



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 14 OCTOBER 2019

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 16 September, 2019 (previously circulated).

3 Items of Urgent Business authorised by the Chair

4 Declarations of Interest

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

Councillors 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, Councillors 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, Councillors 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.

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|---|--|--|--|------------------------|
| 5 | <u>A5 19/00746/FUL</u> | Lower Addington Farm, Birkland Barrow Road, Nether Kellet | Kellet Ward | (Pages 1 - 10) |
| | | Erection of an agricultural building for free range hens with associated landscaping and parking | | |
| 6 | <u>A6 19/00996/VCN</u> | Site Of Former Filter House, Scotforth Road, Lancaster | University and Scotforth Rural Ward | (Pages 11 - 15) |
| | | Erection of two 4-storey student accommodation buildings comprising of 12 7-Bed cluster flats (sui generis) and 14 6-bed cluster flats (C4) with associated car parking and bin and cycle stores (pursuant to the variation of condition 6 on planning permission 18/00637/VCN to allow for a phased programme of offsite highway works) | | |
| 7 | <u>A7 19/00496/FUL</u> | 71 North Road, Lancaster | Castle Ward | (Pages 16 - 20) |
| | | Retrospective change of use of retail unit (A1) to takeaway (A5) and installation of a flue to the rear | | |

elevation

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|--|--|--|--------------------|------------------------|
| 8 | <u>A8 19/00962/RCN</u> | Land Adjacent To Bulk Road, Lancaster | Bulk Ward | (Pages 21 - 27) |
| <p>Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (pursuant to the removal of condition 20 on planning permission 18/01363/VCN in relation to the implementation of sustainable energy measures and amendment to condition 25 in regard to the approved foul drainage proposal)</p> | | | | |
| 9 | <u>A9 19/01103/LB</u> | Ludus Dance, Assembly Rooms, King Street, Lancaster | Castle Ward | (Pages 28 - 30) |
| <p>Listed building application for removal of external lighting from front elevation and replacement of a non-illuminated wall mounted sign and a non-illuminated hanging sign</p> | | | | |

10 Delegated Planning List (Pages 31 - 38)

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Dave Brookes (Vice-Chair), Paul Anderton, Richard Austen-Baker, Mandy Bannon, Alan Biddulph, Victoria Boyd-Power, Abbott Bryning, Keith Budden, Tim Dant, Janice Hanson, Cary Matthews, Michael Mumford, Robert Redfern and Malcolm Thomas

(ii) Substitute Membership

Councillors Kevin Frea (Substitute), Jake Goodwin (Substitute), Mike Greenall (Substitute), Mel Guilding (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Joyce Pritchard (Substitute) and David Whitworth (Substitute)

(iii) Queries regarding this Agenda

Please contact Democratic Services: telephone (01524) 582656 or email democracy@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

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

KIERAN KEANE,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on Thursday 3 October, 2019.

Agenda Item	Committee Date	Application Number
A5	14 October 2019	19/00746/FUL

Application Site	Proposal
Lower Addington Farm Birkland Barrow Road Nether Kellet Carnforth	Erection of an agricultural building for free range hens with associated landscaping and parking

Name of Applicant	Name of Agent
Mr Gott	HPA

Decision Target Date	Reason For Delay
17 October 2019	None

Case Officer	Mrs Eleanor Fawcett
Departure	No
Summary of Recommendation	Approval subject to the receipt of appropriate drainage details and no objections raised by Natural England and National Grid

1.0 The Site and its Surroundings

- 1.1 The site comprises an area of agricultural land located between the settlements of Aughton, Over Kellet and Gressingham and lies between Birkland Barrow Road and Kirkby Lonsdale Road. It forms part of a larger field which rises up from the northwest boundary towards Kirby Lonsdale Road to the southeast. There is an existing access to the edge of the site off Birkland Barrow Road, approximately 280 metres to the northwest, which serves an existing poultry building. This access and building is at a slightly higher level than the lower section of the site. Along the northwest boundary is Swarth Beck, which is a partly culverted watercourse and around this there is potential for surface water flooding (1 in 30 and 1 in 100 years). To the north is land outside the applicant's ownership, part of which comprises a former quarry and contains a wooded area. To the south east of the field is a wooded area adjacent to the highway, approximately 10 and 18 metres in depth, which is covered by a Tree Protection Order (TPO).
- 1.2 The site is located within the Countryside Area, as identified on the Local Plan proposals map and is approximately 10 metres from the boundary of the Forest of Bowland Area of Outstanding Natural Beauty (AONB), which lies on the south eastern side of Kirkby Lonsdale Road. There is a high pressure gas pipeline crossing the field within which the development is proposed to be sited and a public footpath approximately 60 metres to the north east of the site boundary, which connects Kirkby Lonsdale Road and Birkland Barrow Road. It also links to a public footpath on the opposite side of Kirkby Lonsdale Road which extends into the AONB. The site is also located in a Mineral Safeguarding Area and an area identified as low risk from coal mining activities.
- 1.3 The nearest residential properties are a small group at Swarthdale, approximately 270 metres to the north and a detached dwelling, Oaken Head Farm, approximately 450 metres to the southwest of the site boundary. At both these locations there are existing equestrian businesses.

2.0 The Proposal

- 2.1 Planning permission is sought for the erection of a large agricultural building to house hens for free range egg production. It will be sited towards the northwest boundary of the field. The building is proposed to be 133.8 metres long, 15.2 metres wide and have a height of 3.6 metres to the eaves and 5.7 metres to the ridge. Vents are proposed in the roof which would project above the ridge height to

6.3 metres above ground level. Two feed silos are proposed towards the centre of the northwest elevation with a width of approximately 3 metres and a height of 7.8 metres. The building is proposed to house 24,000 birds in a multi-tier system, with the central section housing plant and an egg packing area. There would be pop-holes on the south east side of the building to allow the hens to enter and leave the building during the day.

- 2.2 The development will use the existing access off Birkland Barrow Road which serves one of the poultry buildings under the same ownership. The access will be required to be extended to reach the new development and a new access road and turning and surfacing area will be provided to the northwest of the building. Some works will be required to the land to provide a level area for the building which will include some raising and some lowering of the ground. Landscaping is proposed adjacent to the boundary in addition to along a former field boundary that runs in a northwest/ southeast direction.

3.0 Site History

- 3.1 Planning permission was refused twice for the erection of an agricultural building for free-range hens and creation of a new access point on land to the south east of the current application site, close to Kirkby Lonsdale Road. An appeal was submitted in relation to the second of these applications (16/01351/FUL), and the Planning Inspectorate resolved to dismiss this and not grant planning consent for the proposal. The application was refused for the following reason:

“By reason of the size, siting and design of the building, the topography of the land, the size, design and location of the proposed access, including the removal of a section of woodland trees, and the associated engineering operations, the development will have a detrimental impact on the character and appearance of the landscape, including the incongruous and urbanising impact on this rural road and the significant harm to the established woodland belt. As a result of this, the development would also have an adverse impact on the setting of the Forest of Bowland Area of Outstanding Natural Beauty. The proposal is therefore contrary to the aims and objectives of the core Planning Principles and Sections 7 and 11 of the National Planning policy Framework, Saved Policies E3 and E4 of the Lancaster District Local Plan, and Policies DM28, DM29 and DM35 of the Development management Development Plan Document.”

- 3.2 There are also a number of other developments in the vicinity of the site associated with the free-range poultry business. These relate to two agricultural buildings for free-range hens and an agricultural worker's dwelling. These are all accessed from Birkland Barrow Road. The development closest to the site (09/00554/FUL), which will provide access to the proposed development, has been in operation the longest. The relevant history is set out below

Application Number	Proposal	Decision
18/01287/PRETWO	Pre-application advice in relation to the construction of an Agricultural building for Free-Range Hens	Advice in relation to new building at current application site
16/01351/FUL	Erection of an agricultural building for free-range hens and creation of a new access point	Refused and appeal dismissed
16/00606/FUL	Erection of an agricultural building for free-range hens and creation of a new access point	Refused
14/00492/FUL	Erection of a poultry shed including 4 silo grain stores with associated access and landscaping	Approved
12/00947/FUL	Erection of an agricultural workers dwelling in connection to the adjacent Poultry Farm	Approved
09/00554/FUL	Construction of an Agricultural building for Free-Range Hens	Approved

4.0 Consultation Responses

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

Consultee	Response
Nether Kellet Parish Council	No comments received within the statutory consultation period.
Over Kellet Parish Council	Object. Raise concerns in relation to: impacts on residential amenity including from air pollution; pollution to Swarth Beck and impacts on biodiversity; effects on residents from potential air and watercourse pollution, impacts from increased traffic and the detrimental impact of the building on the visual amenity of the area.
Halton with Aughton Parish Council	No comments received within the statutory consultation period.
Environmental Health	No objection. Unlikely to be adverse or noticeable noise impacts or significant impacts on air quality or as a result of odour (subject to consultation with the Environment Agency).
County Highways	No objection. The application will have a minimal effect on the generation of additional vehicle movements over surrounding lengths of the public highway network
Lead Local Flood Authority	Comments - The flood risk assessment is inadequate as it has not assessed the surface water risk to the site and no drainage strategy has been submitted.
County Council Planning	No comments received within the statutory consultation period.
Public Rights of Way Officer	No comments received within the statutory consultation period.
Ramblers Association	No comments received within the statutory consultation period.
Environment Agency	No objection in principle. It would be assumed under the 'aggregation of capacities' rule that the permit relating to the existing poultry units would need to be varied to include the proposed unit. As such the design and management of the unit would have to meet the design and operating standards set out in the Environmental Permitting Regulation (England and Wales) 2016. Recommend installing an oil interceptor to serve any access road or vehicle parking/turnaround area to prevent pollution to Swarth Beck and advised that any wash water generated from within or outside the building must be collected in a sealed wash water/effluent tank.
Natural England	Request further information in relation to air quality impacts. Awaiting further consultation response.
Cadent Gas/National Grid	Holding objection – Need confirmation that there will be no works taking place within the pipeline easement (including car parking) and that there is not a requirement to cross the pipeline during or after construction. Awaiting further consultation response.
Forest of Bowland AONB Partnership	No comments received within the statutory consultation period.
Coal Authority	Comments – Consultation not required as the site does not fall with the defined development High Risk Area. Request that the Coal Authority's standing advice is attached to any consent as advice.
Health and Safety Executive (Padhi Assessment)	Do not advise against development

5.0 Neighbour Representations

5.1 32 pieces of correspondence have been received objecting to the proposal and raise the following concerns:

- Detrimental visual impact, visible from public footpath and Kirkby Lonsdale Road; utilitarian design of the building which would be prominent and incongruous within the landscape; location adjacent to the AONB
- Question implementation of proposed screening and impacts from poultry to this surviving/ maturing
- Impact on the avenue of trees on the boundary with the AONB
- Industrialisation of the area
- Noise, odour and airborne pollution and cumulative impact with two other approved poultry buildings and associated health implications, including bird flu and would be contrary to declared climate emergency
- Impact on users of public footpath/ Lancashire Way

- The visual impact assessment fails to take account of large feed silos erected at the adjacent building without consent;
- Increase in large vehicle movements and no assessment of visibility splays or swept path analysis, to show how lorries can turn within the site, has been provided; impacts on narrow networks of roads, including condition; impacts to walkers, runners and horse riders
- Pollution, silt and debris to Swarth Beck from runoff, including during construction, and impact on wildlife and health
- Impact and loss of wildlife including that which uses the adjacent woodland
- Increase in rats
- Welfare of the birds
- Will not support the local community
- Question the need for the additional building

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraphs 83 and 84 – Supporting a prosperous rural economy

Paragraph 109 - 110 – Access and Transport

Paragraphs 124 and 127 – Achieving well-designed places

Paragraph 170 – Protecting valued landscapes

Paragraphs 170,175 and 176 – Protecting and enhancing biodiversity

6.2 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

The Strategic Policies and Land Allocations DPD; and,
(A Review of) The Development Management DPD

The Examination Hearing Sessions took place between the 9 April 2019 and the 1 May 2019. The Council has published the proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications is currently underway and expires on 7 October 2019.

