



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 11 NOVEMBER 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 14 October, 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 | A5 19/01067/VCN | Lidl 98 Westgate Morecambe | Westgate Ward | (Pages 1 - 5) |
| | | Demolition of existing garage and erection of a food store with associated parking, access, servicing and landscape arrangements (pursuant to the variation of condition 2 on approved application 16/01071/VCN to allow deliveries on Sundays and Public Holidays) | | |
| 6 | A6 19/01174/FUL | 73 Main Road Galgate Lancaster | Ellel Ward | (Pages 6 - 10) |
| | | Erection of a single storey front extension and a single storey rear extension and excavation of land to create a sunken patio to rear | | |

7 Delegated Planning List (Pages 11 - 19)

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 30 October, 2019.

Agenda Item	Committee Date	Application Number
A5	11 November 2019	19/01067/VCN

Application Site	Proposal
Lidl 98 Westgate Morecambe Lancashire	Demolition of existing garage and erection of a food store with associated parking, access, servicing and landscape arrangements (pursuant to the variation of condition 2 on approved application 16/01071/VCN to allow deliveries on Sundays and Public Holidays)

Name of Applicant	Name of Agent
Mr T Hanrey	Mr Chris Smith

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

Case Officer	Mrs Petra Williams
Departure	No
Summary of Recommendation	Approval with a condition for 12 month temporary consent

1.0 The Site and its Surroundings

- 1.1 The application relates to an existing retail unit, located on the corner of Westgate and Banbury Road in Morecambe. The building is set back from Westgate, and there is a large parking area to the front of the site. There are residential properties that abut the site boundary to the east and south, and further dwellings to the west separated by Banbury Road. On the opposite side of Westgate is another retail unit and a public house.
- 1.2 Westgate is one of the main arterial routes through Morecambe and as such it is a relatively busy thoroughfare. Morecambe Football Stadium, Morecambe Fire Station and Westgate Primary School are located further west of the site on the northern side of Westgate. White Lund Industrial Estate lies further east of the site.
- 1.3 The site lies within a Flood Zone 2 area.

2.0 The Proposal

- 2.1 Planning permission was granted in December 2016 (16/01071/VCN) to vary the condition on the original consent for the food store which restricted the hours of opening. Condition 2 of 16/01071/VCN reads as follows:

*All deliveries to and from the site shall occur between the hours of 0700 and 2000 Monday to Saturday with no deliveries on Sundays or on Public Holidays.
Reason: For the avoidance of doubt and to protect the amenity of nearby residents.*

This application seeks to vary condition 2 of 16/01071/VCN in order to allow deliveries on Sundays and Public Holidays.

3.0 Site History

3.1 The most relevant planning applications to the site is set out below, including the planning permission that the current application seeks to vary.

Application Number	Proposal	Decision
17/00379/VCN	Erection of a side extension to existing retail unit, recladding of existing elevations, removal of canopy, installation of door to south elevation, alterations to the vehicular access point and rearrangement of existing car park layout (pursuant to the variation of conditions 2, 4 and 7 and removal of condition 5 on planning permission 16/01043/FUL to amended approved plans, materials and boundary treatment and remove proposed freestanding trolley bay)	Permitted
16/01043/FUL	Erection of a side extension to existing retail unit, recladding of existing elevations, removal of canopy, installation of door to south elevation, alterations to the vehicular access point and rearrangement of existing car park layout	Permitted
16/01071/VCN	Demolition of existing garage and erection of a food store with associated parking, access, servicing and landscape arrangements (pursuant to the variation of condition 18 on planning permission 06/00717/FUL to extend the opening hours)	Permitted
16/01065/ADV	Advertisement application for the display of an internally illuminated 6 metre high totem sign	Permitted
08/00538/VCN	Retrospective application to vary Condition 2 on application no. 06/00717/FUL to install two windows to existing south elevation	Permitted
06/00717/FUL	Demolition of existing garage and erection of a food store with associated parking, access, servicing and landscape arrangements	Permitted

