195 High Road is protected by a Tree Preservation Order 235 (1995).

2.0 The Proposal

- 2.1 The scheme proposes a total of 66 residential units and this is proposed to be made up of the following mix:

Affordable (26 Units)

Four x 1 bedroom homes
 Eleven x 2 bedroom homes
 Nine x 3 bedroom homes
 Two x 4 bedroom homes

Open Market (40 Units)

Twenty five x 3 bedroom
 Fifteen x 4 bedroom

2.2 The units will consist of detached, semi-detached, townhouses, terraced houses and apartments. Due to the levels across the site some of the units proposed are to be split level units. Materials include a mixture of natural stone, roughcast render and timber style boarding. Roofing materials are proposed to be slate. Boundary treatments predominately consist of 1.8m high fencing however there are hedgerows and stone walls also proposed. Given the change in levels across the site many of the gardens include retaining walls.

2.3 A new access is proposed onto High Road which includes a 5.5 metre wide access road with a 6m kerb radii and visibility splays of 2.4 x 120 metres are proposed in each direction. The scheme proposes a sustainable drainage system which would be a feature within the centre of the site with open space and landscaping across the site (incorporating a large woodland area to the north). A play area is proposed in the southern part of the site.

3.0 Site History

3.1 The only relevant history is the pre-application advice that was offered to the applicants in 2015.

Application Number	Proposal	Decision
15/01050/PRETWO	Residential development including infrastructure and access	Advice provided

4.0 Consultation Responses

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

Consultee	Response
Halton Parish Council	<p>Object to the development for the following reasons:</p> <ul style="list-style-type: none"> • concerns raised with respect to surface water drainage; • concerns in relation to the impact on the nature of Kirkby Lonsdale Road; • inappropriate and unwanted extension to the village; • the development is not in keeping with the local buildings which are predominately single storey; • there should be consideration of the cumulative effects with other approved development within the village.
County Highways	<p>Initially objected to the development following concerns associated with the applicant's Transport Statement (with respect to Forge Lane / High Road / Church Brow priority junction with Low Road as well as a lack of detail with regards the impact of two way traffic flows and residual queuing adjacent 10 / 11 Church Brow.</p> <p>Following the receipt of amended plans and additional information and subject to the clarification on matters associated with surface water and adoption issues raises no objection and recommends conditions associated with the below;</p> <ul style="list-style-type: none"> • Protection of visibility splays;

	<ul style="list-style-type: none"> • Scheme for off-site highway improvements (including footway along the site's frontage, review of street lighting, thermoplastic lining, gateway feature aimed at reducing vehicle speeds and restriction of parking between Rectory Farm House and 17 High Road; • Construction method statement; and • Scheme for the construction of the sites access.
Lancashire County (Education)	No objection , subject to a financial contribution of £199,042.34 towards the provision of 14 primary school places. No contribution is sought towards secondary education places.
Environmental Health	No objection but recommends conditions associated with contaminated land.
United Utilities	No objection recommends that the development is carried out in accordance with the FRA.
Engineering Team	No observations received within the statutory timescales
Environment Agency	No objection. No requirement to consult.
Fire Safety Officer	No objection.
Lead Local Flood Authority	No objection ; subject to conditions associated with a surface water drainage scheme to be submitted and associated management and maintenance plans. The LLFA maintains no objection following the third party response from CTC Infrastructure (commissioned by local residents).
Natural England	No objection
RSPB	No observations received within the statutory timescales.
Shell	No objection
Forest of Bowland AONB Office	No objection. Considers that the landscape and visual impacts on the AONB are limited.
Greater Manchester Ecology Unit	No objection. Conditions are recommended associated with replacement landscaping to compensate for the loss of the hedgerow to facilitate access, removal of hedgerows to be undertaken outside of bird breeding season and a details of biodiversity enhancement measures to be secured by means of planning condition.
Public Realm Officer	No objection. Recommends that 1253m ² of amenity space is provided on the site, together with a children's play area. Recommends that a contribution of £132,225 would ordinarily be required, however, Halton has received considerable funding over recent years and therefore this contribution would be better spent on upgrading the proposed open spaces on the site.
Lancashire Police	No objection and recommends that security measures such as alarms and boundary treatments are proposed to prevent unwanted crime.
Tree Protection Officer	Objection. Recommends that the hedgerow that is proposed to be removed to facilitate the required visibility splays is pushed back as opposed to removed, concerns regarding the relationship of the new dwellings with T2 (large mature ash tree), and the need to ensure that the proposed woodland to the north is established sufficient distance from the proposed new dwellings to the east.
Planning Policy / Strategic Housing Officer	Comments. The site is located in a settlement where the Council would look to promote residential development. The scale of the development and its relationship with the existing settlement and landscape will be a key consideration in this assessment. The Strategic Housing Officer has no objections to the development proposals.

5.0 Neighbour Representations

5.1 The application has generated **68 letters** of objection citing the following reasons:

- Housing Needs – Little demand for properties within the village;
- Out of character – Halton is predominately bungalows and therefore the scheme as presented would be out of keeping with the local vernacular;
- Drainage concerns – There is a need to upgrade drainage within the village; the field already floods and this will be made worse, there are concerns that the development footprint is too large for the drainage scheme that has been proposed and that more detailed calculations are required;

- Highway safety – Drivers disregard the speed limit on the local roads, the situation has been exacerbated since the Heysham-M6 link road was opened in 2016 and linkages to Halton on foot are poor;
- Local infrastructure – Cannot cope with increased capacity within the village notably the local school and drainage;
- Landscape concerns – The site is on the edge of the settlement and the landform does not lend itself to this form of development;
- Contrary to policy – The SHLAA stated that site had capacity for 35 dwellings which is significantly less than the applicant's proposal.

With respect to the amended scheme for 66 units an additional **15 letters** of objection have been received, which raise the following concerns:

- In addition to the above comments, there has been concern raised regarding the contents of the Landscape and Visual Impact Assessment;
- Consider that the scheme does not conform to Policy DM42 of the Development Management DPD;
- Concerns that the highway rebuttal does not address fundamental concerns with respect to the speed of travelling of vehicles; and
- Concerns with respect to inadequate waste water drainage

5.2 St Wilfrid's Church of England School governors object to the scheme based on insufficient capacity at the primary school.

5.3 The residents of Pointer Grove have commissioned JWPC (Planning), Rachel Atkinson Landscape Architect (Landscape) and CTC Infrastructure (Drainage and Highways) to provide a critique of the applicant's submission and substantiates the concerns raised by local residents with respect to the issues contained above.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

Paragraphs 7, 12, 14 and 17 - Sustainable Development and Core Principles
Paragraph 32, 34 and 38 Access and Transport
Paragraphs 49, 50 and 55 - Delivering Housing
Paragraphs 56, 58, 60, 61 and 64 – Requiring Good Design
Paragraphs 69,70, 72 and 73 – Promoting Healthy Communities
Paragraph 103 – Flooding
Paragraphs 109, 115,117,118 – Conserving the Natural Environment
Paragraphs 186, 187, 196, 197, 203-206 – Decision-taking

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its' Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. The public consultation period is from 27 January 2017 to 24 March 2017, after which (if the consultation is successful), the local authority will be in a position to make swift progress in moving towards the latter stages of; reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that

the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC4 – Meeting the District's Housing Requirements

6.4 Lancaster District Local Plan - saved policies (adopted 2004)

E3 – Development within and adjacent to the AONB
E4 – Countryside Area

6.5 Development Management DPD

DM20 – Enhancing Accessibility and Transport Linkages
DM21 – Walking and Cycling
DM22 – Vehicle Parking Provision
DM23 – Transport Efficiency and Travel Plans
DM26 – Open Space, Sports and Recreational Facilities
DM27 – Protection and Enhancement of Biodiversity
DM28 – Development and Landscape Impact
DM29 – Protection of Trees, Hedgerows and Woodland
DM30 – Development affecting listed buildings
DM32 – The Setting of Designated Heritage Assets
DM34 – Archaeology
DM35 – Key Design Principles
DM37 – Air Quality Management and Pollution
DM38 – Development and Flood Risk
DM39 – Surface Water Run-off and Sustainable Drainage
DM41 – New Residential dwellings
DM42 – Managing Rural Housing Growth
DM48 – Community Infrastructure
DM49 – Local Services

6.6 Strategic Policies and Land Allocations DPD (Consultation January 2017)

SC1 – Neighbourhood Planning Areas
H3 – Housing Development in Rural Areas

6.7 Other Material Considerations

- National Planning Practice Guidance;
- Meeting Housing Needs Supplementary Planning Document (February 2013);
- Lancaster City Council March 2017 Housing Land Supply Statement;
- Planning Advice Note – Open Space Provision within New Residential Developments;
- Halton with Aughton Neighbourhood Plan.
- Planning Advice Note – Provision of Electric Vehicle Charging Points for New Development

7.0 Comment and Analysis

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

- Principle of development;
- Drainage;
- Affordable Housing / Market Housing;
- Nature Conservation;
- Highways;
- Layout;
- House Types
- Landscape and Visual Impact
- Trees;
- Open Space;
- Education Provision;
- Other Matters

Principle of development

- 7.1.1 The site is located on land outside of the main urban area and is identified as 'Countryside Area' in the adopted Local Plan. The Council, via the Spatial Strategy described in the District Core Strategy and continued in the emerging Land Allocations document, would generally look to direct development to the main urban areas of the District. Whilst not precluding development outside such locations it would need to be demonstrated how the proposal complies with other policies within the Development Plan and ultimately the delivery of sustainable development.
- 7.1.2 Policy DM42 of the Development Management DPD seeks to promote wider opportunities for housing delivery within rural areas of the District, in accordance with the aims of national planning policy. Policy DM42 sets out a series of villages which the Council would, in principle, support proposals for new housing. Policy DM42 identifies Halton as a village where housing proposals would be supported in principle. Whilst the principle of housing development in Halton is accepted, there are a number of considerations which need to be given to any planning application before concluding that residential development in this location would represent sustainable development. In particular reference should be made to paragraph 20.22 of the Development Management DPD which states; *"The council will support proposals for new housing development that contain or have good access to an appropriate range of local services that contribute to the vitality of these settlements. These services are local shops, education, health facilities and access to public transport and other valued community facilities. Proposals should demonstrate that they will have clear benefits to the local community and, in particular, will meet rural housing needs according to robust evidence (such as the Lancaster District Housing Needs Survey or other local housing needs survey)"*.
- 7.1.3 Given the site is identified as Countryside Area, Saved Policy E4 of the adopted Local Plan is relevant to this planning application. This requires proposals in the Countryside Area to be in scale and keeping with the character and natural beauty of the landscape; appropriate to its surroundings in terms of siting, scale, materials, external appearance and landscaping; not result in an adverse effect on nature conservation or geological interests; and make satisfactory arrangements for access, servicing, cycle and car parking provision.
- 7.1.4 Notwithstanding the above, the Council is charged by Government (via national planning policy) with significantly boosting the supply of housing and this has been further supported by the Housing White Paper *'Fixing our broken housing market'* of February 2017. This is supported by Policy DM41 of the Development Management DPD which states that residential development will be supported where it represents sustainable development. In supporting residential development the Policy states that proposals for new residential development should ensure that available land is used effectively taking into account the characteristics of different locations; be located where the environment, services and infrastructure can or could be made to accommodate the impacts of expansion; and provide an appropriate mix in accordance with the Lancaster District Housing Needs Survey or other robust evidence of local housing need.
- 7.1.5 Lancaster City Council is currently unable to demonstrate a 5 year housing supply (having 3.9 years housing supply at present). A Supreme Court judgement in May 2017 (Suffolk Coast DC v Hopkins Homes and Richborough Estates v Cheshire East BC) has overturned a previous Court of Appeal ruling regarding the interpretation of "relevant policies for the supply of housing". The Supreme Court concluded that there was no reason *"...to treat the shortfall (of a 5-year housing land supply) in the particular (housing specific) policies as rendering out-of-date other parts of the Plan which serve a*

different purpose". In effect, the judgement re-emphasises the primacy of the Development Plan and the role of the decision-maker in assessing the weight to be attached to individual policies when considering the planning balance. The lack of a five-year housing supply triggers the operation of the second part of NPPF Paragraph 14, and decision-makers should weigh the consequences of an undersupply of housing against other policies in the development plan that may have the effect of restricting that supply.

- 7.1.6 Halton with Aughton Parish Council have made an application to designate the area as a Neighbourhood Plan area. Consultation on this area designation took place in 2015 and the designation was approved on 26 October 2015. The Neighbourhood Plan will seek to address the requirements for new housing in the village and securing appropriate locations to achieve such development. Recent case law would suggest that for a Neighbourhood Plan to be considered in the decision making process it must have made significant progress towards completion (being at the Referendum stage) before any real weight can be attached to it. Clearly the Neighbourhood Plan in Halton is at a very early stage, and so little weight can be afforded to the community's intention to prepare a Neighbourhood Plan, but nevertheless is still a material consideration. A number of the local residents have raised concern raised that in the 2015 Strategic Housing Land Availability Assessment this concluded that 35 dwellings could be accommodated on the site, whereas this scheme essentially is double that figure. The SHLAA does not allocate land, but it is a technical exercise to review land which may be suitable for development proposals. The local authority did consider that the site had development potential but this should be limited to the southern part of the site due to landscape concerns.
- 7.1.8 Policy DM42 of the Development Management DPD is especially relevant for this application and as noted above new development in Halton will be supported assuming the below criteria can be met:
- Be well related to the existing built form of the settlement;
 - Be proportionate to the existing scale and character of the settlement unless exceptional circumstances can be demonstrated;
 - Be located where the environment can accommodate the impacts of the expansion;
 - Demonstrate good siting and design in order to conserve and where possible enhance the quality of the landscape; and, consider all other relevant policies.
- 7.1.9 The development is adjacent to residential properties along High Road and Pointer Grove and therefore it is considered that the development has some form of geographical relationship to the existing built form of Halton. Matters must then turn to whether the development proposed is appropriate in terms of scale and character.
- 7.1.10 With respect to its relationship to the village in terms of scale and character, the proposed development is a modest extension to a village which has a population in the region of 2,220. Officers consider that an additional 66 dwellings can be seen to be proportionate to the scale and character of the settlement (even including the recently consented developments). Local infrastructure has to be able to cope with the proposed expansion of the village and this is discussed in more depth in paragraphs 7.2, 7.5 and 7.11 and issues of design and landscape is considered in depth at paragraphs 7.6 and 7.8. On balance Officers consider that the development conforms to Policy DM42 of the Development Management Development Plan Document.

7.2 Drainage

- 7.2.1 There has been a number of concerns raised with respect to surface water drainage within the village, and villagers are understandably concerned given some of the village suffered extensive flooding during Storm Desmond in December 2015. It should be stressed that the site lies within Flood Zone 1 and therefore the site is considered to be at low risk of flooding. Notwithstanding the above there is a culverted watercourse that drains the site and the upland catchment. It currently poses a high risk of surface water flooding. This flood event is predicted to the narrow corridor within the centre of the site. The existing topography and drainage features within the site are proposed to be utilised to provide a sustainable drainage feature. This will utilise a series of cascading detention basins, with the existing culvert opened to create a permanent watercourse running through the site. Plot drainage, driveways and parking bays will be served by geo-cellular crates located within the driveways of each of the dwellings. It is proposed that mini flow chambers will be discharged to an attenuated rate of 0.2l/s into a new surface water sewer, with discharge into the detention

basins/channels. With respect to highway drainage it is proposed that the highway network will incorporate a series of gullies and pipes which will convey the surface water flows into the cascading detention basins within the central belt of the site. Once the surface water has left the detention basin, surface water will be discharged into the existing 450mm diameter culvert within the site, connecting into the 750 mm diameter surface water sewer to the rear of no 9 Pointer Grove, which eventually enters the surface water drainage system on Arrow Lane. The applicant's drainage engineers have suggested that a Sustainable Operations and Maintenance Plan should be entered into. As part of the drainage scheme it is proposed to repair the existing culvert at 7 Pointer Grove.

7.2.2 With respect to foul water drainage, it is envisaged that the foul water will be discharged into the existing 225mm diameter combined sewer within High Road at the junction of High Road and Schoolhouse Lane. No objection has been received from United Utilities in this regard and therefore it has to be assumed that the site can be drained of foul water.