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.

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.

Given the current stage of both DPDs, it is considered that some weight can be attributed to the policies contained therein subject to the extent to which there are unresolved objections to the relevant policies and their consistency with the National Planning Policy Framework.

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development

SC5 – Achieving Quality in Design

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

E3 – Areas of Outstanding Natural Beauty

E4 – Countryside Area

6.5 Development Management Development Plan Document (DM DPD)

DM7 – Economic Development in Rural Areas
 DM20 – Enhancing Accessibility and Transport Linkages
 DM27 – Protection and Enhancement of Biodiversity
 DM28 – Development and Landscape Impact
 DM29 – Protection of Trees, Hedgerows and Woodland
 DM35 – Key Design Principles
 DM39 – Surface Water Run-Off and Sustainable Drainage

6.6 Other Material Considerations

The Forest of Bowland AONB Landscape Character Assessment (2009)
 A Landscape Strategy for Lancashire: Landscape Character Assessment (2000)

7.0 Comment and Analysis

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

- Principle of the development
- Landscape and visual impact
- Impact on residential amenity
- Impact on ecology
- Access and highway impacts
- Surface water drainage
- Impact on National Grid Infrastructure

7.2 Principle of the development

7.2.1 The proposal relates to the erection of a large agricultural building to house hens for free-range egg production, and would be operated in association with the existing business which has two similar buildings close to the site. DM7 of the DM DPD sets out that proposals for economic development will be supported where they maintain and enhance rural vitality and character and improve the sustainability of rural communities by bringing local, economic, environmental and community benefits. Other development proposals supported in principle include essential operations for agriculture where there is a proven and justified need. The proposal will support the existing business and does relate to an agricultural enterprise, and is therefore considered to be acceptable in principle in this rural area.

7.3 Landscape and visual impact

7.3.1 The building is proposed to be sited towards the north west end of a large agricultural field, at almost ninety degrees to an existing poultry building to the northwest. The land slopes gently downwards from Kirkby Lonsdale Road towards the site of the proposed development, and rises slightly beyond this. The site and surrounding landscape are characterised by rolling fields created by glacial activity which have drumlins of varying heights and steepness. There are also scattered areas of mature woodland, in particular around a former quarry to the north of the site and adjacent to Kirkby Lonsdale Road which continues on the opposite side of the highway, within the AONB. The landscape at this location is classified as Drumlin Field, sub-type Docker-Kellet-Lancaster (13c), within the Lancashire Landscape Character Assessment. The landscape character sensitivity is considered to be moderate to high as a result of the pattern of landscape features, including stone walls, hedgerows and pockets of woodland. Overall, the Drumlin Field Landscape Character Type is considered to have limited capacity to accommodate change without compromising key characteristics.

7.3.2 The site is predominantly screened from the north and north east by the rising landform and trees. It is most visible to the east, from Kirby Lonsdale Road and a public footpath, across the adjoining fields. To the south and southeast, the site is afforded screening from the mature trees adjacent to the highway. The proposed building would be visible within the landscape from both the highway and the public footpath, although it has been sited towards the lower levels of the field which would limit the impact to some degree. At present the existing agricultural building is visible to varying degrees, depending on the viewpoint, as some screening is provided by the woodland group to the east of this. The development would be partly seen in the context of the existing building, rather than appearing as a wholly isolated structure. However, it is noted that a landscaping scheme has been previously agreed

to help mitigate the visual impacts of the existing building within the landscape, with the intention that this would provide screening from the road and footpath.

7.3.3 The siting of the building has addressed some of the concerns raised by the previously refused applications for a building located closer to Kirkby Lonsdale Road. The impacts of a new access have been removed by utilising the one serving the existing poultry building. The new building is proposed to be sited closer to this so is more likely to be viewed in association with this, rather than as a wholly isolated structure. It would also be at a lower level of the field, would require less engineering operations reducing the amount of changes to the existing landform. The size of the building has also been reduced, following some pre-application discussions. It was noted that there is a former field boundary running up to Kirkby Lonsdale Road, identified by a relatively low mound. As such, the building would be sited to the southwest of this boundary which would be reinstated with a hedgerow and some trees in order to break up the main views of the building from the main views from the public right of way and Kirkby Lonsdale Road to the east and northeast. This will allow the building to be better visually contained within features typical to this landscape, whilst it is unlikely that it would be wholly screened. Other additional landscaping is also proposed to help screen the building within the landscape and also in relation to the existing poultry building to the northwest.

7.3.4 The proposal relates to a large utilitarian building which would occupy part of the open and undulating agricultural field. Therefore, it has the potential to appear quite prominent and incongruous within the landscape, even with its positioning in the lower part of the field. The landform is not sufficient to screen the building and, whilst it would be partly seen in conjunction with the existing building, it is still quite detached from this building, would result in encroachment into the rolling landscape, and would increase the amount of development visible. However, with the reinstatement of the field boundary, the additional landscaping, and the finish of the building in a green colour, it is considered that the landscape and visual impacts can be mitigated to a large degree, although the landscaping will take time to mature. Overall, it is considered that the development would not have a significant adverse landscape and visual impact and will be seen in the context of the existing agricultural development, rather than as a more isolated building as proposed by the previous application that was refused.

7.4 Impact on residential amenity

7.4.1 The nearest residential properties are a small group at Swarthdale, approximately 360 metres to the north of the proposed building. There are some other residential properties in the locality, although these are located at greater distances from the site. Given the distance, existing landform and trees, there will be no adverse impacts on outlook, daylight or privacy to the residential properties. This building will be a similar distance from these properties than the existing one adjacent to the site.

7.4.2 The Environment Agency has advised that the two existing poultry buildings in this area are covered by an Environment Agency permit. Inspections since the permit was issued have shown compliance with permit conditions. Although the unit itself is planned to house 24,000 birds and therefore is below the threshold of 40,000 poultry places required for an environmental permit, it would be assumed under the 'aggregation of capacities' rule that the permit would need to be varied to include this proposed unit. As such the design and management of the unit would have to meet the design and operating standards set out in the Environmental Permitting Regulation (England and Wales) 2016. They have raised no objections to the proposal.

7.4.3 Environmental Health has been consulted in relation to the application. It has been confirmed that whilst the existing poultry buildings have been operational, they have received one complaint about fan noise and this was received after the submission of the current application. This complaint was referred to the Environment Agency, as regulatory Authority for any nuisance related complaints for these types of premises. In relation to potential noise impacts to nearby residential properties, Environmental Health has advised that, considering the likely small number of additional vehicular movements to this site, that this is an existing regularly used rural road, accessed by all types of road traffic, including agricultural vehicles, and given separation distances between the site access area and residential properties, it is unlikely that there will be adverse or noticeable noise impacts. Furthermore, vehicle movements would have to increase substantially before resulting in a perceptible difference in sound and therefore unlikely to result in an adverse impact.

7.4.4 Noise has been previously considered at the site of the existing buildings by Environmental Health. In relation to the most recent building, not the one immediately adjacent to the site, it has been advised

that noise was clearly audible around the perimeter of the site to areas where the fans were located, less audible along the public footpath, and was inaudible along Swarthdale Road. Whilst noise was not assessed within garden locations or from inside properties, given the property locations and separation distances to the noise source, absence of complaints and inaudibility of noise along Swarthdale Road, it is considered unlikely that noise associated with the existing buildings has had an adverse impact to nearby receptors. It has also been advised that, from these monitoring locations, fan noise associated with the existing building adjacent to the site was inaudible. Any combined sound associated with the ventilation of these buildings where there is similar sound power level output, will result in insignificant sound contributions, which would be 'just perceptible' to the human ear in near proximity. Therefore it is considered that there would be 'no observed effect levels' in respect of noise associated with the proposed unit.

7.4.5 In relation to odour, the Air Quality Officer has advised that there was one complaint in September 2017 regarding a chemical smell associated with existing poultry unit at this location, however investigation and further monitoring by the complainant did not identify the cause of this or identify any further issues. The matter was also referred to the Environment Agency (EA) as the regulating body at the time. A further complaint was investigated in August 2019 alleging issues of smoke, dust and feathers arising from existing units. A site visit did not witness the occurrence though a photograph of a dusty vent to a unit was sent to the Environment Agency. The Environment Agency has been consulted, as set out above, but have not highlighted any concerns regarding noise, odour or air quality.

7.4.6 The Air Quality Officer has advised that for local air quality management purposes, DEFRA's technical guidance TG(16) provides advice on where air quality is likely to be a local air quality management objective exceedance consideration. Guidance indicates that releases of particulate may be a consideration for very large units (units accommodating above 400,000 birds where mechanical ventilation is used) for exposure within 100 metres. The application site, in isolation but also cumulatively with the other units, is significantly below this figure and there does not appear to be any relevant exposure within 100 metres. On this basis it is considered that the development would not lead to an exceedance of an air quality objective standard.

7.4.7 Overall it is considered that the proposal would not have a significant adverse impact to the amenities of nearby residential properties or to air quality. As set out above, the operation would be covered by an Environmental Permit which will provide levels and controls for noise, odour and air quality. As set out in paragraph 183 of the NPPF, the focus of planning decisions should be on whether the development is an acceptable use of land rather than the control of processes or emissions where these are subject to separate pollution control regimes.

7.5 Impacts on Ecology

7.5.1 Natural England advised that further information was required in order to fully assess any impacts on European and Nationally-designated sites in relation to aerial pollutants emitted from this type of development. Additional information has been provided and a response is awaited from Natural England. However, similar queries were raised in relation to the previous application which was refused, and they raised no objections following the submission of the additional information. As such, it is not anticipated that there would be significant concerns regarding this.

7.5.2 An ecological appraisal has been submitted with the application. This sets out that the site comprises poor semi-improved grassland with stone walls and fences on its boundary and is enclosed by improved grassland, tall ruderal, marshy grassland and mixed deciduous woodland. The species recorded are all commonly occurring. The poor semi-improved grassland has a very low species diversity and ecological value. Whilst the assemblage of species within it is higher than improved pasture, the species are all indicative of regular grazing and disturbance, and this habitat does not constitute a BAP habitat.

7.5.3 In relation to amphibians, there is no standing water on the site and the core development area is open and exposed so is of low value. The report goes on to say that the development would not result in the permanent loss of or substantial negative effect on waterbodies or foraging areas linked to them. There is one record of badger within 2km of the site. Badger setts do not occur on site and a lack of feeding signs or runs across the site would suggest that they do not occur within 30 metres of site boundaries.