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection
Environmental Health	No objection but suggest that a 12 month temporary consent is granted.
Parish Council	No observations received within the statutory timescales

5.0 Neighbour Representations

5.1 One item of objection has been submitted from a near neighbour to the site and raises noise issues as a key concern.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 11 – The presumption in favour of sustainable development
Paragraph 80 Building a Strong, Competitive Economy
Paragraph 108, 109 and 110 – Access and transport
Paragraphs 124 and 127 – Achieving well-designed places
Paragraph 180 – Impacts from noise

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 Development Management DPD

DM20 – Enhancing Accessibility and Transport Linkages
DM35 – Key Design Principles

6.4 Lancaster District Core Strategy

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

7.0 Comment and Analysis

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

- Economic benefits
- Impact on residential amenity

7.2 Economic benefits

7.2.1 The application is made under Section 73 of the Town and Country Planning Act (TCPA), which seeks to vary a planning condition associated with the hours of deliveries. Where an application is granted

under Section 73 of the TCPA the effect is to issue a new planning permission, sitting alongside the original permission, which remains intact and un-amended.

7.2.2 The proposal as amended seeks to vary the condition to allow deliveries to take place between the hours of 07:00 to 20:00 Monday to Saturday and 10:00 to 20:00 on Sundays. The submission seeks to allow deliveries on Public Holidays which would accord with the permitted Monday to Saturday permitted delivery hours of 07:00 and 20:00.

7.2.3 The submission puts forward that the current situation, which allows the store to be open to customers on Sundays and Public Holidays but not receive deliveries on these days, creates significant operational inefficiencies that have consequential impacts upon customers. The submission goes on to point out that increased demands around Public Holidays such as Easter, Christmas and the New Year period results in an increased stock turnover for the store and as such significant importance is placed on the delivery process and the replenishment of goods in order to meet customer demand.

7.2.4 The supporting statement explains that a Lidl store will typically receive up to two deliveries per day, which may increase over these busy periods. Taking the Easter period as an example, the store is currently prohibited from receiving any deliveries on Good Friday, Easter Day or Easter Monday. This means that multiple deliveries have to be received during the permitted delivery hours on the Thursday and Saturday, which creates a number of operational issues such as:

- Multiple delivery vehicles required to manoeuvre through the car park to the delivery dock during times when the car park is busy with customers;
- Staff have to be taken away from the busy sales floor to receive and process the deliveries;
- The store warehouse area frequently becomes over-congested with stock at is not of a scale capable of holding sufficient stock to meet customer demands over a two to three day period;
- Decreased efficiency in transferring stock to the sales floor due to the congestion in the warehouse and on the sales floor;
- Popular products can frequently run out of stock, especially fresh, chilled and frozen goods;
- It is challenging to offer customers the freshest possible produce and there is an increased risk of fresh produced going to waste; and
- As departing delivery vehicles take all waste away from the store, refuse is not removed from the store on a daily basis, placing significant pressure on the store's waste storage capacity.

7.2.5 Deliveries currently take place on average once a day with up to two per day during busier periods. It is worth noting that the proposed variation of condition 2 will not result in an overall increase in deliveries being undertaken at the store. The submission explains that the same number of deliveries will be undertaken, but they will be spread over a 7-day week, thereby removing the potential for a concentrated period of multiple deliveries on certain days.

7.2.6 It is therefore considered that the proposed variation would accord with the economic objections of section 2 of the National Planning Policy Framework and paragraph 80 which places significant weight on economic growth. As such the proposal is acceptable in principle, subject to matters relating to residential amenity being acceptable.

7.3 Impact on residential amenity

7.3.1 A key consideration with this application is whether residential amenity would be adversely effected by a relaxation on allowing deliveries to occur on Sundays and Public Holidays.