7.2.3 The Lead Local Flood Authority (LLFA) has raised no objection to the scheme on the provision that there are conditions attached to the consent in connection with the detailed design of the drainage and its associated long term management and maintenance. There had been concern raised by an independent drainage consultancy (CTC Infrastructure – commissioned by local residents) that the scheme has not provided the sufficient calculations to demonstrate that the quantum of development could be supported on this site and questions whether there is sufficient information has been submitted. The third party representation was shared with the LLFA for comment and whilst they agree that full calculations have yet to be submitted they consider that this issue can be addressed by means of planning condition. It is understood that there are issues with the capacity in the culvert system around the site but the LLFA comment that it is not within the remit of the LLFA to object to development on the basis that the development does not reduce the current risk of flooding off site and for this to occur the flows from the developed site would need to be attenuated to match the capacity of the existing 300mm diameter culvert, but as they stress it is not within their remit to request this.

7.2.4 There is currently an earth bund that has been created to protect the rear gardens of properties on Pointer Grove (which was undertaken by the applicant in June 2015 after acquiring the site), and this has proven effective and performed as designed during the Storm Desmond event in 2015. The temporary bund which was created to protect the existing houses on Pointer Grove is proposed to remain until the main drainage works are completed on the site. Following this the onsite surface water system and watercourse improvements will mitigate both on and off site flooding concerns. Local residents have raised concerns with the loss of this bund and via discussions with the LLFA they are confident that the bund would no longer be required following the main drainage works. Notwithstanding this following discussions with the applicant in July of this year it is now proposed to include a new 300mm high bund along the boundary of Pointer Grove and this can be incorporated into a planning condition.

7.2.5 Officers are sympathetic to the concerns of residents and some of the photographs submitted in support of resident concerns show quite a significant volume of surface water being channelled through the site. The applicants did engage with the LLFA at pre-application stage and have held on-site meetings with them to discuss a suitable strategy with respect to handling surface water. Whilst there have been a number of concerns raised in respect of this issue it is considered that subject to appropriate conditions being imposed that the scheme can be found acceptable from a surface water perspective.

7.3 Affordable Housing / Market Housing

7.3.1 This is a full application, and therefore unlike an outline application where the quantum of affordable housing would be determined at the reserved matters stage, this is decided as part of this planning application. Policy DM41 requires that up to 40% of the properties on a scheme of 10 or more in a rural area should be affordable housing. The applicant is providing 39.3% of the units to be affordable (equating to 26 units) and have proposed 50% of these to be affordable rent and 50% of them to be intermediate in the form of shared ownership. The unit types range from 1 to 4 bedrooms and therefore the provision here is fully supported by the Planning and Strategic Housing Officers. This is afforded considerable weight in the planning balance. The provision of such can be secured by means of legal agreement of which the applicant is amenable to.

7.3.2 The most recent Housing Needs Survey (Meeting Housing Needs SPD February 2013) suggested that the main market housing need in Halton was for 2-bedroom properties and some 4 plus bedroom properties including bungalows. Therefore, the scheme proposed does not entirely align to the data that was previously captured. A significant concern amongst the local community is that the house types proposed do not conform to the properties that currently exist in Halton which is predominately bungalows. Whilst it is accepted that there are a number of bungalows within Halton there is no objection from the Council's Strategic Housing Officer in terms of the applicant's proposals and Officers consider that the mix and type as proposed is considered acceptable.

7.4 Nature Conservation

7.4.1 The application is supported by an ecological appraisal which states that the site is an improved agricultural field and that the main ecological interests of the site are the trees and hedgerows that the site contains. The Council's ecological advisor, Greater Manchester Ecology Unit (GMEU) would have wished to see the large mature ash tree remain (to be lost to facilitate the access arrangements), and consider that any loss of biodiversity, such as the loss of hedgerow, shall be transplanted or replaced. GMEU recommends conditions associated with landscaping, and protection of nesting birds with no removal or works to hedgerows, trees or shrubs occurring between 1 March and 31 August.

7.4.2 Following a concern raised by a local resident regarding Great Crested Newts, the applicant undertook additional surveys and utilised eDNA testing on a local garden pond (10 Pointer Grove). This confirmed that there had been Great Crested Newt activity in 2016. However, following night time surveys of the pond in 2017 this did not reveal any confirmed presence of Great Crested Newts. It is therefore considered that there would not be any harm to the protected species though the hedgerow to the rear of 10 Pointer Grove should be retained and protected during the development of the site. The amphibian report has been shared with GMEU and comments will be verbally presented to Planning Committee. The blue-green corridor provides an opportunity to provide habitat as does the planting associated with the scheme especially to the north of the site. On balance it is considered that the development is acceptable from a nature conservation perspective.

7.5 Highways

7.5.1 The application is supported by a comprehensive Transport Assessment, which concludes that the 85th percentile speed indicated is 42 mph north east bound and 39mph south west bound. These figures have been used to inform the visibility splays required to facilitate the development are 2.4m by 120m in either direction (which have been provided). The County Council as highways authority considered that insufficient information was initially submitted to allow for a decision to be made, predominantly centring around the need for further traffic flows at the Church Brow/High Road mini-roundabout and analysis of queue lengths taking account of increased traffic flows through Halton following the opening of the Bay Gateway in October 2016. The County also requested the extension of the footway from the site to Arrow Lane (currently a grassed verge which has a number of driveways crossing it), so that it is possible to walk to local amenities without having to cross High Road.

7.5.2 Additional information was received from the applicant in respect of the capacity assessment of the mini-roundabout, and this concluded that there would be significant spare capacity available. An amended plan showing the extension of the footway as requested by County, and also amending the access junction to 6 metre kerb radii have all both been received. County responded to the applicants amended plans advising that from a capacity perspective the Church Brow/High Road mini-roundabout does operate within capacity and the County raises no objection on highway capacity grounds.

7.5.3 County has expressed concern with the surface water management arrangements with respect to their adoption and have asked for additional information in this regard. Officers consider that it is important to note that this is not a planning consideration, and the adoption process would be handled under Section 38 of the Highways Act 1980. Notwithstanding this point a management company can be secured by means of legal agreement. It is important to note that the LLFA raises no objection to the applicant's surface water drainage solution. County has recommended that there is a review of existing street lighting together with gateway features. Street lighting is acceptable but Officers are liaising with the County as there already seems to be gateway features aimed at reducing vehicle speeds in place, so this latter request appears to be unreasonable and unnecessary.

- 7.5.4 County has also suggested a Traffic Regulation Order to restrict parking between Rectory Barn Farm and 17 High Road. This is in the region of 880 metres to the west of the application site and it is considered that the proposals would create roughly 1 extra vehicle every 4 minutes in the morning peak hour and 1 vehicle every 2 minutes in the evening peak passing this location. Given the County considers that the junction is operating within capacity, and that parking for these residents who live within these properties would be compromised, whilst there are potential merits in having a no waiting restriction (given buses use this route) it is considered unreasonable to impose such a condition. It is something that should be considered by the County Council as a separate matter.
- 7.5.5 The village amenities, such as local shops, doctor's surgery and primary school, are located to the west of the application site. Rather than having to cross Kirkby Lonsdale Road and back again to get to the local shops, the applicants have proposed (in line with the County recommendation) a link footway to Arrow Lane of 2 metres in width. Whilst the verge is adopted highway there are five driveways that benefit from their right of access across the verge. There is a concern that due to the gradients involved that a deliverable solution may not exist. County and the applicant have been requested to provide additional clarification on whether this can be delivered without impairing the present residents' abilities to access their drives. A verbal update will be presented to Members.
- 7.5.6 It is noted that there has been significant concern among local residents that since the opening of the Bay Gateway in October 2016, there has been a significant increase in traffic through the village, together with an increase in vehicle speeds approaching and exiting the village. It was noted during site visits that on occasions vehicles were travelling at a speeds greater than the speed limit. None of the above issues are in doubt, and the views of the local community are noted here, but given there is no objection from the statutory consultee on highway safety and capacity it has to be concluded that the development can be found acceptable from a highway's perspective.

7.6 Layout and House Types

- 7.6.1 The scheme is essentially split into two distinct areas which are proposed to be separated by the applicant's surface water drainage solution. The southern element of the site contains a mixture of terraced, semi-detached and detached units and the northern part of the site containing mostly detached houses. Plot levels vary across the site with the site sloping to the south west where at the lowest site levels would be in the region of 48 metres AOD and towards the south east part of the site levels are in the region of 68 metres AOD. The site is split by the blue-green corridor which is in the region of 0.43 hectares.

7.6.2 Southern Layout

Officers initially had concerns with the relationship of the built form with Kirkby Lonsdale Road/High Road and the applicant has responded to the concerns via an amendment to the layout which provides for four less units compared to the initial scheme; the re-positioning of a number of the dwellings; and also the provision of a play area (to the north of units 20-24). Whilst the scheme does still feel quite suburban, Officers consider that there is a substantial improvement compared to the originally submitted scheme. In general design terms, garden sizes and privacy between dwellings is considered acceptable. As part of the amendments to the scheme plots 4 and 5 have been pulled back from 10 and 11 Pointer Grove, and there is now 24 metres between the conservatory of 11 Pointer Grove and the nearest habitable window of Plot 5.

- 7.6.3 Whilst there are still urban parking courts present, which are not entirely characteristic of the village, it is considered that the amendments that have been incorporated into the scheme have been beneficial to the development. A boundary treatment plan has been submitted in support of the scheme. The proposed boundary treatment for the majority of the southern half of the site is close boarded timber fencing, though through discussions with the agent, hedgerows and some stone walling has now been included (which is considered a little more sympathetic to Halton). No landscaping scheme has been included within the submission but this can be controlled by planning condition. There has been concern raised regarding plot 25 given the elevation that is proposed to face Kirkby Lonsdale Road is a rather blank gable with no defining features. The case officer has requested that this elevation be stone facing as opposed to render, and the applicant is amenable to this change. Whilst the southern area still feels suburban the amendments that have been sought are considered sufficient to enable Officers to recommend to Members that the layout can be supported.

7.6.3 Northern Element

The northern element of the site consists of predominately detached units with some semi-detached properties, and two 1-bed apartments. To the far north consists an area that is proposed to be woodland planting varying between 30-40 metres in depth and 180 metres in length. This is a challenging site to develop, and during the pre-application process the extent of the development on this northern part of the site has reduced, separation distances between properties increased and the provision of a landscaped embankment within the centre of the site to safeguard amenity has all occurred. On the whole (and given the challenging nature of the gradients) it is considered that the scheme has been well designed in this location by the utilisation of split level units and the landscaping area that is proposed to exist between properties on the terrace of units 25-45 and units 46-56. Between plots 40 and 50 there is c6.5 metres incline between the properties and to account for this they have provided a separation of 31.8 metres. Given the presence of the landscaping area between the units it is considered that on balance privacy can be maintained.

7.6.4 Developing on sloping sites requires special consideration and the use of retaining walls feature heavily in the scheme, which mainly consist of timber sleepers. However, render walls and the like will be utilised. It is considered that this element is acceptable subject to a condition being attached for finished floor levels and site levels to be agreed.

7.6.5 Representations from Pointer Grove and those properties along High Road that overlook the site have raised concern with respect to outlook and privacy. There will be a substantial change as part of the development proposal. The case officer has visited a property on Pointer Grove and fully appreciates that having a view of housing where currently there is none would be an undesirable outcome for the occupiers, and that the rolling nature of the fields from the rear elevations of Pointer Grove is an attractive landscape. However, it is considered that given separation distances this would not result in there being an oppressive outlook from the existing dwellings.

7.7 House Types

7.7.1 The applicant has sought to utilise 16 house types ranging from apartments to four bedroom detached units, and these are the applicant's standard house types. It should be noted that whilst standard, the applicant is based in Kendal in Cumbria and has developed sites across North Lancashire and Cumbria. It is considered that the properties are generally in keeping with the local vernacular. The scheme has benefitted from pre-application advice, and this has resulted in all roofs being of natural slate, a mix of render/stone and timber style boarding being utilised. The mixture of materials will add interest to the scheme and is to be fully supported, and rather than typical white uPVC windows the applicant has chosen to utilise slate grey.

7.8 Landscape and Visual Impact Assessment

7.8.1 The site lies within National Character Area 20 (Morecambe Bay Limestones) but is also in very close proximity to National Character Areas 31 (Morecambe Bay and Lune Estuary) and National Character Area 33 (Bowland Fringe and Pendle Hill). The landscape is rolling and undulating and is typical of the landscape character in this part of the District and beyond into Cumbria. At a local level the site falls within the Landscape Character Type 13c Drumlin Field – Docker-Kellet-Lancaster.

7.8.2 It is clear that the scheme would result in a complete change in the character of the site itself, and whilst there are urban influences to the west of the site, the site is predominately rural in nature. A key trait of Landscape Character type 13c is the need to conserve the distinctive rolling landform. The scheme as proposed would go against the grain of this requirement. However, it is recognised that this is a fairly extensive character area, so a loss to a small part of it could be deemed acceptable.

7.8.3 There has been some disagreement from a third party landscape architect to the applicant's proposals. Rachel Atkinson Landscape Architect (who is a resident of Pointer Grove) has provided a response to the application and considers that the scheme as proposed would have a significant detrimental impact on the local landscape character, and considered that the assessment by the applicant of the landscape character was poor. There has been concern that the LVIA does not accurately illustrate the complex nature of the site's topography and the LVIA fails to use existing baseline information as a point of reference. There has also been criticism raised regarding methodology being inconsistently applied and a lack of consideration regarding the impact that the development has on residential amenity and that the development is inappropriate. The applicant

has responded to the criticisms by supplying a further rebuttal. Given the change from field and hedgerows to an urban form it is inevitable that the resulting effect would be significant in selected viewpoints. From a visual perspective it is considered that for properties on Pointer Grove (that back onto the site) and those that overlook the site on High Road that there would be an adverse impact associated with the development.

- 7.8.4 The Forest of Bowland AONB boundary is 500 metres from the application site and given the elevated nature of the development it is inevitable that when viewed from within certain viewpoints within the AONB the scheme would be seen. Given the proximity to the boundary of the AONB the views of the Forest of Bowland have been sought. They raise no objection to the proposals and comment that from within the AONB the proposed development would show a slight extension towards it.
- 7.8.5 Landscape impact is a subjective issue and engenders different reactions from different professionals. There is no doubt that the scheme will have impacts upon the landscape character and also visual amenity of residents that cannot be easily mitigated. Notwithstanding this, Officers consider (with the exception of the viewpoints from High Road and Pointer Grove) that the overall impact is moderate. Furthermore, the Local Planning Authority cannot demonstrate a deliverable 5 year housing land supply and therefore schemes have to be considered in the content of the presumption in favour of sustainable development. Whilst it is considered that there would be impacts on the landscape it is deemed that these would not demonstrably outweigh the benefits attributed to providing market and affordable housing in Halton which is a sustainable location.

7.9 Trees

- 7.9.1 A total of five individual trees (T2, T4, T6, T8 & T9) and four hedges (H1, H3, H5 & H7) have been identified in relation to the proposed development. Species include, ash, hawthorn, elder and holly. By and large the proposals allow for the retention of the majority of existing trees and hedges. However, trees T8, a mature ash, T9, a mature hawthorn and a large section of hedge, H7 (comprised of mainly hawthorn and elder) are proposed for removal in order to accommodate the proposed new access and to meet the required highway visibility splays. The Tree Protection Officer has no objection to the loss of T8 as this is showing signs of decline and the proposed loss of T9 is unlikely to have any significant impact upon the character of the site.
- 7.9.2 Concerns have been raised with respect to the loss of the hedgerow to facilitate the access and necessary sightlines (circa 80 metres of hedgerow is proposed to be lost). The Tree Protection Officers favoured approach would be to push the existing hedgerow back into the required position. Whilst this would be preferable, the applicant, is proposing compensation for this along the site's frontage and also introducing significant planting within the site. Concern has been raised with respect to the development's impact on T2 which is a large ash tree and Plot 1 (the closest dwelling to this tree being in the region of 4 metres from the tree canopy). The applicant provided a rebuttal to the recommendations of the Tree Protection officer but comments have yet to be received from the Tree Protection Officer. The observations of the Tree Protection Officer to the amended AIA information will be reported to Members.

7.10 Open Space

- 7.10.1 A scheme based on the number of units proposed would be looking to provide in the region of 1252m² of amenity space on the site. The large open space copse area that is proposed to the north of the development alone comprises 9847m². The scheme also proposes the blue green corridor which equates to 4253 m², and the large verge area to the east of plots 49 and 50, and 760m² associated with the central planted area. Combined this amounts to 1.67 hectares which is significant given the site is 4.3 hectares in area.
- 7.10.2 The scheme initially did not propose a play area. However, following discussions with the agent, one has now been provided to the north of plots 20-24. No details of play equipment has been provided but following discussions between Officers and the applicant this will feature 5 pieces of equipment and will be secured by means of planning condition. The Public Realm Development Manager has no objections to the proposal though recommended that a financial contribution of £133,225 could be asked for assuming there is an identified need. Halton is, however, well equipped with community facilities and therefore it is considered that rather than an off-site contribution it would be more beneficial to have a high quality open space on the site. It would have been beneficial to include an area of land that could be used as a kick about area but land levels do not accommodate this.