The development would not impact on any existing badger runs or setts and the porosity of the surrounding fields to the passage of badgers will not be affected.

- 7.5.4 In relation to bats, the report sets out that the foraging habitat at the site is very poor, being open and exposed. The poor semi-improved grassland offers negligible foraging opportunities for bats and the stone walls and fences on the boundary are poor in terms of their structure, diversity and interconnectivity. The wall to the boundary does provide some habitat linkage for bats whilst the remainder of it comprises open and exposed pasture. More extensive areas of medium and high quality habitat occur locally, including the woodland and marshy grassland. To confirm that the site is not used by significant numbers of bats, a bat monitor was left on the site for 7 days in May/June 2019. Six species of bat were identified from their calls. The numbers of passes was low with 40 in total recorded over 7 nights monitoring. The report considers that the bat species identified are highly unlikely to rely on the site for feeding but may occur in the local area and roosting will not occur on the site. The poor semi-improved grassland has a low potential for use by nesting birds as the grassland is grazed and as such is usually short and trampling risks are also very high within this area of the site. Species such as Curlew have been recorded feeding on adjacent fields, which are damper. The potential for use of the wider fields by this species will not however be compromised by the proposal.
- 7.5.5 No indication of brown hares was recorded on the site and risk to this species is considered to be low. The report sets out that 100 notable invertebrates have been recorded within 2km of the site. No deadwood or vegetation on site was recorded which would provide an important resource for invertebrates in the local area. It goes on to say that the significance of the site to invertebrates is likely to be limited in the local context although the habitat on site will support invertebrate species. Mitigation can be incorporated into the design and landscaping scheme with the careful selection of plant species and substrates for the garden areas. There are no records of otters within 2km of the site and no indication of the presence, or past use of the site, by otter was found. The stream is considered unlikely to support fish and there are no waterbodies in proximity to the site which would be attractive to Amphibians. In relation to reptiles, the majority of the site has a very low value being devoid of significant ground cover and there are no areas of the core development area which would be particularly favourable to reptiles. There are no records of water voles within 2km of the site and no signs, such as droppings, feeding piles or footprints were present on site. The report considers that this species is likely to be absent from the site. Precautionary mitigation would be appropriate in respect of retaining or recreating soft edges to the stream.
- 7.5.6 The report recommends precautionary mitigation in relation to several species, some of which is mentioned above. It sets out that the stream could be fenced from the adjacent field to prevent livestock poaching of its banks and this would create a wildlife corridor. An amended plan has been provided to show this fenced, also addressing some comments from the Environment Agency to prevent pollution of the water course. A suitable drainage scheme should also ensure that any pollution to the watercourse is prevented. Overall, it is considered that the development would not have an adverse impact on biodiversity and is likely to provide opportunities for improvement with fencing off the land from the watercourse and the additional planting, including hedgerow.

7.6 Access and highway impacts

- 7.6.1 The development will utilise the access serving the existing poultry building adjacent to the site. The submission sets out that the same wagon that currently services this building will service the new unit and, as such, there will be no net increase in HGVs. The building requires infrequent servicing, no more than twice a week by no more than one 40ft articulated vehicle to bring feed and to collect the eggs. There will also be a visit at the start and end of the cycle for re-stocking purposes. Car access will be daily for the member of staff looking after the birds and visitor spaces are provided for vets and cleaning contractors who fumigate the building at the end of the 60 week cycle. A management plan currently exists which makes HGVs approach from the west, avoiding the village of Over Kellet, and following the established route of the quarry lorries through the northern fringes of Nether Kellet. The Highway Authority has advised that the application will have a minimal effect on the generation of additional vehicle movements over surrounding lengths of the public highway network, and have therefore raised no concerns or objection.

7.7 Drainage and pollution

- 7.7.1 As the proposal relates to a major application, the Lead Local Flood Authority has been consulted. They have requested that a drainage scheme be provided and assessment be made of the identified area of surface water flooding that crosses the site. This is mostly around the adjacent watercourse, though there appears to be a flow route through the site of the proposed building. An indicative drainage scheme has now been submitted, but it does not address this flow route. Given the topography, there is potential that this could lead to flooding of the proposed building. The LLFA has advised that this could probably be addressed by a filter drain on this side of the building to direct the water away from the building. Calculations have been provided which appear to show that the building is capable of draining to a soakaway. However, there are some queries regarding the drainage plan, as it is not clear how the hardstanding is proposed to be drained, although a filter drain has been shown. It is likely that surface water drainage can be adequately addressed on the site, and ensure that water is not directed to the watercourse, but more information is required in relation to this.
- 7.7.2 A small package treatment plant has been shown on the plans to serve the development. This is acceptable in principle, subject to more details on the capacity which could be covered by condition. However, it has been shown draining to the soakaway and it would usually be expected that there is a separate drainage field for this. This has been queried with the agent.
- 7.7.3 In addition to the above, the Environment Agency has given some recommendations in relation to pollution of the watercourse. They have advised that if any yard area, or roof area has the potential to become lightly contaminated, for example areas under extractor vents, then this drainage needs some form of interception prior to discharge to surface water which might be in the form of a swale or drainage field. They have also recommended the installation of an oil interceptor to serve the access road and parking area and any wash water generated within the unit or on any external areas must be collected in a sealed wash tank and removed from the site. The agent has been advised that these recommendations should be included within the drainage scheme where appropriate. In relation to the wash tanks, the agent has asked if a scheme could be conditioned as there is sufficient space for this to be provided adjacent to the building. This would be an appropriate approach as the precise details are not required before determination.

7.8 Impact on National Grid Infrastructure

- 7.8.1 National Grid has a holding objection to the proposal subject further information to address their concerns. In particular, they have advised that no buildings should be constructed within the easement to the high pressure gas pipeline and no access, including construction traffic, should be over this. The site plan shows the building, access road and parking and turning areas outside and away from the pipeline and its associated easement. There will be some landscaping which crosses the pipeline, and National Grid have guidance in relation to planting. As such, it is likely that the objection will be removed as the development can be constructed and operated without impacting on the pipeline.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The proposal will support the existing agricultural business in this location and will therefore have a positive impact on the rural economy. As a result of the reduced scale, siting close to an existing unit and proposed landscaping, it is considered that there would not be a significant adverse impact on landscape or visual amenity, although it is acknowledged that the landscaping will take some time to mature. In addition, it is considered that there would not be a detrimental impact to residential amenity, highway safety or biodiversity. Further information is required in relation to the proposed drainage, though it is likely that this can be overcome. As such, subject to the receipt of further appropriate information, the proposal is considered to be acceptable.

Recommendation

That, subject to the receipt of appropriate drainage details and no objections raised by Natural England and National Grid, Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year timescale
2. Approved plans
3. Surface and foul water drainage schemes and management of manure
4. Tree protection
5. Materials: Colour and finish to walls, roof of the building, the vents and the feed silos; all external surfacing materials; details of any boundary treatments, including gates.
6. Landscaping scheme
7. Ecology mitigation
8. Operated in accordance with the delivery access route

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	Committee Date	Application Number
A6	14 October 2019	19/00996/VCN

Application Site	Proposal
Site Of Former Filter House Scotforth Road Lancaster Lancashire	Erection of two 4-storey student accommodation buildings comprising of 12 7-Bed cluster flats (sui generis) and 14 6-bed cluster flats (C4) with associated car parking and bin and cycle stores (pursuant to the variation of condition 6 on planning permission 18/00637/VCN to allow for a phased programme of offsite highway works).

Name of Applicant	Name of Agent
Mr Vivian Watts	Mr Barry Singleton

Decision Target Date	Reason For Delay
1 November 2019	N/A

Case Officer	Mrs Petra Williams
Departure	Yes
Summary of Recommendation	Approval

(i) **Procedural Matters**

The application would ordinarily be determined under delegated powers, but the scheme is a departure from the Development Plan (given its allocation within the Local Plan as employment land), and Officers are recommending support of the scheme. Therefore it has to be determined by Planning Committee.

1.0 The Site and its Surroundings

- 1.1 The application site relates to a parcel of land of 0.8 hectares on the west side of the A6, south of the urban area of Lancaster and approximately 3km from Lancaster City Centre. The site is triangular - around 240m in length from north to south, 60m in width at the north end and tapering to a point at the southern end. The site is located within designated Countryside Area. Under the saved Local Plan the site is allocated for business use and adjoins land to the east (opposite the A6) that is allocated for the Bailrigg Science Park (now known as the Health Innovation Campus).
- 1.2 The site was vacant for some considerable length of time having previously been occupied by a former water filter house, which has since been demolished. The only building now on the site is an electricity substation which dates from the 1960s. The site has suffered from quite extensive vandalism and graffiti over recent years.
- 1.3 The application site is tightly positioned between the A6 to the east of the site, which is a busy strategic vehicular access corridor into and out of the city, and the West Coast railway line to the west side. It therefore occupies a very prominent position at the southern gateway to the city. Beyond these access corridors the site is surrounded by open countryside, predominately used for agricultural purposes. Burrow Beck runs along the northern boundary of the site and is identified as a Biological Heritage Site. It also forms part of the Urban Greenspace designation which creates a natural edge to the boundaries of the urban area of Lancaster.
- 1.4 Vehicular access to the site is directly from the A6 into an area of hardstanding previously used for servicing and car parking. There is a pedestrian footway on the opposite (east) side of the A6 but no pedestrian crossing, although there is a pedestrian refuge at the centre of the carriageway. The northbound bus stop adjoins the site at its southern end whilst the southbound stop is opposite the

northern part of the site. The closest strategic cycle network is to the east of the A6 near the settlement of Bailrigg. This cycle path links the residential areas of South Lancaster to the University.

2.0 The Proposal

- 2.1 The approved development consists of two purpose-built accommodation blocks for students. The first of which is a 4 storey building which measures 14 metres in height at its highest point and would be 107 metres in length by 11 metres wide. The proposed materials consist of un-coursed stone facing to the ground floor, with darkened larch along the A6 frontage and native larch cladding within the inner courtyard elevation. The roof material would consist of a membrane in a lead effect finish with standing seams.
- 2.2 The current submission seeks the variation of condition 6 on planning permission 18/00637/VCN to allow for a phased programme of off-site highway works. Condition 6 is a pre-occupation condition and the modification is required to facilitate a two phased scheme required by County Highways to enable implementation of the works in stages

3.0 Site History

- 3.1 The most recent and relevant applications are outlined below.

Application Number	Proposal	Decision
18/00637/VCN	Erection of two 4-storey student accommodation buildings comprising of 28 6-bed cluster flats (C4) with associated car parking and bin and cycle stores (pursuant to the variation of condition 2 on planning permission 16/00847/FUL for amendments to floor plans and elevations to provide 12 7-bed cluster flats (sui generis) and 14 6-bed cluster flats (C4) including amendments to the fenestration and heights of the buildings)	Approved
16/00847/FUL	Erection of two 4-storey student accommodation buildings comprising of 28 6-bed cluster flats (C4) with associated car parking and bin and cycle stores	Approved
15/00135/FUL	Demolition of existing buildings	Approved

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objections - The Highway Authority have mutually agreed with the applicant to split the works into two phases.
Parish Council	Objections - Assumed that the lighting was made a condition for safety to ensure that students walking up Bailrigg Lane to the University would be clearly visible to traffic. This is a narrow single track lane which does not have a footpath. In our view, provision of lighting should remain a pre-occupancy requirement for safety reasons.
Fire Safety Officer	Neither objects nor supports the scheme but has provided comments to be included with the decision notice as advice.