7.3.2 The site is bordered on the southern and eastern boundaries by residential properties with the nearest one (6 Broughton Grove) being approximately 6 metres form the rear elevation of the delivery bay. The closest property to the site entrance is 35 Deanpoint which abuts the eastern site boundary.

7.3.3 Condition 1 of planning approval 16/01071/VCN permits the store to open to customers between the hours of 07:00 to 22:00 on Monday to Saturday (including Public Holidays) and 10:00 to 17:00 on Sundays. As such the current consent would already generate a degree of noise associated with the opening hours relating to customer vehicles arriving, manoeuvring/parking and leaving as well as the shutting of vehicle doors.

- 7.3.4 Condition 2 of planning approval 16/01071/VCN does not permit deliveries on Sundays or Public Holidays. The submission states that there would be no valid planning reason for treating deliveries on Public Holidays differently to any other day of the week and as such suggests that there should be no reference to Public Holidays within the condition proposed to be varied in respect of deliveries. However, it is considered that in the interest of nearby residential amenity it would be wholly reasonable to restrict deliveries in line with those proposed for Sunday.
- 7.3.5 The application has been accompanied by a Noise Assessment which has been assessed by the Council's Environmental Health Officer (EHO). The EHO initially raised concerns regarding the originally-proposed delivery times of 08:00 - 20:00 on Sundays. However, during the course of the application the proposed hours have been amended to 10:00 - 20:00 and a temporary 12 month consent on this basis has been suggested by the EHO.
- 7.3.6 Given the store already has permitted opening hours on a Sunday between 10.00 and 17.00 and between 07:00 to 22:00 on Public Holidays, it is considered that receiving deliveries between 10:00 and 20:00 would be acceptable and reasonable in this context, particularly given the existing background noise levels due to the proximity of the main road. It is also considered reasonable to restrict deliveries on Public Holidays in line the Sunday hours
- 7.3.7 It is noted that the application has generated one item of objection from a near neighbour to the site. The EHO reports that no noise complaints have been received in respect of the existing operations (the store has been functioning for over 10 years). The EHO is satisfied that the imposition of a temporary consent over a 12 month period would allow any impacts which may arise from the proposal to be assessed. This approach has been utilised in similar circumstances (e.g. Tesco, Carnforth).

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The store has been in operation for approximately 10 years with a restrictive condition in respect of deliveries on Sundays and Bank Holidays. However, this is now causing operational difficulties. It is considered that the application can be recommended for approval with the condition varied to allow for deliveries on Sundays and Public Holidays between the hours of 10:00 and 20:00 on a temporary 12 month basis, in light of the need to ensure nearby residential amenity.

Recommendation

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

1. Hours of store opening restriction to between:
 - 07:00 and 22:00 Monday to Saturday and
 - 10:00 and 17:00 on Sundays.
2. Hours of deliveries restricted to between:
 - 07:00 and 22:00 Monday to Saturday
 - 10:00 and 20:00 on Sundays and Public Holidays for a temporary 12 month period

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

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

Background Papers

None.

Agenda Item	Committee Date	Application Number
A6	11 th November 2019	19/01174/FUL

Application Site	Proposal
73 Main Road Galgate Lancaster Lancashire	Erection of a single storey front extension and a single storey rear extension and excavation of land to create a sunken patio to rear

Name of Applicant	Name of Agent
Ms Helene Trevelyan	Mr Dan Brown

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

Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Split decision (Front extension refused; rear extension and excavation to form sunken patio approved)

Procedural Matters

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

1.0 The Site and its Surroundings

- 1.1 73 Main Road is an end terraced property located in the centre of Galgate which is adjacent to a retail property and Laund Garage to the north. The dwelling features a pitched slate roof and is comprised of stone and rendered walls and rosewood uPVC windows throughout. The site features a small garden to the front with an area of hardstanding which provides a car parking space for the property. To the rear is an existing flat roof extension with a covered area and a narrow garden measuring 80m² with fencing and stone walls along the boundaries.
- 1.2 Apart from the retail and business use to the north, the area is residential in nature and is close to the main crossroad which runs through Galgate. The property and garden are slightly raised in relation to the highway and is set back in relation to the detached buildings to the north (71 Main Road) and south (79 Main Road). Nevertheless, the dwelling forms part of a linear and uniformed group of properties.
- 1.3 This row of terraces (which includes this property) appears on the first edition OS maps and as such is classified as a non-designated heritage asset.