7.11 Education Provision

7.11.1 The County Council has requested that a financial contribution towards primary school provision is required in support of the scheme which amounts to £199,042.34. This is to contribute to 14 primary school places. It is acknowledged that St Wilfrid's Church of England School is over-subscribed at present so this contribution to improve and expand its facilities is therefore required. The Governing Body of St Wilfrid's Church of England Primary have objected to the scheme on the basis that the village school is already over-subscribed and that given the number of recent planning approvals within the village that the school does not have the capacity to meet an identified need for school places. Notwithstanding the issues raised by the board of governors, the applicant is amenable to providing the financial contribution and coupled with no objection from the Education Authority it has to be assumed that there is local capacity.

7.12 Other Matters

7.12.1 The scheme is removed from any Listed buildings and the Conservation Area in Halton, and it is considered that given the intervening built form between the Conservation Area and listed buildings (380 metres away) that there would not be any harm to the setting of the Conservation Area and also Listed building settings. Whilst conditions have been recommended by the contaminated land officer associated with contaminated land, it is considered that an unforeseen contaminated land condition would suffice. To protect the amenity of the area it is considered that Permitted Development rights should be removed and a condition requiring electric vehicle charging points is also recommended.

8.0 Planning Obligations

8.1 The applicant is amenable to the following being secured by legal agreement;

- Provision of 26 units to be affordable (Four 1 bedroom apartments, eleven 2 bedroom houses, nine 3 bedroom houses and two 4 bedroom houses);
- Contribution of **£199,042.34** towards primary school education at St Wilfrid's Church of England School;
- Long term maintenance of sustainable drainage systems, non-adopted highways, open space including on-site play provision and management company.

9.0 Conclusions

9.1 The Local Planning Authority is unable to demonstrate a five year housing land supply and Paragraph 14 of the NPPF states that where relevant policies are out of date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole. The development would make a contribution towards meeting the need for market and affordable homes, and the significant landscaping that is proposed would have environmental benefits and this is attributed modest weight. Whilst there are concerns regarding highway and drainage impacts the relevant statutory consultees raise no objection to the development and therefore this neither weighs in support or against the scheme.

9.2 There will be a harmful effect on the character and appearance of the area as there will be a change from open farmland to housing development - the overall impact being moderate though in close views that would increase to significant. As part of the planning balance Officers conclude that the delivery of affordable and market homes outweighs the negatives associated with the landscape impact. It is considered that the proposal does represent a sustainable form of development, and for the reasons given above, and taking other matters into consideration it is recommended that Members support the scheme subject to the conditions and obligations listed.

Recommendation

That subject to the applicant signing and completing a legal agreement to secure the obligations as contained within Paragraph 8.1, Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard 3 year timescale
2. Development in accordance with approved plans (to be listed)

3. Working programme
4. Hours of works (0800-1800 Mon to Fri and 0800-1400 Sat only)
5. Detailed plans of site access
6. Off-site Highway Works
7. Protection of visibility splays 2.4m x 120m
8. Car parking to be provided
9. Garages for use of motor vehicles only
10. Details of cycle parking and refuse provision (dwellings without garages)
11. Development in accordance with the submitted AIA
12. Submission of a Tree Works Schedule
13. Provision of landscaping scheme
14. Scheme of enhancement for ecology
15. Development in accordance with the FRA
16. Surface water drainage scheme
17. Finished floor and site levels
18. Open space – including provision of 5 pieces of play equipment, maintenance, timetable for implementation
19. Material samples
20. Details of retaining walls and boundary treatments, including finishes
21. Unforeseen contaminated land assessment
22. Removal of the PD rights
23. Vehicle charging points

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

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

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

Background Papers

None.

Agenda Item A6	Committee Date 24 July 2017	Application Number 16/00169/FUL
Application Site Hillside Farm Lancaster Road Heaton With Oxcliffe Morecambe	Proposal Demolition of existing agricultural buildings/farm house, erection of a food production facility with associated landscaping, alterations to existing access, construction of a new internal road, erection of a detached agricultural building and creation of a pond	
Name of Applicant Mrs J C Altham & Sons	Name of Agent Mr Richard Parker	
Decision Target Date 17 August 2017	Reason For Delay	
Case Officer	Mr Mark Potts	
Departure	No	
Summary of Recommendation	Approval on the basis of no objection from the Lead Local Flood Authority (Delegate back to Chief Officer following the formal observations from the LLFA).	

1.0 The Site and its Surroundings

- 1.1 The application site is located 3.6km to the east of Heysham Power Station just to the south of the A683. The site is made up of a former farm house (which is currently being lived in) and a series of agricultural outbuildings (a total of 7). To the north west of the site lies some existing screening in the form of trees and hedgerows and then the A683 and to the east, south and west lie open agricultural fields. There are hedgerows that run through the western part of the site. The site is relatively level though there is a shallow fall to the east and west of the existing farmhouse. Access to the site is taken from the A683 via the existing access to Hillside Farm.
- 1.2 The site is relatively unconstrained but does fall within the District's Countryside Area. The site does not lie within a protected landscape or a designated ecological designation although the site is located 720m to the east of the Morecambe Bay RAMSAR, Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest.

2.0 The Proposal

- 2.1 The applicant proposes the demolition of the existing farmhouse and associated redundant farm buildings to create a new purpose built building to be used as a meat production facility, with associated amended access provision, internal access arrangement, new drainage system and a new barn. The maximum ridge height of the food production facility would be 14.5 metres above existing ground levels and would measure 76m in length and 50 metres in depth. The building would be mostly Yorkshire boarding (larch) with a kingspan trapezoidal roof panel in goosewing grey. The building would be over two floors. The ground floor would comprise predominately of chillers and freezers, but would also accommodate a butchery room and associated smaller rooms, such as gammon, sausage and burger rooms. On the first floor there would be a packaging store, offices, meeting rooms and a canteen. In total the scheme provides for 5,107 m² of new commercial floorspace and the total proposed developed area is in the region of 1 hectare.

2.2 A new barn measuring 22 metres x 25 metres x 7.8 metres to the ridge is also proposed. As with the main building it is proposed to be constructed in Yorkshire boarding and a steel trapezoidal roof in goosewing grey. The barn would be utilised in connection with livestock production, and be located to the west of the applicant’s proposed drainage pond. The drainage pond would connect into the existing culvert that crosses the site.

2.3 A new car park providing 54 car parking spaces, 5 visitor spaces, 2 disabled spaces and 7 HGV spaces is also proposed. The existing access onto the A683 would be upgraded to facilitate the development and the only means of access would be via the A683.

3.0 Site History

3.1 There is no relevant site history but the applicant did enter into pre-application discussions with the Local Planning Authority as noted below.

Application Number	Proposal	Decision
15/00992/PRETWO	Demolition of existing farm buildings and conversion of existing farmhouse and construction of new building	Advice Provided
16/00184/EIR	Screening request for the erection of a food production facility	EIA not required

4.0 Consultation Responses

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

Consultee	Response
County Highways	Initially objected to the development due to highway safety concerns. Following the receipt of amended plans, a road safety audit and also increased visibility splays the County now raises no objection subject to conditions controlling; <ul style="list-style-type: none"> • Construction Management Plan; • Details of the access to be agreed; • Off-site highway improvements (Visibility splays of 4.5m x 295m, upgrading and review of street lighting requirements, and new road markings on the A683).
Parish Council	No observations received within the statutory timescales
Environmental Health	No observations received within the statutory timescales
Engineering Team	No objection though recommends surface run off should be limited to 6 litres per second per hectare.
Lead Local Flood Authority	Initially objected to the development given there was insufficient information submitted to enable a decision to be made, and then following the receipt of additional information considered that were still concerns with the scheme namely in relation to infiltration testing and whether it was feasible to connect to the existing culvert. A site meeting was carried out on 3 July 2017 to resolve the issues and Members will be updated verbally.
Planning Policy	No objection in principle to the use of the existing buildings for employment but raise concerns with respect to the increase in footprint of the site which is within the open countryside.
Natural England	Initially objected to the development based on a lack of information to assessment whether the development may impact on protected species associated with the Morecambe Bay SPA, SAC, RAMSAR and SSSI. Following the receipt of additional information, no objection has been raised.
RSPB	No observations received within the statutory timescales
Tree Protection Officer	Objection subject to the retention of the hedge (H3) that is proposed to be lost to facilitate parking.

United Utilities	No objection. Recommends a condition ensuring that the site is drained in accordance with the Surface Water Drainage Design Drawing.
Lancashire Archaeological Advisory Service	No objection. Recommends that a building recording condition is imposed on any consent.

5.0 Neighbour Representations

5.1 The application has been advertised in the press, site notice and local residents notified by letter.

To date there has been 3 letters received in relation to the scheme, raising the following concerns:

- excavations of land around the main drain;
- it is unclear within the submission as to whether the existing watercourse can accommodate the additional surface water which services a large proportion of agricultural land; and
- the protection of a right of access between the A683 and west of the Development, to gain access to land to the north and to the south.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraphs 7, 12, 14 and 17 – Sustainable Development and Core Principles
Paragraph 32, 34, 35 and 38 – Access and Transport
Paragraphs 47, 49, 50 and 55 – Delivering Housing
Paragraphs 56, 58, 60, 61 and 64 – Requiring Good Design
Paragraphs 69,70, 72 and 73 – Promoting Healthy Communities
Paragraph 103 – Flooding
Paragraphs 109, 115,116, 117,118 – Conserving the Natural Environment
Paragraph 120 – Risks from Pollution (contamination)
Paragraph 123 – Public health and noise considerations
Paragraphs 128-134 – Conserving and Enhancing the Historic Environment
Paragraphs 186, 187, 196, 197, 203-206 – Decision-taking

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The Strategic Policies and Land Allocations DPD will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The Review of the Development Management DPD updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect

the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Lancaster District Core Strategy

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

6.4 Lancaster District Local Plan (saved policy)

E4 – Countryside Area

6.4 Development Management DPD

DM7 – Economic Development in Rural Areas
DM8 – The re-use and conversion of Rural Buildings
DM15 – Proposals Involving Employment Land and Premises
DM20 – Enhancing Accessibility and Transport Linkages
DM21 – Walking and Cycling
DM22 – Vehicle Parking Provision
DM27 – Protection and Enhancement of Biodiversity
DM28 – Development and Landscape Impact
DM29 – Protection of Trees, Hedgerows and Woodland
DM32 – The Setting of Designated Heritage Assets
DM34 – Archaeology
DM35 – Key Design Principles
DM38 – Development and Flood Risk
DM39 – Surface Water Run-off and Sustainable Drainage
Appendix B – Car Parking Standards

7.0 Comment and Analysis

7.0.1 The main considerations with the application relate to the following;

- Principle of re-development to an industrial use;
- Drainage;
- Design;
- Highways;
- Ecology;
- Trees;
- Landscape Impacts;
- Other Considerations.

7.1 Principle of re-development to an industrial use

7.1.1 The application site is located with the Countryside Area (as allocated in the Lancaster District Local Plan), and the scheme proposes to demolish the existing farmhouse and redundant farm buildings which have a total floor area of 1670m² and replace this with a new building (to be used as a meat production facility) with a floor area of 5,107m² across two levels. The vast majority of the building would be used as a chiller and freezer with the main butchery room being in the region of 443m³. The main building would be over two floors with the majority of the second floor featuring a packaging store and offices.

7.1.2 Given the land is allocated as Countryside Area any scheme has to be sensitively designed and reflect the countryside setting. The new building would essentially utilise the footprint of the existing buildings on the site and the car park would be sited near to the location of the current farmhouse and then continue into the existing fields. A drainage pond and a further new barn would be constructed to south east of the car park on land that is currently fields.

7.1.3 Policy DM15 is relevant in the consideration of this application which does support the principle of land and buildings being brought back into use for economic purposes provided that access,

landscape and visual amenity can be satisfactorily addressed, and that the proposal conforms to the general design requirements outlined in Policy DM35 of the Development Management DPD. Policy DM7 and DM8 of the Development Management DPD which concern economic development in rural areas and the re-use and conversion of rural buildings also have some relevance in the consideration of this planning application.

- 7.1.4 The application does seek to utilise an existing farm complex and therefore there is an element of the re-use of previously developed land, and this is to be supported. The car park would extend into what is currently agricultural land, and therefore there is some encroachment into the undeveloped open countryside. A meat production facility is an industrial use, and the applicant currently operates out of White Lund Industrial Estate. The intention is to relocate their facility to this proposed site. The applicants have considered potentially expanding operations at their current premises however this is not possible due to land adjacent to the existing facility not allowing for an efficient factory layout to be developed and the land was not available at a commercially attractive price.
- 7.1.5 Officers did have concerns regarding an industrial use located within the open countryside given within a few miles of the application site there are a number of industrial estates. The applicant was asked to demonstrate that the use of a farm could no longer be accommodated, and that they had considered other sites within the locale. The applicant submitted a sequential assessment in support of the scheme and examined available sites on White Lund and also at the Globe Arena. It was concluded that the sites were too small to meet the requirements of the business. Through discussions with the agent it has transpired that the former farmer opted to retire, and the applicant has submitted a very brief marketing history document to demonstrate that the site received little interest when marketed and subsequently the fields associated with the original farm complex were sold. As a result the majority of the surrounding land was sold to the adjoining farmer in 2012 and remains in agricultural use.
- 7.1.6 Althams are a key local employer with many of their staff having worked for the company for a number of years. Officers are mindful of the encroachment of the parking into the Countryside Area however consider that the principle of the re-use of the site for the use as proposed can be found acceptable. It is considered that the development conforms to the aims of Policy DM15 of the Development Management DPD.
- 7.2 Drainage
- 7.2.1 The site lies within Flood Zone 1, and in accordance with the sustainable drainage hierarchy the applicant considered whether it was feasible to discharge surface water from the site to soakaways (by infiltration). Given ground conditions this indicated low infiltration rates and therefore the use of soakaways is not appropriate. It is now proposed that surface water would be collected and discharged to a retention pond to be constructed in the field forming the eastern portion of the site. It is proposed that there would be an attenuated discharge from the pond to the existing culverted watercourse running to the east of the site.
- 7.2.2 There is no mains drainage in the area, and therefore foul drainage would need to pass through a package treatment plant (details of which could be secured by planning condition) before discharging to the retention pond which would incorporate a planting/reed bed to provide the secondary level of treatment that is required.
- 7.2.3 There have been concerns raised from the Lead Local Flood Authority (LLFA) with respect to the applicant's proposals such as the lack of detail associated with infiltration testing and how the retention pond and culvert would connect. The applicant's drainage consultants and the LLFA met on site on 3 July 2017 to resolve the issues, and discuss in more detail the applicant's drainage proposals. It is hoped that the collaborative working will yield a solution, and whilst the issue has not been resolved in time for the completion of this report, it is considered that there may well be a solution and therefore it is recommended to Members that the scheme can be supported on the provision that there is no objection from the LLFA, and that the application is delegated back to the Chief Officer (Planning and Regeneration) to allow these discussions to continue.
- 7.2.4 Concern from third parties has been raised with respect to potential damage to the main drain that crosses the site. There is a water main that crosses the access into the site and also an existing culverted watercourse and from plan it would not appear as though there would be any impact on current drainage arrangements.

7.3 Design

7.3.1 This is a new large building, with the south western elevation solely comprising of Yorkshire boarding and the south eastern aspect essentially the same but also containing some curtain walling and flat wall panelling. The north western elevation again is predominately made up of Yorkshire boarding but also incorporates elements of flat walled panelling. The principle elevation of the building would be the north eastern elevation and would feature flat wall panelling as the mainstay of the material choice. The building is functional for the needs of the business but it is not inspiring. As noted in the landscape section the south western elevation is a continuous mass of Yorkshire boarding at 76 metres in length and whilst elements are recessed it feels rather industrial, although not too dissimilar to large agricultural buildings (of which the building is proposing to replicate). It is the case that when travelling to Lancaster from Heysham you do have quite extensive views of the current main farm buildings, but it should be noted that the existing buildings are lower in height compared to the applicant's proposals. Design is subjective, however, it is considered that once weathered the timber boarding would soften and allow the development to harmonise into the landscape. Some landscaping is proposed along the south western boundary. Whilst this will not screen the development entirely it would help soften the appearance of the building over time and help reduce the impact. On balance it is considered that the development conforms to Policy DM35 of the Development Management DPD, though conditions should be attached to any grant of planning permission requesting that building materials are submitted for consideration together with landscaping details.