5.0 Neighbour Representations

- 5.1 No comments received.

6.0 Principal National and Development Plan Policies

- 6.1 National Planning Policy Framework

Paragraph 12 and 14 – Presumption in favour of Sustainable Development
 Paragraph 17 – Core Principles
 Paragraphs 56, 58, 61, 64 – Good Design
 Paragraph 69 – Promoting healthy communities

6.2 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions took place between the 9 April 2019 and the 1 May 2019. The Council has published the proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications is currently underway and expires on 7 October 2019.

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.

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.

Given the current stage of both DPDs, it is considered that some weight can be attributed to the policies contained therein subject to the extent to which there are unresolved objections to the relevant policies and their consistency with the National Planning Policy Framework.

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Quality in Design

6.4 Lancaster Local Plan (saved policies)

E4 – Countryside Area
EC1 – Lancaster Science Park
E29 – Urban Greenspace

6.5 Development Management DPD

DM20 – Enhancing Accessibility and Transport Linkages
DM21 – Walking and Cycling
DM35 – Key Design Principles
DM46 – Accommodation for Students
Appendix D – Purpose Built and Converted Shared Accommodation
Appendix F – Studio Accommodation

6.6 Strategic Policies and Land Allocations DPD

SG2 – Lancaster Health Innovation Campus

7.0 Comment and Analysis

7.1 The application is made under Section 73 of the Town and Country Planning Act, and (if approved) the effect is the issue of a new planning permission, which sits alongside the original permission, which unless revoked remains intact and un-amended. A new decision notice should be issued which sets out all of the conditions related to it and it should repeat the relevant conditions from the original planning permission unless they have been discharged. As a Section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission (though as development has commenced in this case, the condition will be omitted).

7.2 Planning consent was granted in 2017 for two blocks of student accommodation to provide 168 bedrooms. Block A provided 4 clusters of 6 bedrooms totalling 24 bedrooms while Block B had 24 clusters totalling 144 bedrooms. A subsequent Section 73 application 18/00637/VCN retained the 168 bedrooms

but amended the number of cluster flats to twelve clusters of 7 bedrooms each, and 14 clusters of 6 bedroom flats. Initial ground works have commenced on site.

- 7.3 Condition 6 of approved application 18/00637/VCN requires a number of off-site improvement works to be implemented prior to occupation and includes the following:
- Provision of a Toucan crossing facility
 - A scheme for street lighting to Bailrigg Lane
 - Upgrading of the existing southbound bus stop
 - Provision for signage for no waiting and parking along the A6 and provision for waiting restrictions on the A6.
- 7.4 The proposed revision has come forward due to the interface with off-site highway works associated with the nearby the Health Innovation Campus development for Lancaster University which involves the dedication of highway to the south of Bailrigg Lane associated with the realignment of the A6 Scotforth Road. As a result the Highway Authority has mutually agreed with the applicant to split the works into two phases.
- 7.5 The current application now proposes a scheme of improvements to be implemented in phase 1 which would include provision of a 3m wide footway/cycleway on the western and eastern side of the A6 and the provision of a Toucan crossing facility. Phase 1 works would need to be implemented prior to occupation of the development. Phase 2 works would include the upgrading of the existing southbound bus stop, a scheme for street lighting to Bailrigg Lane, provision for signage for no waiting and parking along the A6 and provision for waiting restrictions on the A6.
- 7.6 It is noted that Parish Council have raised safety concerns relating to the occupation of the proposed development prior to the installation of street lighting on Bailrigg Lane. However, Highway Authority has confirmed that the off-site highway works in connection with the Health Innovation Campus are due to be completed in March 2020 and this will facilitate the accommodation of street lighting required as part of this submission. Although street lighting along Bailrigg Lane is acknowledged as phase 2 works on the submitted plan, discussions between Lancaster University's contractors and the Highway Authority are ongoing regarding the timing of implementation and the precise location of the lighting columns.
- 7.7 Ultimately the off-site highway works should be able to be implemented prior to occupation, but as some of these works are reliant on other works being undertaken by a third party, understandably the applicant does not want the timing of occupancy of their development to be determined by, and at the mercy of, the third party.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The Filter House site has been in a poor condition for a considerable length of time and the proposed amendments would allow the development to proceed with a phased approach to off-site highway improvements to the satisfaction of the Highway Authority. On balance, it is considered that the scheme can be recommended for approval subject to the conditions as listed below.

Recommendation

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

1. Development in accordance with the approved plans
2. Surface Water Drainage including management and maintenance plan
3. Building Materials (Accommodation blocks, refuse, motorcycle, cycle and refuse stores, fencing and gates and acoustic fencing)
4. Ventilation details
5. Electric Vehicle Charging Points
6. Car Parking in accordance with approved details including submission of a car parking management plan
7. Cycle and motorcycle parking facilities
8. Hand Soft Landscaping Scheme
9. Offsite highway works phase 1 and phase 2
10. Contamination and remediation partly agreed under application 18/00637/VCN

11. Details of Access Road & Connection to Highway as agreed under application 18/00637/VCN
12. Implementation of Environmental Management Plan as agreed under application 18/00637/VCN
13. Finished floor levels as agreed under application 18/00637/VCN
14. Foul Drainage Scheme as agreed under application 18/00637/VCN
15. Security Measures as agreed under application 18/00637/VCN
16. Noise Assessment and Glazing Specification as agreed under application 18/00637/VCN
17. Scheme to Permanently Close Southern Access as agreed under application 18/00637/VCN
18. Student Accommodation Only

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

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

Background Papers

— None —

Agenda Item	Committee Date	Application Number
A7	14 October 2019	19/00496/FUL

Application Site	Proposal
71 North Road Lancaster Lancashire LA1 1LU	Retrospective change of use of retail unit (A1) to takeaway (A5) and installation of a flue to the rear elevation

Name of Applicant	Name of Agent
Mrs Ranjit Kaur Uppal	Mr Chris Weetman

Decision Target Date	Reason For Delay
27 June 2019	Awaiting further information and the associated consultation response

Case Officer	Mrs Kim Ireland
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 Planning Manager has requested that the application be determined by the Planning Regulatory Committee.

1.0 The Site and its Surroundings

1.1 The property which forms the subject of this application relates to a three storey mid terrace property, which is located on North Road in Lancaster city centre. North Road is characterised with commercial properties to the ground floor and a mixture of commercial and residential accommodation to the first and second floors. The property is situated within Lancaster Conservation Area and dates from the early 19th century, is noted in the Conservation area as a positive building, and is therefore classified as a non-designated heritage asset. The building is constructed of natural stone, under a slate roof, with timber windows to the first and second floors and a timber shop front to the ground floor.

1.2 The building was being used as a newsagents to the ground floor, until April 2019 when the unit was materially changed into a hot food takeaway with a store room and WC to the first floor.

2.0 The Proposal

2.1 The application seeks retrospective consent for the change of use of a retail unit to a takeaway and installation of a flue to the rear elevation. The hot food takeaway would be accommodated on the ground floor (comprising 37 sq.m of floorspace) whilst the first floor would retain its use as a store room with a WC.

2.2 The retrospective flue has been installed through one of the windows to the ground floor of the rear elevation. It will be 3.8m high.

2.3 There are no external alterations to the existing traditional shopfront, though it has recently been painted a vivid red colour.

3.0 Site History

- 3.1 There is one relevant application to this proposal, which was also reported to the Planning Regulatory Committee:

Application Number	Proposal	Decision
18/00604/FUL	Retrospective change of use of retail unit (A1) to takeaway (A5) and installation of a flue to the rear elevation	Refused

4.0 Consultation Responses

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

Consultee	Response
County Highways	No Objections
Conservation Officer	No comments received during the statutory consultation period.
Lancashire Constabulary	No comments received during the statutory consultation period.
Environmental Health Officer	No objection – the use shall not commence until a scheme for the treating, diluting and dispersing of fumes and odours has been implemented.

5.0 Neighbour Representations

- 5.1 Three pieces of correspondence objecting to the application have been received. The reasons for opposition include the following:

- The use would create a noise and odour nuisance for the residential properties that are located to the first and second floors.
- There would be more than 20% of non A1 uses (shops) along the secondary retail frontage and is compounded by City Council licensed street traders.
- This area already experiences anti-social behaviour.
- The use will have an associated delivery service in an area that is already congested in the evening exacerbating the public nuisance and issues of safety already experienced.
- Litter problems are already experienced and the proposed use would add to the problem.
- If the application is granted the proposal would be contrary to local planning policies.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph **11** – Presumption in Favour of Sustainable Development

Paragraphs **124** and **127** – Requiring Good Design

Paragraphs **7**, **8** and **9** – Building a strong, competitive economy

Paragraph **85** – Ensuring the vitality of town centres

Paragraphs **185**, **187**, **192**, **193** and **196** – Conserving and enhancing the historic environment

6.2 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

- The Strategic Policies and Land Allocations DPD; and,
- (A Review of) The Development Management DPD

The Examination Hearing Sessions took place between the 9 April 2019 and the 1 May 2019. The Council has published the proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications expires on 7 October 2019.

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.

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.

Given the current stage of both DPDs, it is considered that some weight can be attributed to the policies contained therein subject to the extent to which there are unresolved objections to the relevant policies and their consistency with the National Planning Policy Framework.

6.3 Development Management DPD

DM1 – Town Centre Development

DM2 – Retail Frontages

DM5 – The Evening and Night-Time Economy

DM31 – Development Affecting Conservation Areas

DM33 – Development Affecting Non-Designated Heritage Assets and their Setting

DM35 – Key Design Principles

6.4 Lancaster District Core Strategy Policies

SC1 – Sustainable Development

SC5 – Achieving Quality in Design

6.5 Emerging Local Plan

Emerging policy **DM17** – Retail Frontages

Emerging policy **DM20** – Hot Food Takeaways and Betting Shops

Emerging policy **DM56** – Health and Well-being

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principal of the proposed use
- General design and impact upon the Conservation Area
- Waste; and
- Emissions

7.2 Principal of the proposed use

7.2.1 The application site is located towards the edge of the city centre designation and is surrounded by a mix of uses. Nos. 73 and 75, to the south, are A5 (hot food takeaway) uses and nos. 26/28 Church Street, is an A3 (café/restaurant) use.

7.2.2 For secondary retail frontages, DM2 requires proposals for non-A1 uses only to be permitted if the following criteria have been satisfied:

1. An adjoining building is in an A1 use;
2. The proportion of any continuous retail frontage length in non-A1 use would not exceed 20%;
3. The proposed use would provide a service to shoppers;
4. The proposed ground floor use would provide an active frontage; and
5. The proposal does not have a significant adverse affect on the character of the street or locality or the amenity of neighbouring residents/businesses.