2.0 The Proposal

- 2.1 The application seeks consent for a single storey front extension and single storey rear extension with a patio.
- 2.2 The front extension measures approximately 2.25m in depth, 4.95m in width with a flat roof and parapet wall height of 3.1m. The extension features a door and large window to the front elevation and is

comprised of re-constituted stone with an artstone coping under a single ply grey flat roof. The rear extension measures approximately 4.5m in depth, 4.8m in width with a 2.7m wall height along the southern boundary and 3.15m along the north boundary finished in wet dash white render under the same grey flat roof with patio doors to the rear and a single window on the northern elevation. There is also a small sunken patio which extends 1.8m from the rear wall and 4m in depth

3.0 Site History

3.1 No relevant planning history.

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No objection

5.0 Neighbour Representations

5.1 No comments received during the statutory period.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework

Paragraphs 47 – 50 Determining applications
 Paragraphs 124, 127 & 130 – Achieving well-designed places
 Paragraphs 197 – 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 is currently underway and 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 Policies

DM33 – Development affecting non-designated heritage assets
 DM35 – Key design principles

7.0 Comment and Analysis

7.1 The key considerations in the assessment are:

- General design
- Impact upon residential amenity
- Impact upon the non-designated heritage asset

7.2 General Design

7.2.1 The rear extension largely matches the form and design of the existing rear extension which extends slightly more to the north and 1.2m further to the rear, the parapet wall will screen the flat roof when viewed from the north along Stoney Lane and is considered an improvement over the existing extension and attached structure. Considering the existing built form and buildings interrupting the view, it is not considered to cause any significant visual harm from this viewpoint. The patio will be enclosed within the garden behind the boundary treatments and raises no concerns.

7.2.2 With regards to the front extension, the DMDPD Policy 35 states new development should make a positive contribution to the identity and character of the area through good design and having a regard for local distinctiveness, the policy carries on to say that development should make a positive contribution to the surrounding landscape or townscape.

7.2.3 The dwelling forms part of an attractive, uniformed group of properties which adheres to a strong building line, and despite the set back from the highway and other properties which are sited closer, it still visible from within the wider area on approach from the north and south along Main Road.

7.2.4 It is considered that the introduction of a flat roof, single storey extension to the front would interrupt and harm the uniformed and simple visual appearance of the terrace and would bear little resemblance to the existing built form. Given the lack of alterations to other properties along the terrace, this significant alteration would appear as an incongruous addition and consequently would have a harmful impact on both the character of the dwelling and the wider streetscene.

7.3 Impacts upon Residential Amenity

7.3.1 The rear extension will extend along both the northern and southern boundary and is 1.2m deeper than the existing extension. To the north the extension faces towards retail and business use and raises no concerns. The existing extension already breaks the 45 degree line with no.75 to the south and when comparing the similar depth and height of the existing extension and attached structure in comparison to the proposed extension, the impact is thought to be largely the same as existing. Furthermore, the affected property is to the south of the extension so any impact on light levels is considered to be minimal. The rear doors and north facing window are set away from residential properties and as such raise no concern.

7.3.2 Given the limited depth, front facing window and positioning to the north, the front extension raises no residential amenity concerns.

7.4 Impact upon the Non-Designated Heritage Asset

7.4.1 DMDPD Policy DM33 states that where a non-designated heritage asset is affected by development proposals, there will be a presumption in favour of its retention. Any loss of the whole or part of such an asset will require clear and convincing justification.