7.4 Highways

7.4.1 The application site would have a single point of access from the A683 (Lancaster/Morecambe Bypass) and the application is supported by a detailed Transport Statement. The County Council initially objected to the development (despite their support at the pre-application stage) given they had concerns regarding visibility splays, a lack of a Stage 1 Road Safety Audit and concerns that the new junction may create a highway safety concern. Following meetings with the agent, applicant's highway consultant and the County Council these concerns have all been resolved. County supports the application given visibility splays of 4.5m x 295m in each direction are now proposed, together with a review of the existing street lighting within the vicinity of the access together with the appropriate standard of highway carriageway marking.

7.4.2 On matters of car parking the scheme is in a relatively remote location just off the A683 and whilst the applicants are proposing cycle parking (24 spaces), in reality many of the employees will have no option but to travel to site by private transport (there is no bus service that passes the site and is removed from the nearest bus stop with no means of walking to the site). The scheme proposes 54 car parking spaces, 7 spaces for the Althams HGVs, 5 spaces for visitors and 2 disabled visitor spaces. The level of parking is consistent to the standards as presented in Appendix B of the Development Management DPD. The County Council has no objection on parking provision although question the sustainability credentials and Planning Officers support their concerns. Subject to planning conditions being imposed controlling the necessary offsite highway works to allow for the access to be created it is considered that the development is acceptable from a highway safety perspective

7.5 Ecology

7.5.1 The application is supported by an ecological appraisal that contained dusk emergence surveys to establish the presence or otherwise of bats during the summer of 2015. The overall conclusion is that the site is unlikely to support protected species. However, a condition should be attached to any consent with respect to precautionary mitigation measures. Officers are satisfied that the development will not adversely impact on protected species such as bats, barn owls and nesting birds.

7.5.2 The scheme did attract a very late objection from Natural England on the basis that insufficient information was supplied to establish whether the development would adversely impact on the nearby River Lune / Morecambe Bay SPA, SAC, RAMSAR and SSSI which is located in the region of 720 metres to the east of the site. The agent responded by providing additional information which concluded that there was no direct access to Morecambe Bay from the site and given the distance, the impacts are likely to be negligible. There was extensive surveys undertaken by Banks

Renewables in connection with their wind energy scheme (which is 500 metres away) which concluded the historical and observed foraging areas for pink footed geese are away from the site. Natural England has reviewed the applicant's submission, and now conclude that the proposed development will not damage or destroy the interest features of Morecambe Bay SAC, SPA, RAMSAR and SSSI. They have withdrawn their objection and subsequently from an ecology perspective the scheme is acceptable.

7.6 Trees

7.6.1 A total of two individual trees (T1-T2), three groups (G1-G3) and five hedges (H1-H5) have been identified in relation to the proposed development. Species include sycamore, birch, hawthorn, holly, elder and cypress. H1 (Sycamore, hawthorn and holly), T1 (Silver Birch), H3 (Hawthorn) and H4 (Hawthorn) will be required to be removed in order to accommodate the proposed development. To accommodate the increased visibility splays the majority of the landscaping along the highway would remain with the exception of the proposed removal of a section of mature Broom. The Tree Protection Officer is comfortable with the majority of the loss including the works to facilitate the visibility splays apart from the loss of Hedge H3 (which is proposed to be removed to facilitate car parking and is 60 metres in length). Hedge H3 is Hawthorn and a hedge of good condition, and amenity value should be reconsidered for retention within the scheme. This hedge is category "B2" and therefore has value. In order to accommodate the development the hedgerow would need to be removed. It may well be possible to translocate this hedgerow as opposed to its loss and whilst the views of the Tree Protection Officer are noted it is considered that subject to conditions regarding a landscaping scheme, including the translocation of hedgerow H3, that the scheme is acceptable. A soft landscaping scheme has been submitted in support of the scheme to which the Tree Protection Officer raises no objection.

7.7 Landscape Impacts

7.7.1 The visual impact of the development would be mostly confined to passing vehicles on the A683. Views of the north eastern elevation will have a number of window openings and will be finished in a colour similar to the existing structures on site. However, the proposed increase in mass and ridge height of the development over the existing building will inevitably lead to a greater landscape impact. It is considered that the proposed new built form would be fully visible along its southern elevation for drivers travelling to Lancaster.

7.7.2 Whilst the site is within the Countryside Area there are a number of modern interventions to the landscape, such as the A683, pylons and wind turbines, and the built form of the development site. In the opinion of Officers it is considered that there would be some adverse impacts upon highway users travelling along the A683 mostly notably from the direction of Heysham. However, the applicant has chosen to soften the impact by using the proposed timber cladding which over time will weather and become softer in the landscape, and be more in keeping with an agricultural building. This was also suggested to them by Officers at the pre-application stage. It is considered that from a landscape character perspective given the site is already developed that the development is acceptable and whilst there would be some local harm this would not amount to a significant impact on the landscape character as a whole.

7.8 Other Considerations

7.8.1 Lancashire Archaeological Advisory Service have noted that one of the barns to be lost to facilitate development is shown on the 1838 Heaton with Oxcliffe Tithe Map, as well as the 1848 OD 1:10,560 and 1891 1:2,500 mapping. Whilst no objection has been raised and they advise that heritage assets should not be lost without reason, given the presence of two similar barns in the area it is not considered necessary to preserve these buildings at the expense of the development. A condition is recommended requiring the building is recorded before demolition.

7.8.2 Given the previous use of the site a condition controlling contaminated land is required.

7.8.3 It has come to light via the representations that there are historic rights of access that currently benefit third parties. The concerns of these owners have been relayed to the applicant's agent though please note that this is a legal, not planning, matter.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The scheme proposes the redevelopment of previously developed land, and whilst the car parking associated with the scheme would encroach into pastureland the main operational development would be confined to brownfield site. It is considered that whilst there would be a visual impact associated with the scale of the building over time the palette of materials would weather and help soften the impact, but inevitably there would be some limited visual and landscape impacts.

9.2 The scheme has the support of the County Council as Highway Authority and the scheme does include sufficient cycle and parking provision, together with suitable access arrangements to allow for access and egress to the A683. There is some impact on the natural environment, namely in the loss of hedgerow, to facilitate the car parking spaces and this is a weakness of the scheme. However, it is considered that suitable mitigation can help accommodate this loss.

9.3 It is hoped issues associated with drainage can be satisfactorily resolved, and it is on this basis that the recommendation is made to Members to support the scheme.

Recommendation

That, subject to the drainage proposals for the site being adequately resolved to the satisfaction of the Local Planning Authority, Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard 3 years timescale
2. Development in accordance with plans
3. Contaminated land
4. Development in accordance with the AIA
5. Landscaping scheme
6. Access arrangements
7. Off-site highway scheme
8. Cycle parking provision
9. Travel Plan
10. Building materials
11. Foul Water Arrangements
12. Surface water drainage scheme
13. Surface water drainage management scheme
14. Car parking to be provided
15. Development in accordance with the submitted ecological assessment
16. Building recording
17. Finished floor levels

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:

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

Background Papers

None.

Agenda Item A7	Committee Date 24 July 2017	Application Number 17/00718/VCN
<p align="center">Application Site</p> <p>Rear Of Pleasureland Marine Road Central Morecambe Lancashire</p>	<p align="center">Proposal</p> <p>Erection of a two storey indoor trampoline park with associated landscaping and parking and extension of terrace to rear of Pleasureland (pursuant to the variation of condition 9 on planning permission 16/00578/FUL in relation to the finish to the building, to include a maintenance regime and alterations to boundary treatments including an increase in height to 3 metres)</p>	
<p align="center">Name of Applicant</p> <p>Mr Solomon Reader</p>	<p align="center">Name of Agent</p> <p>Mr Mike Turner</p>	
<p align="center">Decision Target Date</p> <p>14 September 2017</p>	<p align="center">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 subject to receipt of further information and amendments to fencing</p>	

1.0 The Site and its Surroundings

- 1.1 The site comprises a large private car park located to the rear of properties which front onto Marine Road Central, approximately 200 metres to the west of the main town centre area of Morecambe, and part of the Pleasureland building, which is an amusement arcade. The car park is accessed from Northumberland Street to the east and is located adjacent to the Morecambe Conservation Area, which covers the buildings fronting onto both Marine Road Central and Northumberland Street.
- 1.2 A number of large buildings, which face towards the seafront, back onto the site, including Winter Gardens (a Grade II* Listed building), which adjoins Pleasureland. These buildings are mainly two and three storey, although part of the rear of the Winter Gardens is approximately twice the height of the Pleasureland building. To the east of the site is a terrace of three storey properties, which front onto Northumberland Street. These contain a mix of uses including residential, offices and a public house. To the south and south east are Council-owned car parks which are adjacent to the Festival Market and accessed from Central Drive.
- 1.3 The site lies within Morecambe Town Centre boundary, is a Regeneration Priority Area and is within the Morecambe Area Action Plan area.

2.0 The Proposal

- 2.1 This application seeks to make some alterations to the previously approved scheme for the erection of a building to be used as a trampoline park. The building was proposed to be finished in a cladding system in varying colours of blue, and possibly grey. During the application to agree the details covered by the conditions on the consent, it was proposed that the building would be finished in a vinyl, applied to vertical grey panels on the building. Some concerns were raised in relation to this, in particular relation to the ongoing maintenance to ensure that it did not become unsightly, however

there was nothing within the relevant condition allowing for this. As such, in order for the use of vinyl to be acceptable, it was considered that the condition should be varied to include the maintenance of this. Further details were also requested in relation to the specific product and how it would be applied.

2.2 The application also seeks to increase the height of the boundary treatment, around the proposed external yard area to the east of the building, to 3 metres. The previously approved plans set out that this would be enclosed by a 2.4 metre high wall and fence. The current application just proposes metal fencing up the existing boundary wall with the properties fronting Northumberland Street, and fences and gates at both the northern and southern end of the yard area.

3.0 Site History

3.1 Planning permission (16/00578/FUL) was granted at Planning Committee, in August 2016, for the erection of a two storey indoor trampoline park with associated landscaping and parking and extension of terrace to rear of Pleasureland. The only other relevant history, on the car park element of the site, relates to a planning application for the change of use of part of this for car boot sales on Saturdays (14/00262/CU), which was approved in 2014, and the erection of a foodstore in 1995 (95/00058/FUL) which was refused.

3.2 There have been a number of applications on the Pleasureland building which are listed below:

Application Number	Proposal	Decision
16/00638/FUL	Alterations and remodelling of existing front elevation including new structural elements, new cladding and replacement windows to first floor	Approved
12/00706/FUL	Retrospective application for the creation of a disabled access and decked area with revised balustrade to the rear of Pleasureland	Application returned (as no application fee was paid)
10/00875/FUL	Retrospective application for the creation of a decked area to the rear of Pleasureland	Refused and appeal dismissed (Enforcement notice also served for the removal of the decked area and upheld at appeal, subject to increase in timescale for compliance)

4.0 Consultation Responses

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

Consultee	Response
Morecambe Town Council	No comments received - consultation period expires 13/07/17.
Conservation	No comments received - consultation period expires 13/07/17.

5.0 Neighbour Representations

5.1 No comments received - consultation period expires 21/07/17.

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 23 – Ensuring the vitality of town centres
- Paragraph 32 – Access and transport

Paragraphs **56, 58 and 60** – Requiring good design

Paragraph **70** - Safeguarding cultural facilities

Paragraph **123** – Noise impacts

Paragraphs **131 – 134, 137 and 141** – Designated heritage assets

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Lancaster District Core Strategy

SC1 – Sustainable development

SC5 – Achieving quality in design

SC6 – Crime and community safety

6.4 Development Management Development Plan Document

DM1 – Town centre development

DM3 – Public realm and civic space

DM12 – Leisure facilities and attractions

DM20 – Enhancing accessibility and transport linkages

DM21 – Walking and cycling

DM22 – Vehicle parking provision

DM30 – Development affecting Listed buildings

DM31 – Development affecting Conservation Areas

DM32 – The setting of designated heritage assets

DM35 – Key design principles

DM39 – Surface water run-off and sustainable drainage

6.5 Morecambe Area Action Plan Development Plan Document

SP1 – Key pedestrian routes and spaces

DO5 – Festival Market and area

6.6 Other Material Considerations

Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended states that the local planning authority shall have regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72 sets out that special attention should be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

7.0 Comment and Analysis

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

- Scale, design and impact on heritage assets
- Impact on residential amenity

7.2 Scale, design and impact on heritage assets

7.2.1 The building, which is the subject of the application, is currently under construction. During the previous application the finish was amended from a grey more utilitarian appearance, to coloured cladding panels. During the course of agreeing the details covered by the conditions, a vinyl finish was proposed to vertical cladding panels, rather than using individual coloured panels. Concerns were raised with the agent in relation to this including: the finish; how it would be divided to look like individual panels of colour; how it would weather; and how any damage to the applied vinyl would be repaired. The original condition did not include maintenance of the panels and that raised concerns about ensuring that if the applied finish starting peeling off or significantly fading, whether there would be sufficient control to ensure that this was replaced. As such, the use of a vinyl was considered acceptable in principle, as it would ultimately achieve the same aim as coloured cladding panels, providing that clarification was provided over the final appearance of building using this material, and the maintenance was covered by a variation to the original condition in relation to the materials.

7.2.2 Four shades of blue have been chosen for the finish of the building, with each vertical panel divided into three sections which will vary in size. Only one elevation has been provided, but it is expected that this will be repeated on each elevation, although clarification has been sought. The colour, and arrangement of the individual sections is considered to be acceptable and will add interest to the building, and be less complicated than previous arrangements that have been proposed. A number of queries in relation to the material, and how it would be applied, were asked prior to the submission of the application, however, many of these have not been addressed. Samples of the colours and material have been provided, but it is unclear if this will be applied to another material or surface before being applied to the building as it appears that it would be very easy for air bubbles to be trapped. The finish shown on the samples is relatively matt in appearance, which addresses previous concerns about it appearing overly shiny and reflective.

7.2.3 It has been set out that the vinyl would be covered by a 10 year warranty, However, this does not actually guarantee the maintenance of the outside of the building during this time or after this period. The draft warranty certificate seems to show that the company providing the vinyl would only provide a maximum reimbursement of 100% of material costs up to 6 years and 100% of customer costs up to 3 years. The lifetime of the building will be much longer than the warranty of the materials and it needs to be ensured that it does not become unsightly over time, having a detrimental impact on the character and appearance of the area, including the adjacent Conservation Area. A covering email from the agent sets out that the installers will carry out a site survey every 3 years to ensure the material is meeting standards, although it is not clear what these standards are. It goes on to say that, when maintaining the product, standard soaps and cleaning equipment will be suitable (high powered jet washes or steam cleaning not to be used) and it will be cleaned at least every 6 months to ensure a maximum reimbursement scope under warranty coverage. However, this does not appear to cover anything beyond the warranty period, or set out in what situation the film would be replaced. It has been previously advised that a maintenance regime should be provided.

7.2.4 Other queries that have been previously asked and have not been addressed through this application relate to: what the warranty actually means in terms of any colour fade or other deterioration of the finish after the 10 year timescale; how the vinyl is applied, including if it is wrapped around the edges of the panel and if there is any overlap with the individual colours; and whether any overlay is proposed over the coloured vinyl and if so what the resultant finish would be.

These have been raised again with the agent and an update will be provided at the Committee Meeting.

7.2.5 The use of a vinyl is considered to be acceptable in principle, providing that the above queries can be adequately addressed, including the agreement of a robust maintenance regime. It is considered that the finish of the building is important, particularly given its scale and massing which is similar to an industrial building and its location close to the Town Centre and adjacent to the Conservation Area.

7.2.6 The application also proposes the increase in height of the fence along the eastern boundary of the site, adjacent to the properties fronting Northumberland Street, and at either ends of the service yard to the building. The plans on the original application indicated that there would be a wall and fence around the perimeter of the service yard at 2.4 metres in height. The current proposal relates to 3 metre high mesh security fencing, finished in dark grey, to be sited adjacent to the wall along the eastern boundary. The existing wall varies in height between 1.5 and 1.7 metres. The fence would also continue along the northern and southern ends of the service yard and incorporate a gate at both ends. The type and finish of the fencing is considered to be acceptable in principle, however there are concerns regarding the height, particular as it will be twice as high as the existing boundary wall in some places. It is unclear why this height is necessary, and it is considered that the fencing would have a detrimental impact on the on the character and appearance of the area. Although the previous plans showed a 2.4 metre high boundary treatment, this included a wall and, on its own, it is considered that a 2 metre high fence would be more appropriate. It would be preferable if the existing boundary wall was increased in height, in order to provide adequate enclosure and security, however it is unclear who has ownership of this and it potentially raises structural issues. The agent has been asked to amend the boundary details and an update will be provided at the meeting.