- 7.2.3 The adjoining property of 69 North Road is a shop (A1 use class) and 73 North Road is a hot food takeaway (A5 use class). This meets the first test set out at DM2. The second test limits the proportion of non-A1 uses to no more than 20% of a continuous retail frontage. This test is not satisfied.
- 7.2.4 The third test states that the use would provide a service to shoppers. The hot food takeaway will be open between 08.00 and 24.00 Monday to Friday and Sundays and between 08.00 and 02.00 on Sundays. Therefore the hot food takeaway will be open during daytime trading and is considered to provide a service to shoppers.
- 7.2.5 The fourth test states that the ground floor use would provide an active frontage. There are no proposals to alter the existing timber shopfront and given the opening hours, the proposal is considered to provide an active frontage.
- 7.2.6 The fifth test considers if a proposal has a significant adverse effect on the character of the street or locality or the amenity of the neighbouring residents/businesses. The property is surrounded by commercial properties to the ground floor – a mix of A1 (shops), A3 (café/restaurant) use and A5 (hot food takeaway) uses. Therefore the proposed use is not thought to have an adverse character of the street or locality. There is a mixture of commercial and residential accommodation to the first and second floors. However, given the other commercial properties within the vicinity of the area, some of which are open similar hours to the proposed hot food takeaway, the proposal is considered to not have an adverse effect on the amenity of the neighbouring residents/businesses.
- 7.2.7 Therefore, whilst the proposal meets 4 out of 5 of the criteria, it does not meet all 5 as required by the adopted Local Plan policy. However, most recent appeal decisions have shown that the approach being advocated by the Planning Inspectorate is to support proposals that utilise high street units regardless of which A use class the operations fall under as they are deemed to enhance the vitality and viability of local, town and city centres.
- 7.2.8 This more relaxed approach is reflected within the Council's emerging policy DM17. It states that the adjoining building should be an A1 retail use or includes a use that generates an active street frontage during normal daytime trading and removes the 20% continuous frontage criteria.
- 7.2.9 That said, emerging policy DM20 seeks to discourage the clustering (2 or more) of A5 hot food takeaways to improve the health and wellbeing of communities in the District. This is also reflected in emerging policy DM56 that seeks to restrict proposals for new hot food takeaways that are within 400 metres of secondary schools and working with businesses and developers to promote healthier lifestyles through design and types of uses of developments.
- 7.2.10 However, given the current stage of the review of the emerging Development Management DPD only limited weight can be attributed to these policies - DM17, DM20 and DM56. Policy DM2 within the existing Development Management DPD is the Council's adopted position and therefore carries significant weight until the Planning Inspectorate issues a Binding Report on the emerging Development Management DPD and this is adopted by the Council. Consequently whilst the second test in DM2 is not satisfied, on balance the use of 71 North Road as a hot food takeaway is considered acceptable, given that the other four tests can be passed, and in particular it would not adversely affect the vitality and viability of the town centre or compromise the retail function of the city.
- 7.3 General Design and Impact upon the Conservation Area
- 7.3.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policy DM31.
- 7.3.2 The flue has been installed through one of the windows to the ground floor of the rear elevation and is visible from a vantage point on Rosemary Lane. The existing flue is shiny and silver in appearance. It is considered to mitigate the impact upon the Conservation Area the flue shall be painted in a slate grey matt finish and this shall be maintained at all times thereafter and this requirement will need to be conditioned.

7.3.3 The shopfront has recently been painted a vivid red colour, which is considered to be out of character with the Lancaster Conservation Area, especially when viewed from within North Road. It is considered to mitigate the impact upon the Conservation Area that the shopfront shall be painted in a heritage red colour and this requirement will need to be conditioned.

7.3.4 With these 2 amendments to the colour of the building and flue, the proposal is deemed to have a neutral impact on the Conservation Area. Both have been agreed with the applicant.

7.4 Waste

7.4.1 There is no external bin storage available to the front or rear of the property. Therefore waste will be stored in the food preparation area to the first floor. Waste will be collected from the property on a daily basis.

7.5 Emissions

7.5.1 Further information was sought regarding the installed flue. Discussions have taken place between the agent and the Environmental Health Officer to conclude that the installed flue does not include a system that adequately treats, dilutes and disperses of fumes and odours, but this can be addressed through a suitably worded condition. Consequently, the Environmental Health Officer has suggested a condition restricting the commencement of the proposed use until a scheme for the treating, diluting and dispersing of fumes and odours has been implemented.

8.0 Planning Obligations

8.1 Given the nature of the proposal there are no requirements for a legal obligation.

9.0 Conclusions

9.1 The proposal is located within the city centre's secondary retail frontage area, so the second part of Policy DM2 is relevant. Whilst the second test of this policy is not satisfied, on balance the use of 71 North Road as a hot food takeaway is considered acceptable, given that the other four tests within DM2 can be passed, and in particular it would not adversely affect the vitality and viability of the town centre or compromise the retail function of the city. The proposed flue is acceptable in design and heritage terms subject to its colour and finish being amended and retained, which can be secured by condition. Furthermore, a condition can secure a scheme for the treating, diluting and dispersing of fumes and odours to be implemented prior to the commencement of the hot food takeaway.

Recommendation

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

1. Development to accord to approved plans
2. The use shall not commence until a scheme for the treating, diluting and dispersing of fumes and odours has been implemented
3. The existing flue shall be painted in a slate grey matt finish and this shall be maintained at all times thereafter.
4. The existing shopfront shall be painted in a heritage Victorian DH red colour.

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

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

Background Papers

None

Agenda Item	Committee Date	Application Number
A8	14 October 2019	19/00962/RCN

Application Site	Proposal
Land Adjacent To Bulk Road Lancaster Lancashire	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (pursuant to the removal of condition 20 on planning permission 18/01363/VCN in relation to the implementation of sustainable energy measures and amendment to condition 25 in regard to the approved foul drainage proposal)

Name of Applicant	Name of Agent
Eric Wright Construction	Mr Ed Flood

Decision Target Date	Reason For Delay
7 November 2019	

Case Officer	Mr Mark Potts
Departure	No
Summary of Recommendation	Approval (assuming no objections from United Utilities)

(i) **Procedural Note**

The application would normally be determined under delegated powers. However, Ward Councillor Tim Hamilton-Cox has requested that that the application be referred to the Planning Regulatory Committee for the reason that new developments should be ensuring that they maximise opportunities for action on the climate change emergency.

1.0 The Site and its Surroundings

- 1.1 The development site is located to the north of Lancaster city centre located between Back Caton Road and Bulk Road, and the site area is in the region of 0.9 hectares. Planning consent was granted in January 2017 for a new student village and amended in January 2019 under application 18/00820/FUL. Phase 1 was modified under application 18/01363/VCN in June 2019. The site was previously scrubland; formally accommodating the K-Shoes factory and a vehicle dismantler. To the west of the site lies Back Caton Road with industrial development beyond this in the form of the Dana car wash, carpet shop and laundry cleaning business, together with Kingsway Retail Park. To the far north of the site lies residential properties and beyond this is the former bus depot apartment block (eight storeys in height), and properties on Bulk Road and Gladstone Terrace are located to the west of the proposal. To the south lies Bulk Road beyond which is the former Crown Inn on St Leonards Gate. Adjacent to the former Crown Inn is St Leonards Court (retirement apartments), Britten Hall and a computer shop. Parliament Street Retail Park is located to the south. Phase 1 is now fully complete barring associated landscaping and off-site highway improvements works.

- 1.2 There are no Listed Buildings or Scheduled Ancient Monuments located within the development site, and the development does not fall within the Lancaster Conservation Area. The Grade II* Listed 38-42 Parliament Street are located 60 metres to the west of the proposal, and Skerton Bridge which is Grade II* Listed and a Scheduled Ancient Monument is located 100 metres to the west of the proposal. The nearest Grade II Listed building is the Crown Inn on St Leonards Gate (85m to the south of the site). The Lancaster Conservation Area is located 130m to the south of the proposal and Gladstone Terrace, Ridge Street, Green Street, Hinde Street and Albion Street are all locally designated heritage assets.

2.0 The Proposal

- 2.1 This planning application is made in two parts; first is the removal of planning condition 20 (sustainable energy measures):

20) A scheme of sustainable energy measures for each building shall be submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in full prior to the occupation of each building and shall be retained at all times thereafter.

Reason: To ensure sustainable energy is provided for within the development proposals.

- 2.2 The second element of the application is to amend the approved foul water drainage scheme agreed under application 18/01363/VCN. The condition is noted below:

25) The foul water drainage scheme for Phases 1 and 2 shall be constructed in accordance with the following approved plans:

- A095182-WYG-501-C_P03-Drainage Strategy
- A095182-WYG-502-C_P03-Drainage Strategy
- Lawson's Quay Suds O and M Document A
- SHE-0106-6500-1900-6500_Hydraulic_Characteristics
- A095182-WYG-XX-CAL-C-5000-P03_Microdrainage Calculations

The approved scheme shall be completed in full prior to the development being first occupied or brought into use, and maintained and retained in accordance with the approved scheme at all times thereafter.

Reason: To ensure the provision of a satisfactory means of foul water disposal.

3.0 Site History

- 3.1 The most relevant site history is noted below:

Application Number	Proposal	Decision
18/01363/VCN	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (Pursuant to the variation of condition 7 on planning permission 17/01413/VCN to allow for an amended offsite highway scheme)	Approved
18/00820/FUL	Erection of four buildings up to six storeys in height to create student accommodation comprising fourteen two bedroom apartments (C3), 19 shared townhouses (sui generis), with ancillary communal facilities, new vehicular and pedestrian accesses, car parking, servicing bays, retaining walls and structures, public realm and landscaping	Approved
17/01413VCN	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new	Approved

	vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (Pursuant to the variation of condition 2 on planning permission 16/01084/FUL to amend the approved plans relating to the fenestration of Blocks A, C1 and C2; and Block B from a pitched to flat roof, and condition 4 with respect to modification to the pedestrian route across the site and amendment to the phase 1 vehicular and pedestrian access)	
16/01084/FUL	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping.	Approved
15/01622/PRETWO	Erection of a student village	Advice Provided

4.0 Consultation Responses

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

Consultee	Response
Fire Safety Officer	No objections
United Utilities	No observations received within the statutory timescales

5.0 Neighbour Representations

5.1 Ward Councillor Tim Hamilton Cox has objected to the proposal, as new development should be maximising opportunities for action on the climate change emergency.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Section 2 – Delivering sustainable development
 Section 4 – Decision Making
 Section 14 – Meeting the challenge of climate change, flooding and coastal change

6.2 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions took place between the 9 April 2019 and the 1 May 2019. The Council has published the proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications expires on 7 October 2019.

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.

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.

Given the current stage of both DPDs, it is considered that some weight can be attributed to the policies contained therein subject to the extent to which there are unresolved objections to the relevant policies and their consistency with the National Planning Policy Framework.

6.3 Lancaster Local Plan 2008

H3 – Housing Opportunity Site

6.4 Development Management Development Plan Document (DM DPD)

DM35 – Key Design Principles

DM36 – Sustainable Design

DM39 – Sustainable Drainage

7.0 Comment and Analysis

- 7.1 Planning consent was granted in January 2017 for a new student village (16/01084/FUL). Phase 1 of the development is now fully complete, and was opened for student intake in September 2019. The applicant is seeking to remove the requirement for the sustainable energy measures to be implemented which was imposed by planning condition, and this is noted below;

'A scheme of sustainable energy measures for each building shall be submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in full prior to the occupation of each building and shall be retained at all times thereafter'.

Reason: To ensure sustainable energy is provided for within the development proposals.

- 7.2 The City Council declared a Climate Change Emergency in January 2019, and one such commitment was to introduce climate change impact assessments and a commitment that the City Council can become net zero carbon by 2030. The planning condition imposed predates the City Council's Climate Change Emergency by two years. The rationale for the condition was that the planning system should support the transition to a low carbon future in a changing climate, and support the use of renewable and low carbon energy in new developments. Given the development as a whole (Phases I and II) was large scale, it was seen as appropriate to include the condition.

- 7.3 Policy DM36 of the Development Management DPD is the main determining policy in consideration of the application to remove condition 20 of permission 18/01363/VCN and is contained below:

'In delivering sustainable development the council will encourage development to deliver high standards of sustainable design and construction through consideration of:

- I. Measures to reduce energy consumption and carbon dioxide emissions, and water consumption;*
- II. Opportunities for energy supply from on-site, decentralised, renewable or low carbon energy systems;*
- III. Opportunities to contribute to local and community-led energy initiatives;*
- IV. Account of landform, layout, building orientation, massing and landscaping to minimise energy and water consumption; and*
- V. The reuse of existing resources (including the conversion of existing buildings) where this would be 'fit for purpose'.*

Applicants are encouraged to implement nationally described standards (Code for Sustainable Homes, BREEAM, Passivhaus) to achieve sustainable design'.

- 7.4 It is important to note that the policy is worded in a positive way to encourage developers to implement sustainable design measures, as opposed to insist on them. Similar wording is contained within the emerging policy under DM30 of the Development Management DPD (submission version). At the time of the submission in 2016, a Combined Heat and Power Plant (CHP) was suggested within Block A (The largest structure on the site), and also Photovoltaic panels on the roof systems associated with Blocks B and C. This was noted within the report to Planning Committee in January 2017 (16/01084/FUL):

'Critical to the planning process is ensuring that new developments use energy efficient design and orientation, energy efficiency and if appropriate renewable energy measures installed. The applicants are proposing a Combined Heat and Power Plant which would be sited within the plant room within Block A. Photovoltaic solar panels are also suggested within the applicant's submission however no details have been provided, and therefore a condition should be imposed requiring this detail to be submitted'.

- 7.5 The condition imposed did not request specific technologies be adopted, nor meet a current standard such as BREEAM or Passivhaus. The overall intention was the delivery of a development that sought to reduce energy consumption, CO₂ emissions and limit water consumption, and where possible employ opportunities for on-site renewable energy supply or via low carbon energy.
- 7.6 With this in mind, the applicant has targeted Building Regulations Part L 2013 compliance via passive designs and energy efficiency measures alone (i.e. without any Low and Zero Carbon (LZC) technologies). The measures that have been implemented include:
- Suitable glazing ratio and glass g-value to balance heat losses, heat gains and daylight ingress;
 - Improvement in fabric insulation levels over the Building Regulations Part L (2013) requirements of up to 28%;
 - Improvement in fabric air permeability over the Building Regulations Part L (2013) requirements by 70%;
 - Solar shading; and
 - Efficient electric lighting.
- 7.7 The demand for space heating can be significant for student accommodation, so this has been reduced significantly through the provision of an effective thermal envelope by reducing the thermal transmittance of the building and reduce space heating requirements.

Element	U Value (W/m ² .K)		Betterment
	Part L2 (2013) Requirement	Proposed Development	
Roof	0.25	0.15	40%
External Wall	0.35	0.16	54%
Floor	0.25	0.15	40%
Window	2.20	1.50	31%

- 7.8 The applicant's submission contains conflicting evidence regarding the CHP plant within Block A, and clarification has been sought on this. Combined Heat and Power (CHP) is a highly efficient process that captures and utilises the heat that is a by-product of the electricity generation process. By generating heat and power simultaneously, CHP can reduce carbon emissions by up to 30% compared to the separate means of conventional generation via a boiler and power station.
- 7.9 Officers are disappointed that such an application is made literally at the end of the build process and this has been relayed to the applicant. However, planning applications have to be determined in accordance with the policies of the Development Plan, with the key policy being DM36 of the Development Management DPD. The policy backdrop is one which encourages, as opposed to insists, and whilst the submission deviates from the original approach back in 2017, a fabric first approach has been taken. Therefore on balance, whilst the condition cannot be removed, the submitted detail would be sufficient to discharge the planning condition.

Foul Water Arrangements

- 7.10 With respect to the changes to the foul water management, this was amended following further site design. The original approved proposal was to lay a new foul water drain along Caton Road but given the revocation of the road closure in 2017 by Lancashire County Council an alternative scheme that provided for the foul water drainage to cross through the site was implemented. Observations are still awaited from United Utilities on the acceptability of the scheme, although as the scheme has been

implemented, and had the agreement of United Utilities, it is assumed that the change is acceptable. Any observations from United Utilities will be provided verbally to Councillors.

Other Matters

- 7.11 To the annoyance and frustration of Officers there have been a number of breaches of planning control associated with this site over the course of the last 24 months. Whilst Officers have worked proactively (as endorsed by the NPPF), the capacity of the Local Planning Authority to tolerate further delays is at its limit. This is even more frustrating given the same applicant has worked with the Local Authority since 2016 in developing this scheme. Enforcement action is discretionary, and Local Planning Authorities should act proportionally in responding to breaches of planning control. Despite the applicant working with County Highways for almost 18 months on the off-site highway works, the works have yet to be implemented (this includes the safe crossing to allow students to move between the site and St Leonards Gate). There has been recent personnel changes for the applicant/operator, and over the last 6 weeks there has been significant movement. We now understand that there is an agreed form of words in connection with the Section 278 works as of 26 September 2019. Planning conditions on the extant consent require off-site highway works and access details still to be agreed by the Local Planning Authority. Enforcement proceedings have commenced to ensure that the off-site highway works are implemented within a timely fashion.

8.0 Planning Obligations

- 8.1 There are no planning obligations to secure as part of this planning consent

9.0 Conclusions

- 9.1 The applicant adopted a fabric first approach in the build out of Phase I. Whilst the opportunities for energy supply on site from decentralised, renewable or low carbon energy systems is somewhat lacking, the measures that have been taken throughout the build process to reduce energy and water consumption and limit carbon dioxide emissions are considered acceptable. With the above in mind and through the additional information supplied by the applicant, Officers consider that given the policy backdrop (only encourages as opposed to insisting on sustainable design measures) it would be difficult to defend any appeal should this application be refused. With the above in mind Officers are satisfied that the measures that have been incorporated into the development meet the general ethos of the planning condition and Policy DM36 of the Development Management DPD.
- 9.2 The amendments to the foul water regime from the site emanated from the revocation of the road closure along Caton Road in 2017 by Lancashire County Council and was largely outside the control of the applicant. The scheme has been implemented, but to allow for planning approval it requires written confirmation from United Utilities that the works have been undertaken in accordance with the agreement with United Utilities. Councillors will be verbally updated at Committee on this.

Recommendation

That, subject to no objection from United Utilities, planning permission **BE GRANTED** subject to the following conditions:

1. Approved Drawings;
2. Offsite Highway works implementation;
3. Access Works implementation;
4. Written Scheme of Investigation for Phase II;
5. Surface Water Drainage Scheme;
6. Retention of measures for refuse provision, drop off, cycle storage and cycle runners. Detail for Phase II to be agreed separately;
7. Phase II offsite highway works to be submitted;
8. Ventilation scheme for Phase I in accordance with approved scheme;
9. Landscaping for Phase I in accordance with approved scheme;
10. Public Realm surfacing for Phase I in accordance with approved scheme;
11. External materials for Phase I in accordance with approved scheme;
12. Boundary Treatments for Phase I in accordance with approved scheme;
13. CEMP to be submitted associated with Phase II;

14. Vegetation clearance condition associated with Phase II;
15. Finished Floor Levels agreed on Phase I to be provided associated with Phase II;
16. Development in accordance with the approved phasing plan;
17. Approved Glazing scheme for Phase I;
18. Crime prevention measures implemented for Phase I – Phase II to be submitted;
19. Approval of this application for sustainable energy measures – Phase II to be submitted;
20. Development in accordance with the approved Flood Evacuation Plan;
21. Satellite systems to be in accordance with approved detail for Phase I; Phase II to be submitted;
22. Development in accordance with the approved Travel Plan associated with the development;
23. Deliveries, servicing and maintenance in accordance with the agreed details;
24. Foul water drainage scheme to be developed in accordance with the approved scheme;
25. Remediation Certificate in connection with any contaminated land;
26. Restriction on soils;
27. Development in accordance with the submitted AIA;
28. Development in accordance with the submitted FRA;
29. Development to be occupied by only students;
30. Phase I to be cleaned and maintained in accordance with the approved façade cleaning and maintenance strategy;
31. Lighting for Phase I to be in accordance with the approved detail. Detail for Phase II to be submitted;
32. Permitted Development Rights to be removed under Part 16.

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

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

Background Papers

None

Agenda Item	Committee Date	Application Number
A9	14 October 2019	19/01103/LB

Application Site	Proposal
Ludus Dance Assembly Rooms King Street Lancaster	Listed building application for removal of external lighting from front elevation and replacement of a non-illuminated wall mounted sign and a non-illuminated hanging sign

Name of Applicant	Name of Agent
Mrs Elizabeth Cookson	N/A

Decision Target Date	Reason For Delay
1 November 2019	N/A

Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

This form of development would normally be determined under the Council's Scheme of Delegation. However, the building is in the ownership of Lancaster City Council and as such the application is referred to the Planning Regulatory Committee.

1.0 The Site and its Surroundings

- 1.1 The application site is located on the west side of King Street within the city centre of Lancaster. The two storey building is constructed of sandstone with a slate roof. The building is Grade II listed and dates from 1759 with early and late nineteenth century alterations. It was originally constructed by the Trustees of the Penny's Hospital, which lies immediately to the north and is Grade II* listed. The purpose of the building was to raise money for the hospital through entertainment. The ground floor is currently used as an indoor vintage market with a small café. The first floor is occupied by a dance studio with a separate ground floor access to the front elevation. The site is situated within Lancaster Conservation Area.

2.0 The Proposal

- 2.1 The proposal is seeking to install a replacement non-illuminated wall mounted sign and a replacement non-illuminated hanging sign. The proposed non-illuminated wall mounted sign will be 1.8m in width and 0.3m in height and will be made up of an aluminium composite panel with a vinyl over-laminate. The wall mounted sign will be fixed above the ground floor door to the front elevation. The proposed non-illuminated hanging sign will be 0.7m in width and 1m in height and will be made up of pvc foam board with a vinyl over-laminate. The hanging sign will be fixed via the existing bracket above the ground floor door on the front elevation, which provides access to the first floor. The proposed signage is required to reflect the new branding of Ludus Dance.
- 2.2 There is an existing spotlight that illuminates the existing hanging sign that is to be removed and two existing overhanging lights that illuminates the existing wall mounted sign are to be removed. Any holes that are left when the existing signs and lighting are removed will be made good with a natural mortar mix.

3.0 Site History

- 3.1 Since 1982, the application site has been the subject of a number of applications including change of use, listed building consent and advertisement consent. The most relevant application is detailed below.