7.3 Impact on residential amenity

7.3.1 The fence would be adjacent to the boundary with a terrace of properties fronting Northumberland Street, some of which are residential. Whilst there are concerns regarding the visual impact of the fencing, given the separation between the rear of the properties, and that the land closest to the boundary is predominantly used for parking and access, it is not considered that it would have a detrimental impact on residential amenity.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The use of a vinyl to the outside of the building is considered to be an appropriate finish, providing that the above queries can be adequately addressed, including the agreement of a robust maintenance regime. If this can be resolved it is considered that the development would not have a detrimental impact on the character or appearance of the area, including the adjacent Conservation Area and setting of the Listed Building. The boundary treatment is considered to be inappropriate at its current height, but if reduced, preferably to 2 metres, it is considered that this would be appropriate.

Recommendation

That Planning Permission **BE GRANTED** subject to the receipt of appropriate details and amendments and following conditions:

1. Approved plans
2. Development in accordance with approved Construction Management Plan
3. Contamination measures
4. Development in accordance with approved surface water drainage scheme
5. Development in accordance with noise mitigation - including noise generated by the plant
6. Implementation of off-site highway works
7. Layout out of the car park and pedestrian links, including materials, lighting, benches, cycle stands, bollards, landscaping and maintenance
8. Materials/details including – cladding (material, colour and arrangement), roofing material, windows/

doors (including any effects to glazing), eaves and ridge details, rainwater goods, boundary treatments and maintenance at all times thereafter

9. Materials/ details of extended terrace
10. Secure staff cycle facilities
11. Opening hours 10.00 – 22.00
12. Restriction of delivery hours
13. Height limit to external storage area – not to exceed height of boundary treatment

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 report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item A8	Committee Date 24 July 2017	Application Number 16/01611/FUL
Application Site 118 Newlands Road Lancaster Lancashire LA1 4JE	Proposal Erection of a single storey rear extension, erection of an attached double garage to side with terrace above, construction of a raised roof and dormer extensions to the front and rear elevations and a new bay window and raised veranda to the front	
Name of Applicant Mr Stephen Smith	Name of Agent Mr Jon Clayton	
Decision Target Date 21 July 2017	Reason For Delay Committee Cycle	
Case Officer	Mr Robert Clarke	
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 applicant is an employee of Lancaster City Council, and as such the application must be determined by the Planning and Highways Regulatory Committee.

1.0 The Site and its Surroundings

1.1 The property which forms the subject of this application relates to a split-level detached bungalow located on the eastern side of Newlands Road. The property features coursed stone and render to the front elevation with pebble dashing to the sides and rear. The dual pitch roof is finished with grey concrete tiles and white upvc windows are installed throughout. The property benefits from a large front garden with a driveway leading to an integral garage which is located to the lower ground floor level. To the rear is a private garden space bordered by a belt of mature trees and an embankment which leads up to the M6 motorway which is located directly behind the site.

1.2 Newlands Road is characterised by detached split level and dormer bungalows located within good sized and well-defined domestic plots. Land levels within the area increase in an easterly direction towards the motorway embankment.

1.3 The site is unallocated in the Lancaster District Local Plan.

2.0 The Proposal

2.1 This application seeks consent for the raising of the existing roof by 200mm, construction of two front elevation dormers and a single rear elevation dormer, erection of a single storey rear extension and a side extension to form attached garages with terrace above. To the front elevation a veranda with canopy above and bay window will be constructed.

2.2 The larger front elevation dormer will feature a width of 4.6m, height of 1.85m and a projection of 2.5m. The smaller front elevation dormer will feature a width of 2.7m, height of 1.85m and a

projection of 2.5m. The dormer to the rear elevation will feature a width of 9.3m, height of 1.85m and a projection of 2.5m. All of the dormers will be finished with a zinc effect cladding with a graphite grey colour with matching grey fascia detailing and windows.

- 2.3 The proposed single storey rear extension will feature a depth of 2.8m and a width of 6.91m. It will be finished with a flat roof with a maximum height of 3.65m, including a roof lantern measuring 4m x 1m. The proposed side extension will measure 8.9m in width and 5.85m in depth, featuring a maximum height of 2.78m to the terrace level above. The terrace will be enclosed by a 1.1m high glazed balustrade.
- 2.4 The proposed stepped veranda to the front elevation of the property will provide access to the front door of the dwelling. It will feature a raised height of 950mm above the existing garden level with a flat roof canopy constructed above this. The proposed bay window extension will feature a depth of 750mm and a width of 3.3m.
- 2.5 The dwelling will be finished with off-white K-Rend render to all elevations with sections of Marley Eternit Cedral Click Cladding in either Sage Green, Grey Green or Grey Brown. The front elevation of the side extension will be finished with coursed stone to match that of the existing highway boundary wall. Grey upvc windows will be installed throughout along with black upvc rainwater goods.

3.0 Site History

- 3.1 There is no relevant planning history relating to this site.

4.0 Consultation Responses

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

Consultee	Response
Tree Protection Officer	No objection – Subject to a condition requiring the development to be carried out in accordance with the submitted Arboriculture Implications Assessment
County Highways Officer	No objection

5.0 Neighbour Representations

- 5.1 No responses received during the statutory consultation timescale

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 17 – 12 Core Principles
 Paragraphs 67 and 68 – Requiring Good Design

6.2 **Local Planning Policy Overview – Current Position**

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Development Management DPD

DM22 – Vehicle Parking Provision

DM27 – Protection & Enhancement of Biodiversity

DM29 – Protection of Trees, Hedgerows & Woodland

DM35 – Key Design Principles

6.4 Lancaster District Core Strategy

SC1 - Sustainable Development

SC5 - Achieving Quality in Design

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- General design;
- Impacts upon residential amenity;
- Impact upon trees;
- Impact upon bats; and
- Vehicle parking provision

7.2 General Design

7.2.1 This section of Newlands Road is characterised by detached dormer bungalows within large and defined curtilages. It is considered that given the existing prevalence of dormer extensions that the principle of a minor raising of the roof and construction of front and rear dormer extensions is acceptable in this case. However, concerns were raised regarding the construction of two dormer extensions to the front elevation of differing widths, as it was considered that these served to unbalance the appearance of the property. A reduction of the larger dormer to match the smaller proposal was considered to provide a better proportioned front elevation and this amendment was suggested to the applicant. However, due to the implications regarding loss of internal space the applicant has ruled out this amendment and wishes to proceed with the original proposal. Despite the unbalanced appearance this may provide to the property, it is considered that a refusal on these grounds alone would not be defensible at appeal.

7.2.2 It is also considered that the width of the rear dormer and the way in which it extends into the pitched roof of the existing rear gable results in a disordered appearance to the rear elevation. However, regard has been given to the fact that this aspect of the development will be removed from the street scene, whilst it could also be constructed under existing permitted development rights. As such a refusal of this aspect of the development could be considered unreasonable.

7.2.3 The proposed side extension with terrace above will occupy an existing driveway area. Although of a large footprint it features a 3.9m set back from the front elevation whilst the single storey height and clear glazed balustrade will ensure that it appears as a subservient addition. The proposed single storey rear extension is of a relatively small scale and its introduction is considered not to

detract from the appearance of the dwelling whilst it will also be removed from the streetscene. These extensions are therefore considered an acceptable form of development.

7.2.4 The proposed material palette as listed in section 2.5 will provide an updated and contemporary appearance to this dwelling. This is considered an acceptable design approach given the set back of the dwelling from the highway. The use of differing material finishes is considered to be unobtrusive within the streetscene.

7.3 Impacts upon residential amenity

7.3.1 Given the location of the proposed terrace next to a shared boundary with 120 Newlands Road and the potential for this to lead to increased levels of direct overlooking, detailed site visits of both the development site and the garden of 120 Newlands Road were undertaken. It was concluded that due to the way in which land levels within this site increase in an easterly direction towards the M6 extensive views of the small terrace and patio area to the southern end of No.120 are already achieved from within the rear garden of No.118. Although the proposed terrace level will be higher than the existing sloping garden by a maximum of 1.4m the views of the driveway and side patio of No.120 are considered to be no more obtrusive than those already achieved from higher areas within the development site. Furthermore, given the presence of a raised flat roof side extension and small raised terrace area to No.120, the levels of overlooking are considered to be mutual. Regard has also been given to the fact that the side patio area of No.120 does not form the principal area of private amenity space, as a much larger and more private garden area is located to the north of the property and will not be impacted upon by the proposed development. On balance, due to the existing exposed setting and levels of mutual overlooking the proposed terrace area can be supported.

7.3.2 Views of neighbouring front gardens will be achieved from both the front elevation dormers and the raised veranda/access steps to the front elevation. However, these views are already accessible from within the public domain and as such they are considered to not reduce existing privacy levels. Views from the rear elevation dormer of No.116 to the south will be obscured by the existing gable end to the rear elevation. Views of No.120 may be achieved from the rear dormer, though these will be at an oblique angle and given the open setting described in section 7.3.1 they will not reduce existing levels of privacy.

7.3.3 The proposed single storey rear extension is of a small scale and it does not extend beyond the 45 degree line from the midpoint of the rear elevation window of No.116 Newlands Road. Acceptable levels of daylight will be retained for this property. The implementation of the proposed side extension and terrace is considered to not impact upon existing daylight levels that the occupants of No.120 currently enjoy. Due to local land levels the proposed extension will be set down in relation to the neighbouring property.

7.4 Impact upon trees

7.4.1 The applicant has identified a total of 2 individual trees, namely T1, an early-mature poplar and T2, an early-mature ash, in addition to a single group of mixed species, broadleaf trees, including ash and oak trees. These trees are contained within the wider group G1. The trees in question are all generally in good overall condition with long periods of useful remaining life potential. Collectively, they form an important backdrop and green infrastructure to the rear of the property and a significant buffer zone between residential properties and the M6 motorway. G1, T1 & T2 are growing in an elevated location approximately 1.6m above the ground level of the existing dwelling, resulting in a limited potential for harm to the root systems of these trees. There are no proposals to remove any of the existing trees. It is however proposed that branches from T2 are reduced by a maximum of 2m in length, to reduce the future potential risk of failure. No objection has been received by the Tree Protection Officer subject to a condition requiring the development to be carried out in accordance with the submitted Arboricultural Implications Assessment.

7.5 Impact upon bats

7.5.1 Due to the nature of the proposed roof works and the location of the development site in close proximity to open fresh water and tree coverage a bat survey has been undertaken. The external inspection concluded that although the roof is in good overall condition, there were openings through which bats could gain access to the roof void. As such an internal inspection and night time emergence

survey were conducted. The internal inspection revealed no evidence of use within the loft space, whilst no bats were seen entering or emerging from the site during the emergence survey. The standard protected species advice note is recommended.

7.6 Vehicle Parking Provision

7.6.1 The proposed side extension will provide parking for two vehicles, whilst the driveway will provide space for a further two vehicles. On-site parking provision is therefore deemed to be acceptable. Although the driveway is unlikely to allow for access and egress from the site in a forwards gear, this is no different to the existing access arrangement and is therefore considered acceptable. The Highways Officer has raised no objection to the proposed development.

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 roof works and extensions are acceptable in terms of scale and design, and although they will alter the existing appearance of the dwelling, a contemporary design approach is considered acceptable in this case. It is on this basis that Members are advised that this application can be supported, subject to a condition to ensure the works are carried out in accordance with agreed details.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with the approved plans
3. Development in accordance with submitted Arboricultural Implications Assessment
4. Garage use restriction

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

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

Background Papers

None

<p>Agenda Item A9</p>	<p>Committee Date 24 July 2017</p>	<p>Application Number 17/00681/FUL</p>
<p>Application Site 12 Knowlys Drive Heysham Morecambe Lancashire</p>	<p>Proposal Partially retrospective application for the erection of a single storey side and rear extension</p>	
<p>Name of Applicant Mr Tyrone Lewis</p>	<p>Name of Agent N/A</p>	
<p>Decision Target Date 1 August 2017</p>	<p>Reason For Delay N/A</p>	
<p>Case Officer</p>	<p>Mr Robert Clarke</p>	
<p>Departure</p>	<p>No</p>	
<p>Summary of Recommendation</p>	<p>Approval</p>	

(i) Procedural Matters

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

1.0 The Site and its Surroundings

1.1 The property which forms the subject of this application relates to a two storey semi-detached dwellinghouse located on the eastern side of Knowlys Drive in Heysham. The property features a pebble dashed exterior with coursed stone to the front elevation underneath a terracotta tile roof and benefits from dormer extensions to the side and rear elevations. The property benefits from being located at the end of Knowlys Drive cul-de-sac, as such the rear garden extends round to the side of the dwellinghouse and measures approximately 260m². A number of mature trees within the application site (some of which are subject of a Tree Preservation Order) form a buffer between the garden space and Knowlys Road.

1.2 Knowlys Drive is characterised by two storey semi-detached dwellinghouses of a similar appearance and age. The road drops in elevation in a westerly direction towards Morecambe Bay and Heysham Head, creating some difference in land levels between the application site and its neighbours.

1.3 The site is unallocated in the Lancaster District Local Plan.

2.0 The Proposal

2.1 This application seeks consent for the erection of a single storey rear and side extension. The rear extension will feature a maximum depth of 2.1m measured from the original rear elevation, whilst it will feature a width of 13m including the projection beyond the side elevation of the dwelling. The proposed side extension will feature a depth of 5.95m and a width of 6.9m measured from the side elevation of the dwelling. The rear extension will feature a lean-to roof with a maximum height of 3.9m whilst the side extension will feature a hipped roof with a ridge height of 4.4m. The front elevation of the side extension will be finished with matching coursed stone whilst the remaining

elevations will be finished with matching pebble dash. The roofs will feature matching terracotta plain tiles and matching white upvc windows and doors will be installed throughout.

3.0 Site History

3.1 The following previous application has been received by the local planning authority.

Application Number	Proposal	Decision
17/00242/FUL	Erection of a single storey side and rear extension	Withdrawn

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response during the statutory consultation period
Tree Protection Officer	No objection – subject to conditions
County Highways	No objection – subject to conditions

5.0 Neighbour Representations

5.1 No responses during the statutory consultation period

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 17 – 12 Core Principles
 Paragraphs 67 and 68 – Requiring Good Design

6.2 **Local Planning Policy Overview – Current Position**

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual ‘saved’ land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan’s preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft ‘Review’ document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-

making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Development Management DPD

DM22 – Vehicle Parking Provision

DM29 – Protection of Trees, Hedgerows & Woodland

DM35 – Key Design Principles

6.4 Lancaster District Core Strategy

SC1 - Sustainable Development

SC5 - Achieving Quality in Design

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- General design;
- Impacts upon residential amenity;
- Impact upon protected trees; and
- Vehicle parking provision

7.2 General Design

7.2.1 The proposed development has been designed to reflect the character of the existing dwelling, particularly in terms of the material palette. Whilst the proposed extension will change the appearance of the rear and side elevations and is of a relatively large scale, only the side extension will be seen from within the street scene. The use of a hipped roof arrangement to this aspect of the development ensures the development appears subservient whilst the 5.4m set back from the front elevation will reduce its presence within the street scene, which is further reduced due to the location of the application site at the end of a cul-de-sac. It is concluded therefore that the proposed development is of an acceptable design and scale.

7.3 Impacts upon residential amenity

7.3.1 Due to the location of the application site at the end of a cul-de-sac the proposed side extension does not impact upon any neighbouring dwellings to the south. To the east, the properties and garden spaces to the rear of the development site on Knowlys Avenue are elevated, whilst the eastern boundary is formed by a substantial privet hedge. As such the impacts of the proposed development upon these properties will be minimal. The proposed rear extension features a depth of 2.1m, but it does not extend over the 45 degree line for the rear elevation windows of the neighbouring properties, and acceptable levels of daylight will be retained. A 1.8m boundary wall and fence to this northern boundary will ensure acceptable privacy levels are retained.

7.4 Impact upon protected trees

7.4.1 A previous application – 17/00242/FUL – was received by the local planning authority in March this year. After conducting a site visit in association with this application it became apparent that building works had already commenced on site without the benefit of planning permission with a retaining wall being constructed, foundations being laid and external walls being erected. At closer inspection by the Tree Protection Officer it was evident that serious damage had been caused to the root system of the lawfully protected trees. Roots ranging from the smallest fibrous roots up to large woody roots exceeding 10cm in diameter had been severed. It is considered that the extent of the damage has serious implications for the future health, vitality, stability and long term sustainability for the most affected trees. This application was subsequently withdrawn to allow for a full Arboricultural Implication Assessment (AIA) to be carried out in relation to the development.

7.4.2 The damage to the protected trees is being pursued by the Tree Protection Officer as a separate matter to the current planning application, which is ongoing. Both T5 and T6 mature sycamore trees identified in the submitted AIA are to be removed from site due to their poor health. In order to mitigate their loss, a replacement planting scheme will be recommended as a condition. It is intended

to retain a number of the existing trees at least in the short term, but if it becomes apparent that these trees are deteriorating due to the aforementioned damage it may result in their removal. Any further action in this regard would be undertaken as a separate matter to the current planning application. A condition requiring the development to continue in accordance with the AIA – in terms of on-site tree protection and construction methodologies – is recommended so as to minimise potential further impacts upon these trees.

7.5 Vehicle parking provision

The proposed development includes the construction of a garage with sufficient space to park one vehicle whilst the existing drive provides one further parking space. The on-site parking provision is considered acceptable for a dwelling of this size and is in line with other neighbouring dwellings. A condition requiring a scheme for the construction of the site's means of access was requested by County Highways. Given that the existing access arrangement will remain unchanged this condition is considered unnecessary.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The side and rear extension is acceptable in terms of scale and design. It serves to respect the character of the street scene and dwelling and ensures adequate levels of residential amenity are retained. The damage to the protected trees is unfortunate, but action has been taken as a separate matter to this application and mitigation measures, including replacement planting, will be enforced. Ongoing monitoring of the health and stability of these trees will be undertaken and any further action deemed necessary will be pursued as a separate matter.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with plans
3. Garage use restriction
4. Submission of a scheme indicating new planting
5. Development in accordance with AIA

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

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

Background Papers

None

<p>Agenda Item</p> <p>A10</p>	<p>Committee Date</p> <p>24 July 2017</p>	<p>Application Number</p> <p>17/00577/FUL</p>
<p>Application Site</p> <p>Melling House Hala Road Lancaster Lancashire</p>		<p>Proposal</p> <p>Erection of a detached outbuilding to store mobility scooters</p>
<p>Name of Applicant</p> <p>Mr Tom Greenwood</p>		<p>Name of Agent</p> <p>Mr Sam Coughlan</p>
<p>Decision Target Date</p> <p>1 August 2017</p>		<p>Reason For Delay</p> <p>Committee Cycle</p>
<p>Case Officer</p>		<p>Mr Robert Clarke</p>
<p>Departure</p>		<p>No</p>
<p>Summary of Recommendation</p>		<p>Approval</p>

(i) Procedural Matters

The proposed works would normally fall within the Scheme of Delegation. However, the property to which this application relates is in the ownership of Lancaster City Council, as such the application must be determined by the Planning and Highways Regulatory Committee.

1.0 The Site and its Surroundings

1.1 Melling House is a group of sheltered housing accommodation located to the north of Hala Road in Hala, Lancaster. The accommodation is split into two separate buildings known as Melling House and Tunstall House, with some detached garages located to the rear. The site is located immediately to the east of Booths Supermarket. There is an area of amenity grass land with a number of trees located between the accommodation and Hala Road.

1.2 The site is unallocated in the Lancaster District Local Plan proposals map.

2.0 The Proposal

2.1 This application seeks consent for the erection of a detached storage building to be used for mobility scooter storage. The building will measure 3.75m wide, 4.85m long and 2.26m high to the flat roof. It will feature a concrete base with steel frame which is to be timber clad. The building will be located to the south of Melling House.

3.0 Site History

3.1 The Local Planning Authority has no planning history relating to this site.

4.0 Consultation Responses

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

Consultee	Response
Property Services	No response received during the statutory consultation timescale.

5.0 Neighbour Representations

5.1 **No responses** received during the statutory consultation timescale.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

Paragraph 17 (core principles)

National Planning Policy Framework (NPPF) – Paragraphs 67 and 68 – Requiring Good Design

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Development Management DPD

Policy DM35 – Key principles

6.4 Lancaster Core Strategy

SC1 – Sustainable development

SC5 - Achieving good design

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the development; and
- Design and street scene impact

7.2 Principle of the development

7.2.1 At present residents of the sheltered accommodation store mobility scooters within the communal areas of the existing buildings. However, this practice poses significant health and safety and fire risks. As such, there is a need to provide an appropriate and secure storage area that is convenient for the residents, who may be of limited mobility, and is in a safe and easily monitored location. Given the need for the development, in principle it is considered to be acceptable.

7.3 Design and street scene impact

7.3.1 The proposed development is to be located within the existing grassed area immediately to the south of Melling House. As such views of the structure will be achieved from nearby publicly accessible areas. The structure is of a relatively small scale and lightweight design given the use of slatted timber cladding, and therefore its presence within the street scene is considered to be unobtrusive. Various items of street furniture including concrete bollards, metal railings and benches located around the entrance to Melling House and within the grassed amenity area add to the developed appearance of the locality, ensuring the development is not out of character within the street scene. Finally, the separation distance of 21 metres and presence of mature trees which provide seasonal screening to the development will aid in further reducing the presence of the development within the locality.

7.3.2 The applicant has also agreed to the implementation of a planting scheme in the form of a hedge to the southern elevation of the structure, facing towards Hala Road. Although this will not totally screen the development from view it will serve to soften its presence within the street scene and obscure the concrete base. Details of the planting are yet to be received, so a condition is recommended if details of this scheme are not received prior to the decision being issued.

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 development will not appear out of character within the locality whilst its lightweight appearance, separation distance and presence of mature trees and planting will ensure its presence within the public domain is minimised. It is on this basis that Members are advised that this application can be supported, subject to a condition to ensure the works are carried out in accordance with agreed details.

Recommendation

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

1. Standard three year timescale
2. Development in accordance with the approved plans
3. Scheme for planting to the southern elevation to be submitted and agreed, and the approved scheme to be planted in the first planting season post-completion of the development

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

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

Background Papers

None

Agenda Item A11	Committee Date 24 July 2017	Application Number 17/00446/LB
Application Site Dukes Playhouse Moor Lane Lancaster Lancashire	Proposal Listed building application for alterations to roof and replacement rooflights, replacement of 5 windows to the ground floor rear elevation, replacement of a door on the side elevation and repair works to rainwater goods, external metal work, extraction vents and external block work.	
Name of Applicant Ms Sarah Price	Name of Agent Mr James Gill	
Decision Target Date 18 July 2017	Reason For Delay Committee Cycle	
Case Officer	Mr Robert Clarke	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

The proposed works would normally fall within the Scheme of Delegation. However, the property to which this application relates is in the ownership of Lancaster City Council, and as such the application must be determined by the Planning and Highways Regulatory Committee.

1.0 The Site and its Surroundings

1.1 The property which forms the subject of this planning application is The Dukes Playhouse located on Moor Lane in Lancaster. The property is grade II Listed and dates from 1796 and it was originally used as the Parish Church. It is constructed in sandstone ashlar with a slate roof with an adjoining more modern (1971) flat roof extension to the side - both aspects are covered under the Listing. The property is located within the Lancaster Conservation Area.

2.0 The Proposal

2.1 This application seeks Listed Building Consent for various refurbishment works to the modern extension including:

- Replacement of existing flat roof felt coverings;
- Replacement of existing flat roof rooflights with domed polycarbonate roof lights;
- Replacement of 5 rear elevation ground floor single glazed windows to rear elevation with double glazed timber framed units;
- Replacement of 1 timber door and frame to match;
- Removal of asbestos ceiling boarding within Scenery Dock store and replacing with new ceiling boarding;
- Repair/replace/repoint external blockwork and copings;
- Installing handrail alongside steps at rear of building;
- Repair and repaint rainwater goods and extraction vents; and,
- Repaint/stain all existing external timber window/door frames.

3.0 Site History

3.1 There is a large planning history relating to various listed building works going back 35 years, the most recent are listed below:

Application Number	Proposal	Decision
06/01274/LB	Listed building consent for erection of signs	Permitted
07/01155/LB	Listed building application for erection of awning in courtyard	Permitted
08/00135/FUL	Replacement of external door and associated internal alterations	Permitted
08/00136/LB	Listed building application for replacement of external door and associated internal alterations	Permitted
08/00335/LB	Listed building application to replace 2 single glazed windows with double glazed windows	Withdrawn
08/00396/LB	Installation of 1.2m satellite dish and associated cabling	Permitted
08/00503/LB	Formation of ramped access to front elevation and installation of pedestrian barrier	Permitted
08/00556/FUL	Installation of 1.2m satellite dish and associated cabling	Permitted
08/00633/LB	Listed building application to replace 4 timber windows	Permitted
08/00870/FUL	Replacement of 4 timber windows	Permitted
08/00871/FUL	Formation of ramped access to front elevation and installation of pedestrian barrier	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 – Subject to the development being carried out in accordance with agreed details

5.0 Neighbour Representations

5.1 No comments received during the statutory consultation period.

6.0 Principal National and Development Plan Policies

National Planning Policy Framework (NPPF)

Paragraph 14 - Presumption in favour of sustainable development
 Paragraph 17 - 12 core planning principles
 Section 7 - Requiring good design
 Section 12 - Conserving and enhancing the historic environment

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent

Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.2 **Development Management DPD**

DM30: Development affecting Listed Buildings

DM31: Development affecting Conservation Areas

DM32: Development affecting the setting of Designated Heritage Assets

DM33: Development affecting Non-Designated Heritage Assets of their Setting

DM35: Key Design Principles

6.3 **Lancaster District Core Strategy**

SC1: Sustainable Development

SC5: Achieving Quality in Design

7.0 **Comment and Analysis**

7.1 The key considerations arising from the proposal are:

- Principle of the development; and
- Scale, design and impacts on the character of the Listed building and Conservation Area

7.2 **Principle of the development**

7.2.1

Due to ongoing problems with water ingress into the modern extension to this property, a result of deterioration over time of the fabric of the structure, this application seeks consent for a package of refurbishment works to the side extension with some minor decorative works to the original structure also being made. The principle of the proposed works is acceptable. They will contribute towards ensuring the preservation of the fabric property in an acceptable condition therefore facilitating the continued use of this Listed building. The proposed decorative works, including the repainting of existing timber window/door frames, will enhance the appearance of the heritage asset.

7.3 **Scale, design and impacts on the character of the Listed building and Conservation Area**

7.3.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed Building and or 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 and DM31.

7.3.2 This programme of works is an opportunity to bring a more uniform appearance to the building. The replacement windows to the modern side/rear extension, for which an amended plan has been received, will match those on the eastern elevation with top hung openers and a brown stained finish. The door to be replaced on the eastern elevation – which is beyond repair – is a modern addition. It is to be replaced with a timber door/frame of a similar appearance. Throughout the building the windows and doors are to be repainted in a dark brown paint/stain finish serving to

provide continuity in the appearance of the asset. Existing rainwater goods and metal work, including handrails, will be cleaned and repainted in dark grey, so as to minimise their presence. Works to the external block work will preserve the structure of the building and ensure a maintained appearance. The flat roof of the structure will be finished in a thermally efficient felt with the existing coping being finished with a metal edge strip. The felt will be terracotta in colour which will match that currently installed, which is in a poor state of repair. The existing roof lights which are of various forms (pyramidal, domed and flat) will be replaced with domed roof lights. Although these will not be seen from the streetscene due to the existing parapet wall and coping, their introduction will also provide continuity. The preservation of the designated heritage asset is of utmost importance. The proposed refurbishment works will enable the integrity of the structure to be maintained through the prevention of water ingress and will also provide a more coherent appearance. The proposed works are therefore supported and will serve to ensure the preservation and continued use of this heritage asset.

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, this proposal does not adversely affect the character of the Listed building and will act to preserve one of the City's significant heritage assets. It is on this basis that Members are advised that this application can be supported, subject to a condition to ensure the works are carried out in accordance with agreed details.

Recommendation

That Listed Building Consent **BE GRANTED** subject to the following conditions:

1. Standard three year timescale
2. Works to be carried out in accordance with the approved plans – to be listed
3. Works to be undertaken in accordance with agreed details – to be listed

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

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

Background Papers

None

Agenda Item A12	Committee Date 24 July 2017	Application Number 17/00546/ADV
Application Site Land opposite St George's Quay Development Site St George's Quay Lancaster Lancashire	Proposal Advertisement application for the display of one non-illuminated freestanding sign	
Name of Applicant Ms Fiona Dootson	Name of Agent Mr Ian Ainsley	
Decision Target Date 15 August 2017	Reason For Delay N/A	
Case Officer	Mr Robert Clarke	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

The proposed development would normally fall within the Scheme of Delegation. However, the land to which this application relates is in the ownership of Lancaster City Council, and as such the application must be determined by the Planning and Highways Regulatory Committee.

1.0 The Site and its Surroundings

1.1 The site which forms the subject of this application is a parcel of land located to the north of St George's Quay, close to the junction with Lune Road. This land previously occupied poor quality modern buildings and temporary structures associated with earlier business uses. It is now vacant and partially fenced off and has recently been used as a compound/car park during the remediation of the wider Luneside East site. To the south of the site lies the St George's Walk, Persimmon Homes' residential development, whilst the River Lune lies to the north. This body of water enjoys a Biological Heritage Site status.

1.2 The application site is located on the boundary of an Advert Areas of Special Control which encompasses the River Lune to the north.

2.0 The Proposal

2.1 This application seeks advertisement consent (temporary until 01/05/2020) for the implementation of a large non-illuminated free-standing directional sign measuring 2.9m in height and 1.6m in width. The sign will feature an aluminium frame with grey background and white and green text. It would provide advertisement for the Barratt Homes' scheme located further west along New Quay Road.

3.0 Site History

3.1 The site has a complex and lengthy history relating to the regeneration of Luneside East. The most recent and relevant applications are listed overleaf.

Application Number	Proposal	Decision
14/01186/VCN	Erection of 149 dwellings with associated landscaping and car parking (pursuant to the variation of condition 2 on planning permission 13/01200/FUL to amend plans for the Greyfriars house type and the apartment blocks)	Approved
16/00574/FUL	Demolition of existing mill building, erection of 3 buildings comprising ground floor ancillary uses (Classes A1-A4, B1a, D1 and D2) and student accommodation above and 1 building of student accommodation, conversion of existing pump house to a mixed use communal facility (Classes A2, B1a and D1), and associated access, parking, servicing and landscaping / public realm works	Approved
17/00361/FUL	Siting of a temporary sales cabin with associated parking	Approved

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection – conditions recommended
Property Services	No objection – Advised that the land on which the sign would be located is in the ownership of Lancaster City Council but is already subject of a lease agreement

5.0 Neighbour Representations

5.1 No representations received during the statutory consultation period

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

Paragraph 17 (core principles)

National Planning Policy Framework (NPPF) – Paragraphs 67 and 68 – Requiring Good Design

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains in a position to make swift progress in moving towards the latter stages of: reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the

draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 **Development Management DPD**

Policy DM6 – Advertisements
Policy DM35 – Key principles

6.4 **Lancaster Core Strategy**

SC1 – Sustainable development
SC5 – Achieving good design

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Amenity; and
- Highway safety

7.2 Amenity

7.2.1 This section of land falls within the wider Luneside East regeneration area, with the land opposite receiving permission for the erection of 149 new dwellings (Persimmon Homes) and for the construction of student accommodation further to the east. In addition to this is another residential site (Luneside West, which is being developed out by Redrow Homes and Barratt Homes) along New Quay Road, to which this application relates. The sign would be highly visible on approach from St George's Quay and New Quay Road and will be particularly prominent at the junction with Lune Road and when viewed within the context of the River Lune which lies to the rear, which is subject to an Advert Areas of Special Control designation. In this position there is an absence of built form or trees or hedging which would serve to dilute the presence of the signage. However, the design of the signage itself is considered appropriate and the use subdued colours will serve to mitigate against the signs presence in this prominent location within the street scene.