Application Number	Proposal	Decision
13/00295/LB	Listed Building Application for remedial works to part of ceiling, re-pointing of south facing gable wall and repair plaster cornice in dance hall	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 – the replacement signage is considered to be an enhancement to the existing signage and the removed lighting will de-clutter some of the external appearance of the Grade II listed building.

5.0 Neighbour Representations

- 5.1 No correspondence has been received at the time of compiling this report. Any comments subsequently received will be reported verbally.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph **11** – Presumption in Favour of Sustainable Development
 Paragraphs **124**, **127** and **132** – Requiring Good Design
 Section **16** – Conserving and enhancing the historic environment

6.2 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions took place between the 9 April 2019 and the 1 May 2019. The Council has published the proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications expired on 7 October 2019.

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.

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.

Given the current stage of both DPDs, it is considered that some weight can be attributed to the policies contained therein subject to the extent to which there are unresolved objections to the relevant policies and their consistency with the National Planning Policy Framework.

6.3 Development Management DPD

DM6 – Advertisements

DM30 – Development affecting Listed Buildings

DM31 – Development affecting Conservation Areas

DM35 – Key Design Principles

7.0 Comment and Analysis

- 7.1 The key issue to consider in determining this Listed Building application is whether the proposal is considered acceptable in terms of its impacts upon the historic fabric and architectural merit of the Grade II Listed building.
- 7.2 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed Building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM30 and DM31.
- 7.3 The proposed replacement non-illuminated wall mounted sign and replacement non-illuminated hanging sign will not have a significant impact on the Conservation Area or the Listed building, particularly as the signage is similar in size to the existing signage and will be in the same position on the front elevation. The removal of the existing lighting is seen as an improvement to the building, given they are dated, no longer required and will de-clutter the external appearance. The proposal is seen to have a neutral impact upon the character and appearance of the building and area and the proposed signage is seen as an enhancement to the existing signage.

8.0 Planning Obligations

- 8.1 Given the nature of the proposal there are no requirements for a legal obligation.

9.0 Conclusions

- 9.1 The proposed signage and removal of existing lighting is seen to have a neutral impact the character and appearance of the Listed building and surrounding Conservation Area, and it is on this basis that the application is recommended for approval.

Recommendation

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

1. Listed Building 3 year timescale
2. Development to accord to approved plans

Background Papers

None

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
19/00097/DIS	Butt Yeats, Station Road, Hornby Discharge of condition 4 on approved application 16/00902/FUL for Mr John Kelly (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/00110/DIS	Whittington Farm, Main Street, Whittington Discharge of conditions 3,4,5 and 6 on approved application 16/00397/OUT for Mr Edward Mackereth (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/00115/DIS	St Leonards House, St Leonards Gate, Lancaster Discharge of condition 14 on approved application 18/00885/VCN for Mr Ian McGee (Bulk Ward 2015 Ward)	Application Withdrawn
19/00116/DIS	St Leonards House, St Leonards Gate, Lancaster Discharge of condition 2 on approved application 18/00958/LB for Mr Dave Watson (Bulk Ward 2015 Ward)	Application Withdrawn
19/00118/DIS	Land Adjacent To , Bulk Road, Lancaster Discharge of conditions 4,19,21 and 25 on approved application 18/01363/VCN for . (Bulk Ward 2015 Ward)	Split Decision
19/00123/DIS	Snuff Mill, Snuff Mill Lane, Lancaster Discharge of conditions 3 and 4 on approved application 19/00451/FUL for Mr & Mrs Letheren (Scotforth West Ward 2015 Ward)	Application Permitted
19/00128/DIS	Gillows 21-25 , North Road, Lancaster Discharge of conditions 4,5 and 6 on approved application 18/01484/LB for Mr John Clarke (Ward)	Split Decision
19/00129/DIS	21-25 North Road, Lancaster, Lancashire Discharge of conditions 2,4,6,7 and 9 on approved application 18/01440/VCN for Mr John Clarke (Bulk Ward 2015 Ward)	Split Decision
19/00133/DIS	Development Site, Bulk Road, Lancaster Discharge of condition 13 on approved application 18/01363/VCN for Mr Ed Flood (Bulk Ward 2015 Ward)	Application Permitted
19/00134/DIS	St Leonards House, St Leonards Gate, Lancaster Discharge of condition 4 on approved application 18/00885/VCN for Mr Dave Watson (Bulk Ward 2015 Ward)	Application Permitted
19/00139/DIS	Development Site, Bulk Road, Lancaster Discharge of condition 5 on approved application 18/01363/VCN for . (Bulk Ward 2015 Ward)	Application Permitted
19/00148/DIS	St Leonards House, St Leonards Gate, Lancaster Discharge of condition 3 on approved application 18/00885/VCN for Mr Dave Watson (Bulk Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

19/00427/FUL	The Friary, 116 St Leonards Gate, Lancaster Installation of replacement windows to Rosemary Lane Elevation for Bargh (Bulk Ward 2015 Ward)	Application Permitted
19/00551/FUL	7 Carus Park, Arkholme, Carnforth Erection of a single storey extension to the south elevation for Doctor Robin McIlveen (Kellet Ward 2015 Ward)	Application Permitted
19/00595/FUL	Green Pastures, Capernwray Road, Capernwray Alterations to existing field access, installation of boundary walling and gates, creation of gravel access track, erection of a 2 storey front and side extension, erection of a single storey rear extension and creation of a raised terrace area to the side for Mr S Wightman (Kellet Ward 2015 Ward)	Application Permitted
19/00603/LB	Lancaster Railway Station, Westbourne Road, Lancaster Listed Building application for works to Platform 3 buildings, including the alteration of internal walls, widening of existing doorways, creation of new openings, installation of steel support and lintols, installation of new floors, ceilings and insulation, doors and thresholds, panelling and cornicing, external steps and ramp, roof and chimney repairs and pots, fireplace repairs, hearths, repointing, landscaping, bin store and retaining walling for - (Castle Ward 2015 Ward)	Application Permitted
19/00755/FUL	Old Church House, Littleddale Road, Littleddale Construction of dormer extensions to the front and rear elevations for David Merritt (Lower Lune Valley Ward 2015 Ward)	Application Refused
19/00756/LB	Old Church House, Littleddale Road, Littleddale Listed building application for the construction of dormer extensions to the front and rear elevations for david merritt (Lower Lune Valley Ward 2015 Ward)	Application Refused
19/00766/FUL	Lower Hollinhead Farm, Littleddale Road, Quernmore Change of use of the existing barn to holiday accommodation (C3), including the insertion of new doors, window openings and roof lights, excavation of land to facilitate the creation of a parking area, erection of a boundary wall, installation of a foul drainage system and erection of a domestic outbuilding in association with Lower Hollinhead Farm for Mr & Mrs Brunt (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/00767/LB	Lower Hollinhead Farm, Littleddale Road, Quernmore Listed building application for the insertion of new doors, window openings and rooflights, the installation of internal walls and staircase to the existing barn, and the erection of a stone boundary wall to the rear elevation for Mr & Mrs Brunt (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/00781/FUL	19 Spring Bank, Silverdale, Carnforth Demolition of conservatory, rear porch and outbuilding; erection of two first floor side extensions, front extension and front porch; construction of dormer extensions to front and rear elevations for Mr & Mrs Bradburn (Silverdale Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

19/00811/FUL	Ireby Hall, Long Level, Ireby Installation of telecommunications equipment comprising of a 15m high lattice tower, 6 antennas, 3 dishes and 2 equipment cabinets within a 5m x 10m compound and associated hardstanding for EE Limited (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/00822/FUL	Conder Green Farm, Corricks Lane, Conder Green Demolition of existing wall, change of use of residential land to agricultural land associated with Conder Green Farm, widening of existing access and installation of a 1.2m flood gate for Mr Neil Lomax (Ellel Ward 2015 Ward)	Application Permitted
19/00830/PLDC	Primrose Cottage And Honeysuckle Cottage, Near Moss Farm, Gulf Lane Proposed lawful development certificate for the use of the properties as two residential dwellings (C3) with no occupancy restrictions for Messrs E & H Threlfall (Ellel Ward 2015 Ward)	Lawful Development Certificate Granted
19/00832/FUL	59 Cork Road, Lancaster, Lancashire Erection of a single storey rear and side extension and carport for Mr M. Wiggins (John O'Gaunt Ward 2015 Ward)	Application Permitted
19/00840/FUL	West View, Whitebeck Lane, Priest Hutton Erection of a detached garage for Mr Simon Jackson (Kellet Ward 2015 Ward)	Application Withdrawn
19/00852/FUL	Lower Langthwaite Farm, Littlefell Lane, Lancaster Partially retrospective application for the retention of an extension to silage clamp and erection of a roof structure over. for Mr Philip Wood (University And Scotforth Rural Ward)	Application Permitted
19/00869/FUL	1 Gleneagles Drive, Morecambe, Lancashire Erection of a detached garage for Mr S Doherty (Poulton Ward 2015 Ward)	Application Permitted
19/00871/LB	Tewitfield Locks, Lancaster Canal, Tewitfield Listed building application for the removal of existing steel footbridges at the head of Lock 1 and Lock 8 and installation of timber footbridges at the head of Lock 1 and Lock 8 for William Froggatt (Warton Ward 2015 Ward)	Application Permitted
19/00876/CCC	Ellel Crag Quarry, Bay Horse Road, Ellel County Council Consultation for a proposed eastern lateral extension to the existing gritstone and shale quarry followed by infilling of the excavation with imported inert waste to be completed by the 30 June 2038, together with the rebuilding and extension of the derelict farmhouse for use as site office accommodation, with the whole of the site to be finally restored by 30 June 2039, or within 12 months from the cessation of landfilling operations, whichever is the sooner for Andy Duckett (Ellel Ward 2015 Ward)	Objection
19/00881/FUL	Unit 14, Major Industrial Estate, Middleton Road Change of use of industrial unit (B8) to gymnasium (D2) for Miss Rosie Pearson (Overton Ward 2015 Ward)	Application Refused
19/00882/ELDC	Silverdale Golf Club, Red Bridge Lane, Silverdale Existing lawful development certificate for the use of land as an overflow car park for Silverdale Golf Club (Silverdale Ward 2015 Ward)	Lawful Development Certificate Refused