7.2.2 Within close proximity to the location of the proposed advertisement, temporary directional signs which relate to the housing development site further along New Quay Road, including the Barratt Homes site, have been put in place, most mounted to lamp posts. In addition to these there are also a number of unauthorised large free standing signs close to the Lune Road junction advertising the nearby development sites including Barratt Homes, Redrow Homes and Persimmon Homes. An unauthorised free standing sign relating to the Barratts development site has been erected within the grounds of the Scaleford Care Home, directly opposite the location of the proposed signage. This sign is similar in scale and design to that proposed through this application. As this signage did not benefit from receiving advertisement consent it has been raised with an Enforcement Officer. Finally, adjacent to the entrance to the Barratt Homes development site a large number of free standing advertisement boards, advertisement hoarding and flag poles have been erected. This is also the case with the entrance to the Redrow Homes section of the development site though to a lesser extent than the Barratt Homes part.

7.2.3 Although the proposed sign relates poorly to its subject, being located over 570 meters away from the Barratt Homes' Riverside View housing development, its size, design and purpose is deemed acceptable. It provides directional signage that will hopefully aid navigation, thereby assisting highway users and improving highway safety. Its size and design is deemed not to create a distraction, but rather an aid.

7.3 Highway safety

7.3.1 The proposed signage would be located close to the junction of St George's Quay, New Quay Road and Lune Road. No objection has been received by County Highways as in its current form it was considered that it would not impact upon the use of the existing highway network. However, a number of conditions were recommended relating to the use of contact information on amended

proposals, the material finish of the sign and the location of the sign. The condition regarding the use of contact information is not recommended in this case, as a change of design would require the benefit of a further Advertisement Consent application. The condition regarding the material finish of the sign (the use of a non-reflective finish) is recommended so as to prevent glare to road users. The condition regarding the positioning of the sign outside of the highway boundary is not recommended either as the sign is to be situated within the land owned by Lancaster City Council, away from the public highway. Other standard advertisement conditions protect users of the highway.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The use of an appropriate design featuring a subdued colour scheme is considered to mitigate against the prominence of the proposed advertisement within the street scene. Furthermore, consideration has been given to the existing proliferation of signage in this location, due to existing signage it is not considered that a refusal would stand at appeal stage. It is for this reason that an on balance approval is recommended.

Recommendation

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

1. Temporary consent until 01/05/2020
2. Advertisement in accordance with the approved plans – to be listed
3. Use of a non-reflective material
4. Advertisement not to be displayed without permission of the site's owner or any other person with an interest in the site
5. Advertisement not to be sited or displayed so as to endanger persons, obscure or hinder traffic signs/signals, hinder the operation of any device used for security or measuring vehicle speeds
6. Maintenance of site/sign so not to impair the visual amenity of the site
7. Structure of sign to be maintained so not to endanger the public
8. After the advertisement is removal the site shall be left in a condition so not to endanger the public or impair visual amenity

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

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

Background Papers

None

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
16/01338/FUL	Green Ridge, 16 The Row, Silverdale Construction of a dormer extension to the rear elevation for Mr R Shone (Silverdale Ward 2015 Ward)	Application Permitted
16/01514/FUL	3 Oakwood Grove, Bolton Le Sands, Carnforth Construction of a dormer extension to the front elevation for Mr Andrew Jones (Bolton And Slyne Ward 2015 Ward)	Application Permitted
16/01546/FUL	Land To The Rear Of Kirklands And Hanging Green Lane, Hest Bank, Lancashire Erection of 5 dwellings and creation of an access road with associated landscaping for Daffodil Homes Ltd (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
17/00014/DIS	7A Euston Road, Morecambe, Lancashire Discharge of conditions 3, 4 and 5 on planning permission 16/00776/CU for Royal Hotel Morecambe Ltd (Poulton Ward 2015 Ward)	Initial Response Sent
17/00061/DIS	Hawthorn Bank, Cove Road, Silverdale Discharge of conditions 4, 5 and 9 of previously approved planning application 16/01082/FUL for Mr Richard Whittaker (Silverdale Ward 2015 Ward)	Initial Response Sent
17/00063/DIS	Royal Hotel, Thurnham Street, Lancaster Discharge of condition 3 on approved application 16/01290/CU for Mr B Robinson (Castle Ward 2015 Ward)	Initial Response Sent
17/00066/DIS	Batty Hill Farm, Lancaster Road, Cockerham Discharge of conditions 3, 4, 5, 6 and 7 on approved application 16/01275/FUL for Mr P Hewitt (Ellel Ward 2015 Ward)	Initial Response Sent
17/00067/DIS	Street Record, Carnforth Brow, Carnforth Discharge of condition 8 on approved application 16/00798/REM for Loxam Riley Ltd Loxam Riley Ltd Loxam Riley Ltd (Carnforth And Millhead Ward 2015 Ward)	Initial Response Sent
17/00070/DIS	Land Bounded By, Chatsworth Road, Albert Road, Balmoral Road And Regent Road, Morecambe Discharge of conditions 3, 4 and 5 on approved application 17/00022/FUL for Mr Lynch (Harbour Ward 2015 Ward)	Initial Response Sent
17/00074/DIS	Lodge Barn, Rabbit Lane, Gressingham Discharge of conditions 3, 8, 9 and 10 on approved application 14/00473/CU for Mr & Mrs Christopher Hamer (Upper Lune Valley Ward 2015 Ward)	Initial Response Sent
17/00081/DIS	8 Belle Vue Drive, Lancaster, Lancashire Discharge of conditions 3 and 4 on approved application 17/00227/FUL for Mr & Mrs J Cragg (Scotforth West Ward 2015 Ward)	Request Completed

LIST OF DELEGATED PLANNING DECISIONS

17/00086/FUL	The Royal Station Hotel, Market Street, Carnforth Change of use from garage and storage (B8) to ground floor garage, installation of new first floor level to accommodate 5 self-contained units (C1) for Mr Glen Pearson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/00090/DIS	Land And Buildings At Former British Waterways Depot, Aldcliffe Road, Lancaster Discharge of condition 18 on approved application 11/01163/VCN for H2O Urban LLP & British Waterways (Scotforth West Ward 2015 Ward)	Application Permitted
17/00097/DIS	Extension Walney Wind Farm, Borrans Lane, Middleton Discharge of requirement 33 (Phase 5) on approved application 14/01379/NSIP - SOS approved Nationally Significant Infrastructure Project for Miss Pippa Doodson (Overton Ward 2015 Ward)	Request Completed
17/00099/DIS	6 Prospect Drive, Hest Bank, Lancaster Discharge of condition 4 on approved application 17/00222/FUL for Mr Andrew Bates (Bolton And Slyne Ward 2015 Ward)	Request Completed
17/00163/CU	13 Lindow Square, Lancaster, Lancashire Change of use of dwellinghouse (C3) to 8-bed shared student accommodation (Sui Generis), single storey rear extension and replacement of all windows to timber framed windows for Mr Jason Smith (Castle Ward 2015 Ward)	Application Permitted
17/00207/FUL	14 Clarksfield Road, Bolton Le Sands, Carnforth Demolition of existing garage, erection of a 2 storey rear extension, cladding and rendering of existing elevations, construction patio to the side and installation of a raised replacement roof incorporating 2 dormer extensions to the front elevation for Mr And Mrs Young (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00271/FUL	Lancaster Volkswagen, Vickers Way, Heaton With Oxcliffe Erection of a two storey building for use as light industrial workshops and offices (B1), display of motor vehicles and associated access and parking for Mr Cox (Westgate Ward 2015 Ward)	Application Permitted
17/00275/FUL	1 Cross Hill Court, Bolton Le Sands, Carnforth Erection of a part single and part 2-storey rear extension and construction of a canopy to the side for Mr & Mrs J Myers (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00276/VCN	Land To The Rear Of Burr Tree Cottage, Long Level, Cowan Bridge Erection of 18 dwellings with associated access and parking (pursuant to the variation of condition 13 on planning permission 16/01608/VCN to revise the surface water drainage details) for Applethwaite Limited (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/00284/FUL	12 Newmarket Avenue, Lancaster, Lancashire Erection of a single storey rear extension for Mr Ashley Puffet (Scotforth East Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00298/RCN	Docker Park Farm, Docker Lane, Arkholme Creation of 30 static caravan pitches and installation of a sewage treatment plant (pursuant to the removal of condition 16 on planning permission 13/01272/FUL for the retention of brown/white signage in respect of the consent for the creation of 30 static caravan pitches and installation of a sewage treatment plant) for Mr & Mrs JC Tamlin (Kellet Ward 2015 Ward)	Application Permitted
17/00308/FUL	Lancaster University Management School, Gillow Avenue, Bailrigg Demolition of teaching block and partial demolition of office block and erection of a 5-storey building and a 4-storey building comprising teaching facilities and academic offices, two 2-storey lecture theatres, and a double height reception area, and refurbishment of the remaining Management School buildings with associated drainage and landscaping works for Mr Mark Swindlehurst (University And Scotforth Rural Ward)	Application Permitted
17/00311/VCN	Site Of Former Broadway Hotel, Marine Road East, Morecambe Erection of 50 residential apartments with associated access, car parking and landscaping (pursuant to the variation of condition 5 to omit the surface water discharge rate and condition 14 to amend the habitat mitigation; removal of condition 10 relating to maintenance of surface water drainage and details to satisfy conditions 3 (access), 4 (foul drainage), 5 (surface water drainage) and 16 (Construction Environment Management Plan) on planning permission 16/01056/FUL) for Mr Michael Stainton (Bare Ward)	Application Permitted
17/00320/FUL	1 Beech Grove, Warton, Carnforth Erection of a replacement detached garage for Mr D Tilburn (Warton Ward 2015 Ward)	Application Permitted
17/00323/LB	Manor House Farm, 128 Main Road, Slyne Listed building application for the replacement of two uPVC windows with the installation of hardwood double glazed windows to the side and rear elevations for Mr J Hoggarth (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00336/PREMTG	Telephone House, Fenton Street, Lancaster Follow up meeting for level 2 advice 15/01583/PRETWO for Create Developments (Castle Ward 2015 Ward)	Closed
17/00356/FUL	5 Garnet Street, Lancaster, Lancashire Demolition of rear store building and erection of single storey rear extensions for Mr M Buckland (Bulk Ward 2015 Ward)	Application Permitted
17/00367/FUL	7 Highgrove Road, Lancaster, Lancashire Erection of a single storey rear extension for Mr P Metcalfe (Scotforth West Ward 2015 Ward)	Application Permitted
17/00370/FUL	Hawthorn Bank, Cove Road, Silverdale Erection of a stable block with extension to access track for Mr Mark Hallam (Silverdale Ward 2015 Ward)	Application Permitted
17/00377/FUL	JD Wetherspools, The Sir Richard Owen, 4 Spring Garden Street Installation of five external lights for JD Wetherspoon (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00387/FUL	2 Eastham Street, Lancaster, Lancashire Change of use of laundrette (Sui Generis) and 4-bed flat above (C3) to estate agents (A2) and 5-bed student cluster flat (C4) and erection of a single storey and 3-storey rear extensions and installation of a new shop front for Mr Safiq Master (John O'Gaunt Ward 2015 Ward)	Application Permitted
17/00388/FUL	58 Main Street, Hornby, Lancaster Erection of a front porch for Mr Dean Hilton (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/00392/FUL	New Brows Farm, Carr Lane, Middleton Erection of a silage building for Mr Clive Baxter (Overton Ward 2015 Ward)	Application Permitted
17/00401/LB	58 Main Street, Hornby, Lancaster Listed building application for erection of a front porch for Mr Dean Hilton (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/00414/FUL	43 Crag Bank Road, Carnforth, Lancashire Part retrospective application for the retention of the first floor side extension and erection of a single storey rear extension for Mr J. Ford (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/00415/CU	9 Emesgate Lane, Silverdale, Carnforth Change of use of dwellinghouse ground floor (C3) into a shop unit (A1) and cafe unit (A3) for Mr & Mrs C. Court (Silverdale Ward 2015 Ward)	Application Permitted
17/00418/FUL	313 - 315 Marine Road Central, Morecambe, Lancashire Erection of a front porch for Mr J Bracken (Poulton Ward 2015 Ward)	Application Permitted
17/00428/NMA	School House, Main Street, Whittington Non material amendment to planning permission 16/00929/FUL to move the rooflight from the rear elevation to the side elevation for Mr Simon Raistrick (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/00429/LB	School House, Main Street, Whittington Listed building consent for the installation of a rooflight on the south-east elevation for Simon Raistrick (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/00439/FUL	Quarry Mount, Quarry Mount Mews, Lancaster Erection of a detached dwelling for Mr S Huntingdon (John O'Gaunt Ward 2015 Ward)	Application Permitted
17/00442/PLDC	42 Lawnswood Drive, Morecambe, Lancashire Proposed lawful development certificate for the demolition of existing conservatory and erection of a single storey rear extension for Mr & Mrs S. Hodges (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted
17/00443/PREMTG	Land North Of Focus School - Hornby Campus, Melling Road, Hornby Follow up meeting for level 2 advice 17/00280/PRETWO for Story Homes (FAO Martin Nugent) (Upper Lune Valley Ward 2015 Ward)	Closed
17/00447/FUL	3 Huntley Close, Morecambe, Lancashire Construction of dormer extensions to the front and rear elevations and installation of a side elevation 1st floor window for Mr J. Buddo (Bare Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00448/CU	Tregothnan Retirement Home, 112 Balmoral Road, Morecambe Change of use from care home for the elderly (C2) into 1-bed dwelling (C3) and 10-bed house in multiple occupation (Sui Generis) for Mr Sam Chen (Harbour Ward 2015 Ward)	Application Refused
17/00451/FUL	Craggs Of Conder Green, Thurnham Mill, Thurnham Erection of an extension to existing agricultural machinery storage building, change of use of agricultural machinery workshop to general storage (B8) and resurfacing of external hardstanding to the north for Mr Richard Cragg (Ellel Ward 2015 Ward)	Application Refused
17/00459/FUL	Lower Addington Barn, Addington Lodge, Addington Road Erection of a detached garage and carport for Mr Gott (Kellet Ward 2015 Ward)	Application Permitted
17/00460/VCN	Owen House, 6 Thurnham Street, Lancaster Change of use of 1st and 2nd floors from storage (B8) to student accommodation comprising one 4 bed cluster (C4) and one 5 bed cluster (C4) (pursuant to the variation of conditions 2 and 4 on planning permission 16/01054/FUL in relation to amended plans to show changes in staircase layout) for Mr John Kirkpatrick (Castle Ward 2015 Ward)	Application Permitted
17/00461/LB	Owen House, 6 Thurnham Street, Lancaster Listed Building application for removal of partition walls, installation of new partition walls, alterations to existing external staircase and installation of new door for Mr John Kirkpatrick (Castle Ward 2015 Ward)	Application Permitted
17/00462/FUL	Southgate, Barrows Lane, Heysham Construction of three dormer extensions to the west elevation, installation and alterations to the doors and windows on all elevations, construction of a new boundary wall, external decking area and engineering works to the front garden for Mr Steve Hemingway (Heysham South Ward 2015 Ward)	Application Permitted
17/00463/FUL	17 Penrhyn Road, Lancaster, Lancashire Erection of single storey side and rear extension for Mr & Mrs Manning (Skerton West Ward 2015 Ward)	Application Permitted
17/00471/FUL	21 Coniston Road, Lancaster, Lancashire Erection of a single storey rear extension for Mr Paul Morris (Bulk Ward 2015 Ward)	Application Permitted
17/00472/FUL	9 Troutbeck Road, Lancaster, Lancashire Conversion of existing garage to study/store room and installation of a new window and door for Mr & Mrs W Collinge (Bulk Ward 2015 Ward)	Application Permitted
17/00476/PLDC	21 Branksome Drive, Morecambe, Lancashire Proposed Lawful Development Certificate for the construction of a hip to gable extension and dormer extension to the rear elevation for Mr & Mrs W. Frend (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