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19/00889/FUL	7 - 17 Market Street, Lancaster, Lancashire Installation of shopfrontages, door and window openings and cladding to the front elevation for Ms R Roberts (Castle Ward 2015 Ward)	Application Permitted
19/00896/FUL	St James Church, Monks Gate, Tatham Erection of a canopy to the east elevation for Mr J Holt (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/00904/FUL	Higher Barn, Aughton Road, Aughton Change of use of joiners workshop, associated store/office, caretakers accommodation and associated land to 4 residential properties and 2 holiday lets and change of use of agricultural land and stables to residential land and garages to gardens and stables to domestic garages, installation of new windows, doors and roof lights, demolition of part of building and creation of parking areas and landscaping for Mr Jeffrey Metcalf (Halton-with-Aughton Ward 2015 Ward)	Application Refused
19/00905/FUL	Higher Barn, Aughton Road, Aughton Change of use of mixed unit comprising offices and workshops (B1) to one dwelling (C3) and holiday accommodation (C3) for Mr Jeffrey Metcalf (Halton-with-Aughton Ward 2015 Ward)	Application Refused
19/00906/FUL	2 Bay Horse Drive, Lancaster, Lancashire Demolition of existing conservatory, erection of a two storey side extension and erection of a front porch and a rear porch for Mr Tom Entwisle (Scotforth East Ward 2015 Ward)	Application Permitted
19/00908/VCN	Axa Direct, Northgate, White Lund Industrial Estate Application for the retention of a temporary portacabin (pursuant to the variation of condition 1 on planning application 17/00629/VCN to extend the temporary permission for a further 2 years until July 2021) for Mr B Hooker (Westgate Ward 2015 Ward)	Application Permitted
19/00912/FUL	8 Hatlex Drive, Hest Bank, Lancaster Erection of a first floor side extension for Mr & Mrs David Makin (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/00920/FUL	Land Adjacent, 5 Main Road, Nether Kellet Erection of four new dwellings with associated access and regrading of land for Mr L Ogley (Kellet Ward 2015 Ward)	Application Permitted
19/00924/LB	Red Bank Farm, The Shore, Bolton Le Sands Listed building application for replacement timber windows to all elevations for Mr Mark Archer (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/00925/FUL	Hornby River Guage, Hornby Weir, Main Street Excavation of river bank and installation of steps and handrail to provide access to gauging station for Mr Mark Lomax (Upper Lune Valley Ward 2015 Ward)	Application Withdrawn
19/00929/FUL	5 Back Morecambe Street, Morecambe, Lancashire Installation of a raised mono-pitched roof with rooflights for Mr Robert Ashton (Poulton Ward 2015 Ward)	Application Permitted

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19/00930/FUL	West Penwyth, Kirkby Lonsdale Road, Over Kellet Demolition of existing dwelling (C3) and erection of a replacement dwelling (C3) for Mr & Mrs Oliver Whiley (Kellet Ward 2015 Ward)	Application Permitted
19/00932/FUL	9 West Road, Lancaster, Lancashire Change of use of part of hot food takeaway (A5) and erection of a single storey rear extension to create extended living accommodation for existing flat above (C3) and removal of chimney stack for Mr Lookman Thagia (Marsh Ward 2015 Ward)	Application Refused
19/00933/FUL	11 Troutbeck Road, Lancaster, Lancashire Conversion of existing garage into additional living space and replacement of existing garage door with patio doors for Mr Gregory Jagger (Bulk Ward 2015 Ward)	Application Permitted
19/00937/ADV	Nationwide, 14 - 16 Market Street, Lancaster Advertisement application for the display of an externally illuminated fascia sign, an externally illuminated hanging sign and a non-illuminated ATM surround for Nationwide (Castle Ward 2015 Ward)	Application Permitted
19/00938/FUL	31 Littledale Road, Brookhouse, Lancaster Construction of a dormer extension to the front elevation for Mr & Mrs Groves (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/00947/CCC	Ellel Crag Quarry, Bay Horse Road, Ellel County Council Consultation for the variation of condition 1 of Planning Permission 01/08/0629 to amend the time scale for the completion of the mining and landfilling of Ellel Crag Quarry from 30 June 2023 to 30 June 2038 with the whole site to be finally restored by 30 June 2039 or within 12 months from the cessation of landfilling operations which is the sooner for Andy Duckett (Ellel Ward 2015 Ward)	Objection
19/00948/CCC	Ellel Crag Quarry, Bay Horse Road, Ellel County Council Consultation for the variation of condition 1 of Planning Permission LCC/2016/0001 to amend the time scale for the inert waste transfer and recycling operations and the wood shredding/chipping operations, from 30 June 2023 to 30 June 2038 or within 6 months of completion of the landfilling activities at Ellel Crag Quarry whichever is the earlier with restoration of the site within a further 12 months for Andy Duckett (Ellel Ward 2015 Ward)	Objection
19/00951/FUL	6 Hawthorn Avenue, Brookhouse, Lancaster Erection of a single storey rear extension for Geoffrey Capstick & Carol Fox (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/00956/FUL	10 Derwent Road, Lancaster, Lancashire Erection of a detached outbuilding to the front for Ms Susanne Marwedel (Bulk Ward 2015 Ward)	Application Permitted
19/00958/FUL	Harren House, Woodman Lane, Cowan Bridge Erection of a single storey side extension for Mr Andrew Barker & Mrs Louise Barker (Upper Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

19/00963/LB	23-25 North Road, Lancaster, Lancashire Listed building application for the fitting of 2 externally illuminated fascia signs, 2 non-illuminated fascia signs and 1 externally illuminated hanging sign for Mr John clarke (Bulk Ward 2015 Ward)	Application Permitted
19/00964/FUL	9 Sea View Drive, Hest Bank, Lancaster Demolition of existing conservatory and erection of a single storey rear extension for Mr & Mrs Moores (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/00973/FUL	6 Nightingale Hall Road, Lancaster, Lancashire Erection of a rear conservatory for Mr & Mrs J & J Allen (Bulk Ward 2015 Ward)	Application Permitted
19/00979/FUL	69 Main Road, Nether Kellet, Carnforth Subdivision of single dwelling to form two dwellings, erection of a first floor rear extension (retrospective) and installation of a door and window to the front elevation for Mr M Bargh (Kellet Ward 2015 Ward)	Application Permitted
19/00980/FUL	Willow House, Bailrigg Lane, Lancaster Erection of 3 detached dwellings with associated works and landscaping for Parker (University And Scotforth Rural Ward)	Application Permitted
19/00981/PLDC	19 Yealand Avenue, Heysham, Morecambe Proposed lawful development certificate for the demolition of existing front porch, erection of a replacement front porch, construction of a hip to gable extension and construction of a dormer extension to the rear elevation for Mr A. Blundell (Heysham South Ward 2015 Ward)	Lawful Development Certificate Granted
19/00984/LB	Falcon House, 4 Queen Square, Lancaster Listed Building application for the installation of partition walls to the ground, first and second floor, 2 new internal staircases, screen in an existing first floor doorway, internal and external cctv cameras, wall lights, emergency lights, and a roof light, repair of existing windows, balustrade and newel posts, and erection of a bin store for Mr Colin Elderton (Castle Ward 2015 Ward)	Application Permitted
19/00991/ADV	85 - 89 Penny Street, Lancaster, Lancashire Advertisement application for the display of four externally illuminated wall mounted signs for Mr John Clarke (Castle Ward 2015 Ward)	Application Permitted
19/00992/NMA	85-89 Penny Street, Lancaster, Lancashire Non-material amendment to planning permission 18/00588/FUL to alter some of the windows and their positions, add doors, rainwater goods and cladding, and replace a window with louvres for Mr John Clarke (Castle Ward 2015 Ward)	Application Permitted
19/00993/FUL	Ground Floor Flat, 383 Marine Road East, Morecambe Erection of single storey rear extension for Vitreus Investments Limited (Poulton Ward 2015 Ward)	Application Permitted
19/00994/FUL	First Floor Flat, 383A Marine Road East, Morecambe Conversion of roof space to create additional living accommodation, installation of rooflights to the front and rear elevations and rendering of the rear elevation for Vitreus Investments Limited (Poulton Ward 2015 Ward)	Application Permitted

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19/00995/FUL	35 Cove Road, Silverdale, Carnforth Erection of a single storey side/rear extension and a single storey rear extension for Mr S Thornton (Silverdale Ward 2015 Ward)	Application Refused
19/01001/ELDC	Sand Villa Cottage, Sandside, Cockerham Existing lawful development certificate for the retention of a single storey rear extension for Mr Nicholls (Ellel Ward 2015 Ward)	Lawful Development Certificate Granted
19/01006/FUL	41 Wordsworth Avenue, Bolton Le Sands, Carnforth Change of use of dwelling (C3) to supported living accommodation (C2) for Sandcastle Care Ltd (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
19/01009/FUL	7 Middle Highfield, Aughton, Lancaster Erection of a single storey side and rear extension for Ms Helen Croft (Halton-with-Aughton Ward 2015 Ward)	Application Refused
19/01021/FUL	6 Bare Avenue, Morecambe, Lancashire Erection of a single storey rear/side extension and construction of a raised patio for Mr & Mrs John Anderson (Bare Ward 2015 Ward)	Application Permitted
19/01032/NMA	Stonyridge, 43 The Row, Silverdale Non material amendment to planning permission 16/00326/FUL to amend the window to the front elevation for Mr David Wain (Silverdale Ward 2015 Ward)	Application Permitted
19/01042/LB	The Friary, 116 St Leonards Gate, Lancaster Listed building application for the installation of replacement windows and ferrous bars to Rosemary Street and St. Leonard's Gate Elevations for Bargh (Bulk Ward 2015 Ward)	Application Permitted
19/01046/NMA	Land Bounded By, Chatsworth Road, Albert Road, Balmoral Road And Regent Road, Morecambe Non material amendment to planning permission 17/00022/FUL to amend external hard and soft landscape works and lighting details for Mr James Litherland (Harbour Ward 2015 Ward)	Application Permitted
19/01055/AD	Corney Hill Farm, Postern Gate Road, Quernmore Agricultural determination for the replacement of existing roof with plastic coated tin sheets for Mr And Mrs Lund (Lower Lune Valley Ward 2015 Ward)	Prior Approval Not Required
19/01057/NMA	St Georges Quay Development Site, St Georges Quay, Lancaster Non Material Amendment to planning permission 18/01543/VCN to amend the layout of parking provision to suit the revised landscaping layout for Mrs Rachael Oldroyd (Marsh Ward 2015 Ward)	Application Permitted
19/01062/PLDC	7 Daisy Bank, Quernmore Road, Lancaster Proposed lawful development certificate for the erection of a garage to the rear for Mr Dan Airey (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
19/01063/FUL	11 Holker Close, Lancaster, Lancashire Demolition of existing conservatory, erection of two single storey rear extensions and construction of a raised terrace to the rear for Mr & Mrs Breen (Marsh Ward 2015 Ward)	Application Permitted

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19/01079/NMA	Land North East Of St Johns Church, Chapel Lane, Galgate Non material amendment to planning permission 18/00335/FUL to amend the design of housetype B for Mr D Devine (Ellel Ward 2015 Ward)	Application Permitted
19/01083/FUL	1 St Austell Place, Carnforth, Lancashire Erection of a first floor side extension for Miss Joanne Taylor (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
19/01084/PLDC	22 Ulster Road, Lancaster, Lancashire Proposed Lawful Development Certificate for the construction of a dormer extension to the rear elevation and installation of 2 rooflights to the front elevation for Mr S Laybourne (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
19/01096/AD	Camp House Farm, Hornby Road, Farleton Agricultural Determination for the erection of an agricultural building extension to cover yard for Mr Graeme Surtees (Upper Lune Valley Ward 2015 Ward)	Prior Approval Refused
19/01097/AD	Priory Farm, Priory Lane, Hornby Agricultural determination for the erection of a milking parlour building for Mr Graeme Surtees (Upper Lune Valley Ward 2015 Ward)	Prior Approval Refused
19/01111/CCC	Clear Water Fisheries, Kellet Lane, Over Kellet County Council Consultation for the creation of a bund for Mr Alex Mollart (Warton Ward 2015 Ward)	Objection