17/00479/FUL	25 Bay View Avenue, Slyne, Lancaster Demolition of existing conservatory and erection of a single storey rear extension for Mr & Mrs Simon Drake (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00483/FUL	Red Court Caravan Park, Lancaster Road, Carnforth Erection of an electrical substation for McCarthy & Stone Retirement Lifestyles Ltd (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/00487/REM	Land To Side Of 1 Ingleborough View, Station Road, Hornby Reserved matters application for the erection of a 3-bed dwelling with associated access for Mr P Norris (Upper Lune Valley Ward 2015 Ward)	Application Permitted
17/00491/FUL	Old Malt Barn, Borwick Lane, Borwick Erection of a detached garage for Mr Michael Rigby (Kellet Ward 2015 Ward)	Application Permitted
17/00492/FUL	8 Sea View Drive, Hest Bank, Lancaster Partial demolition of garage and erection of single storey front and rear extensions, construction of a raised replacement roof to create first floor living accommodation and installation of new windows to all elevations for Mr & Mrs S. Casson (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00493/FUL	53 Lymm Avenue, Lancaster, Lancashire Retrospective application for the retention of a garden wall for Mr And Mrs Gibbon (Skerton West Ward 2015 Ward)	Application Permitted
17/00495/ELDC	2 Heysham Avenue, Heysham, Lancashire Existing Lawful Development Certificate for the use of the property as storage in association with the adjacent retail unit for Fern Property (No.1) Ltd (Heysham Central Ward)	Lawful Development Certificate Granted
17/00497/FUL	Bolton Le Sands Church Of England Primary School, Mount Pleasant Lane, Bolton Le Sands Erection of 1 single storey extension to form 2 classrooms and 1 single storey extension to form an entrance for School Governors (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00504/FUL	6 Middle Highfield, Aughton, Lancaster Erection of a single storey rear extension for Mr Duncan Rose (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
17/00505/CU	124 Sandylands Promenade, Heysham, Morecambe Change of use of part of residential curtilage to site a cafe (A3) including the erection of a snack bar building with ancillary toilet and an associated external seating area for Mrs Susan Croft (Heysham North Ward 2015 Ward)	Application Permitted
17/00506/LB	11 Torrisholme Square, Morecambe, Lancashire Listed building consent for installation of a hand rail to the front elevation for Mrs Phyllis Carr (Torrisholme Ward 2015 Ward)	Application Permitted
17/00509/FUL	14 Hayfell Avenue, Morecambe, Lancashire Construction of a dormer extension to the front elevation and erection of a single storey side extension for Mr & Mrs P. McNally (Westgate Ward 2015 Ward)	Split Decision

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17/00510/FUL	1 Station Buildings, Warton Road, Carnforth Change of use from estate agents (A1) to hot food takeaway (A5) with one 1-bed and one 2-bed self-contained flats above (C3) for Mr N. Palamountain (Carnforth And Millhead Ward 2015 Ward)	Application Withdrawn
17/00514/FUL	Grange Court Deer Park, Hasty Brow Road, Slyne Demolition of existing storage building and erection of a deer livestock, storage and fawn nursery building for Mr Brakewell (Bolton And Slyne Ward 2015 Ward)	Application Refused
17/00516/FUL	56 Hornby Road, Caton, Lancaster Demolition of existing detached garage and rear porch and erection of single storey side and rear extensions for Mr Ian Holland (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/00517/FUL	8 Levens Close, Lancaster, Lancashire Demolition of existing conservatory and erection of a two storey rear extension for Mr & Mrs Machell (Marsh Ward 2015 Ward)	Application Permitted
17/00518/CU	37A Regent Road, Morecambe, Lancashire Change of use of ground floor shop (A1) to hot and cold sandwich cafe/takeaway (A3/A5) for Mr J Bird (Harbour Ward 2015 Ward)	Application Permitted
17/00519/FUL	21 Hyde Road, Morecambe, Lancashire Demolition of detached garage and erection of a 2-storey side extension for Mrs Laura Gittins (Torrisholme Ward 2015 Ward)	Application Permitted
17/00522/FUL	Lower Stockbridge, Fairheath Road, Tatham Erection of a two storey rear extension, porch to front elevation and detached garage for Mr Michael Briffert (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
17/00524/FUL	Red Court Caravan Park, Lancaster Road, Carnforth Alterations to reduce height of part of existing northern stone boundary wall to 0.35 metres and erection of 9m high ball stop fencing for Red Court Caravan Park (Carnforth And Millhead Ward 2015 Ward)	Application Withdrawn
17/00525/FUL	36 Low Road, Middleton, Morecambe Demolition of existing side storeroom and erection of single storey side and rear extensions and construction of a raised terrace area to the rear for Mrs S Kingston (Overton Ward 2015 Ward)	Application Permitted
17/00528/ELDC	9 Leach House Lane, Galgate, Lancaster Existing Lawful Development Certificate for the erection of a porch/covered area to rear for Mr And Mrs Wolfendale (Ellel Ward 2015 Ward)	Lawful Development Certificate Refused
17/00530/LB	Red Door And Red Door Cafe, Church Brow, Halton Listed building application for removal of internal partitions, and installation of new internal partitions, new wall linings and new sanitary fittings and associated plumbing for Mr & Mrs William Norris (Halton-with-Aughton Ward 2015 Ward)	Application Permitted

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17/00531/RCN	Caravan Park, Glen Tarn, Blea Tarn Road Change of use of land from touring caravan site to form holiday static caravan site for up to 23 caravans (Pursuant to the removal of conditions 5 and 11 on planning permission 14/01336/CU to allow use of static caravans for residential purposes) for Mr Jim Daly (University And Scotforth Rural Ward)	Application Refused
17/00532/CU	The Shakespeare, 96 St Leonards Gate, Lancaster Change of use from bed and breakfast (C1) to student accommodation comprising one 7-bed student cluster flat (C4) for Mr Leong Yok Tan (Bulk Ward 2015 Ward)	Application Permitted
17/00537/RCN	The Royal Station Hotel, Market Street, Carnforth Erection of a part single/part 2 storey rear extension incorporating external seating area and pergola at first floor, installation of rooflights and lighting to front and side elevation, canopy to main entrance, external escape staircase and extractor flue to the rear (pursuant to the variation of condition 2 on planning permission 16/00589/FUL relating to an increase in the footprint of the extension) for Mr Glen Pearson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
17/00538/FUL	4 Copy Lane, Caton, Lancaster Erection of a two storey side extension, single storey rear extension and front porch extension for Mr & Mrs Ellershaw (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/00542/FUL	8 Connaught Road, Lancaster, Lancashire Erection of a single storey rear extension and installation of raised decking at the rear for Mr Ben Robinson (John O'Gaunt Ward 2015 Ward)	Application Permitted
17/00545/FUL	Hole Of Ellel, Saltoake Road, Bay Horse Erection of extension to existing agricultural cattle building for Messrs Gorst (Ellel Ward 2015 Ward)	Application Permitted
17/00547/FUL	Yorkshire Building Society, 1 - 5 Ashton Walk, St Nicholas Arcade Installation of an ATM to the front elevation for Ms Jan Clark (Castle Ward 2015 Ward)	Application Permitted
17/00548/ADV	Yorkshire Building Society, 1 - 5 Ashton Walk, St Nicholas Arcade Advertisement application for the display of an internally illuminated fascia sign to surround ATM for Ms Jan Clark (Castle Ward 2015 Ward)	Application Permitted
17/00549/FUL	Glen Tarn, Blea Tarn Road, Scotforth Construction of a dormer extension to the South West elevation along with the installation of bi-fold doors for Mr J Daly (University And Scotforth Rural Ward)	Application Permitted
17/00552/FUL	25 Hornby Court, Lancaster, Lancashire Erection of a single storey side extension for Mr & Mrs D Whittle (Skerton East Ward 2015 Ward)	Application Permitted
17/00553/CU	The Old Warehouse, 6 - 8 Castle Hill, Lancaster Change of use from financial and professional services (A2) into business use (B1) for J. Marland and C. Davey (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

17/00554/LB	The Old Warehouse, 6 - 8 Castle Hill, Lancaster Listed building application to facilitate the change of use and refurbishment of offices, internal works includes re-organisation of partition walls, addition of WC and kitchen facilities, removal of the existing staircase, insertion of two new staircases, boxing in historic plaster work and external work includes new front entrance door, insertion of new windows to the first floor front elevation and replacement of rear door for J. Marland and C. Davey (Castle Ward 2015 Ward)	Application Permitted
17/00558/ADV	53 Euston Road, Morecambe, Lancashire Advertisement application for the display of 2 externally illuminated fascia sign with projecting lettering, 2 non-illuminated fascia signs with projecting lettering and 3 non-illuminated fascia signs for Mr Isaac Buchanan (Poulton Ward 2015 Ward)	Application Permitted
17/00560/FUL	Plot 25 , Briery Homes , Swallow Close Conversion of garage into a habitable room for Mr Middlebrook (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00561/LB	Ripley Lodge, Ashton Road, Lancaster Listed building application for internal alterations to reposition first floor WC to the ground floor kitchen area and installation of soil and vent pipe to East elevation for Ripley St Thomas C.E. Academy (Scotforth West Ward 2015 Ward)	Application Permitted
17/00564/FUL	27 Pennine View, Morecambe, Lancashire Construction of new pitched roof to replace existing flat roof for Mr Andrew Rodgers (Harbour Ward 2015 Ward)	Application Permitted
17/00567/PLDC	3 Goldfinch Close, Heysham, Morecambe Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr T Fothergill (Heysham South Ward 2015 Ward)	Lawful Development Certificate Granted
17/00570/PLDC	36 Mayfield Drive, Morecambe, Lancashire Proposed lawful development certificate for erection of a two storey rear extension and a single storey side extension. for Mr M. Owen (Bare Ward 2015 Ward)	Application Permitted
17/00573/PREH	98 Church Street, Lancaster, Lancashire Specialist heritage pre-application advice request for demolition of existing rear extension, creation of a studio to the rear with connecting corridor and internal layout alterations for Mr A And Mrs SJ Dennis (Castle Ward 2015 Ward)	Closed
17/00574/ADV	Morecambe Health Centre, Hanover Street, Morecambe Advertisement application for the display of 1 non illuminated fascia sign for Mr Jon Crouch (Poulton Ward 2015 Ward)	Application Permitted
17/00575/PAH	3 Kingsway, Heysham, Morecambe Erection of a 4.5 metre deep, single storey rear extension with a maximum roof height of 3.5 metres and a maximum eaves height of 2.5 metres for Mr Hector Guevara (Heysham Central Ward 2015 Ward)	Prior Approval Granted

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17/00576/PAH	25 Carleton Street, Morecambe, Lancashire Erection of a 4.1 metre deep, single storey rear extension with a maximum roof height of 3.258 metres and a maximum eaves height of 2.2 metres for Mr Downer (Harbour Ward 2015 Ward)	Prior Approval Not Required
17/00578/VCN	Woodside Cottage, Starbank, Bay Horse Change of use of agricultural field to domestic curtilage, erection of a 2-storey side and rear extension, single storey rear extension and construction of a raised decking area to the side (pursuant to the variation of condition 2 on planning permission 16/01241/FUL to amend the approved plans) for Mr Gavin Torr (Ellel Ward 2015 Ward)	Application Permitted
17/00582/FUL	28 Hall Park, Lancaster, Lancashire Demolition of existing rear extensions, rear dormer and front bay windows, erection of a single storey side and rear extension, construction of a dormer extension to the rear and alterations to the roof and front dormer for Mr & Mrs Alasdair and Margaret Taylor (Scotforth West Ward 2015 Ward)	Application Permitted
17/00584/FUL	9 Forster Close, Galgate, Lancaster Conversion of garage to habitable room and erection of a single storey rear extension for Mr Gumber (Ellel Ward 2015 Ward)	Application Permitted
17/00585/FUL	23 Hall Drive, Caton, Lancaster Erection of single storey rear extension with construction of a dormer extension above for Mr John Stalker (Lower Lune Valley Ward 2015 Ward)	Application Permitted
17/00588/FUL	53 Marine Drive, Hest Bank, Lancaster Demolition of garage and carport and erection of a two storey rear extension to accommodate ground floor garage and games room for Mr & Mrs A Chell (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00590/LB	31 Market Street, Lancaster, Lancashire Listed building application for the fitting of a non-illuminated fascia sign and externally illuminated hanging sign and painting of shop front for Karen Darler (Castle Ward 2015 Ward)	Application Permitted
17/00591/FUL	14 Marine Drive, Hest Bank, Lancaster Demolition of existing single storey rear extension and erection of single storey rear extension and raised patio area for Mrs Diana Dimbleby (Bolton And Slyne Ward 2015 Ward)	Application Permitted
17/00597/FUL	Upna Ghur, Fairfield Road, Lancaster Installation of steel steps and handrails to the rear, widening of front driveway and installation of timber gates for Mr & Mrs J Fleming (Castle Ward 2015 Ward)	Application Permitted
17/00598/FUL	29 McDonald Road, Heysham, Lancashire Demolition of existing garage and erection of a block of four garages and associated turning area for John Hodgson (Overton Ward 2015 Ward)	Application Permitted
17/00599/ADV	31 Market Street, Lancaster, Lancashire Advertisement application for the display of a non-illuminated fascia sign and externally illuminated hanging sign for Karen Darler (Castle Ward 2015 Ward)	Application Permitted

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17/00600/PLDC	19 Ingleton Drive, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr & Mrs P. Wilkinson (Scotforth East Ward 2015 Ward)	Lawful Development Certificate Granted
17/00602/OUT	Land Adjacent To 41 Main Street, Cockerham, Lancaster Outline application for the erection of one dwelling for Mrs Jean Fowler (Ellel Ward 2015 Ward)	Application Withdrawn
17/00603/PLDC	54 Bare Avenue, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr M. Leaver (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
17/00605/FUL	60 Bare Lane, Morecambe, Lancashire Creation of a dropped kerb for Ms J. McRitchie (Bare Ward 2015 Ward)	Application Permitted
17/00606/PLDC	94 Meldon Road, Heysham, Morecambe Proposed lawful development certificate to erect a stable for Ms L. Dobson (Heysham South Ward 2015 Ward)	Application Withdrawn
17/00609/FUL	3 St Margarets Road, Morecambe, Lancashire Retrospective application for the retention of a single storey side and rear extension for Mr & Mrs John Cross (Bare Ward 2015 Ward)	Application Permitted
17/00610/FUL	Westbourne House, Westbourne Road, Lancaster Partially retrospective application for installation of gates and boundary walls for Mr Tarik Jayousi (Marsh Ward 2015 Ward)	Application Permitted
17/00616/PAD	Polo Tower, Marine Road West, Morecambe Prior approval for demolition of Polo Tower for Mr Tony Siebert (Harbour Ward 2015 Ward)	Prior Approval Not Required
17/00639/PREONE	Old Wennington Bungalow, Back Lane, Wennington Demolition of existing bungalow and erection of two dwellings for Mr M Parkinson (Upper Lune Valley Ward 2015 Ward)	Closed
17/00646/FUL	12 Hall Drive, Morecambe, Lancashire Construction of a hip to gable roof extension for Mr Ryan Elderton (Bare Ward 2015 Ward)	Application Permitted
17/00648/CPA	Dallas Road County Primary School, High Street, Lancaster External works to create a level access and the fitting of aluminium glazed doors to replace the existing solid doors for Lancashire County Council (Castle Ward 2015 Ward)	No Objections
17/00660/PLDC	26 Berwick Way, Heysham, Morecambe Proposed Lawful Development Certificate for the conversion of garage to additional living accommodation for Mrs G. Clift (Heysham South Ward 2015 Ward)	Application Withdrawn
17/00661/FUL	7 Arran Close, Heysham, Morecambe Erection of a first floor rear extension for Mr & Mrs P Menmuir (Heysham South Ward 2015 Ward)	Application Permitted
17/00663/NMA	Grove Street Depot, Grove Street, Morecambe Non material amendment to planning permission 15/00892/VCN to increase area of render to rear of one block for Mr Kevin Lamb (Harbour Ward 2015 Ward)	Application Permitted

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17/00665/FUL	10 Kintyre Way, Heysham, Morecambe Demolition of existing rear conservatory and erection of a single storey side and rear extension for Mr & Mrs D. Kennedy (Heysham South Ward 2015 Ward)	Application Permitted
17/00668/PLDC	Hazeldene, Lune Valley Estate, Caton Road Proposed lawful development certificate for a single storey rear extension for Mr Wojciechovicz (Lower Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
17/00676/PREMTG	Land At Mill Lane, Low Mill, Mill Lane Pre-application meeting request for residential development for up to 7 dwellings for John Collis Trading As 1989 Pension Fund (Lower Lune Valley Ward 2015 Ward)	Closed
17/00680/PREONE	Land Off Mount Pleasant Lane, Bolton Le Sands, Lancashire Erection of 5 residential dwellings for Mr Andrew Towers (Bolton And Slyne Ward 2015 Ward)	Closed
17/00682/FUL	129 Regent Road, Morecambe, Lancashire Erection of a single storey rear extension, insertion of window in rear elevation and alterations to existing access ramp for Mr Blenkharn (Harbour Ward 2015 Ward)	Application Permitted
17/00693/PLDC	268 Heysham Road, Heysham, Morecambe Proposed lawful development certificate for the erection of a single storey rear extension for Mr Darek Stachurski (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
17/00707/PLDC	18 Seymour Avenue, Heysham, Morecambe Proposed Lawful Development Certificate for the construction of a hip to gable extension and dormer extension to the rear elevation for Mr C. Whitehead (Heysham South Ward 2015 Ward)	Lawful Development Certificate Granted