7.4.2 The proposed rear extension is similar in appearance and scale in relation to the existing one in situ. The rear elevation of the property and others along the row have altered and extended their respective properties which has resulted in a much more varied appearance when compared to the front. Given the existing extension in place and improved parapet, the proposed rear extension will not significantly alter the existing appearance of dwelling when viewed from the north and is considered acceptable.

7.4.3 In contrast, the front extension is considered to significantly alter the appearance of the property and adjacent properties. It is this uniformed appearance and linear layout of the row of terraces which contributes to the character of the area and by including a flat roof extension, this would appear at odds

with this non-designated heritage asset. No justification has been provided for the partial loss of this asset and as such is considered contrary to DM33.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 Overall, while it is considered that the rear extension and patio is an acceptable proposal (and thus can be supported), the front extension is considered to have an unacceptable impact on the visual amenity on the area and this non-designated heritage asset. In terms of working proactively, it is considered that a split decision can be reached separating out the rear extension and patio from the front extension.

Recommendation

That a **SPLIT DECISION** is reached. In the first instance:

That the erection of a single storey front extension is **REFUSED** for the following reasons:

1. It is considered that the proposed front extension by reason of its flat roof design and scale would appear as an incongruous form of development that does not relate well to this non-designated heritage asset. Furthermore, with the lack of alterations along the adjoining row of terraced properties, this would only serve to highlight the proposal as a discordant form of development and as a result would have a harmful impact on the character and appearance of the area. As such, it is considered that the proposed development is contrary to the requirements of Paragraph 197 and Section 12 (Achieving Well-Designed Places) of the National Planning Policy Framework and Policy DM33 and DM35 of the Development Management DPD.

In the second instance:

That a single storey rear extension and excavation of land to create a sunken patio to the rear is **GRANTED** subject to the following conditions:

1. Standard 3 year timescales
2. Development in accordance with amended plans

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

In accordance with Article 35 of the above Order, your decision notice contains reasons for the refusal, specifying policies and proposals within the Development Plan which are relevant to the decision.

Lancaster City Council takes a positive and proactive approach to development proposals, in the interests of delivering sustainable development. As part of this approach the Council has provided access, via its website, to detailed standing advice for householder development in the Lancaster District (the Householder Design Guide), in an attempt to positively influence development proposals. Regrettably the proposal fails to adhere to this document, or the policies of the Development Plan, for the reasons prescribed in the Notice. The applicant is encouraged to consult the Householder Design Guide prior to the submission of any future planning application.

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

Background Papers

None

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
18/00104/DIS	South Lakeland Caravans, Milnthorpe Road, Yealand Redmayne Discharge of conditions 3, 4, 5, 7, 8, 9, 10 and 11 on approved application 18/00096/RCN for Pure Leisure Group (Silverdale Ward 2015 Ward)	Split Decision
19/00099/DIS	St Georges Quay Development Site, St Georges Quay, Lancaster Discharge of conditions 3, 5 and 10 on approved application 18/01543/VCN for Luneside East Ltd (Marsh Ward 2015 Ward)	Application Refused
19/00127/DIS	Land Opposite Greendale Drive, Mill Lane, Warton Discharge of conditions 4 and 5 on approved application 15/00720/REM for Mr Bleasdale (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
19/00135/DIS	Land North Of Kellet Road, Over Kellet, Lancashire Discharge of conditions 4, 5, 8, 9, 11, 12 and 13 on approved application 17/01133/FUL for Mr Ian Parker (Kellet Ward 2015 Ward)	Split Decision
19/00137/DIS	Moorlands Hotel, Quarry Road, Lancaster Discharge of conditions 3,4 and 5 on approved application 18/00860/FUL for Mr Hanif Patel (John O'Gaunt Ward 2015 Ward)	Application Refused
19/00138/DIS	Moorlands Hotel, Quarry Road, Lancaster Discharge of conditions 3,4,5,6 and 7 on approved application 18/00891/FUL for H Ahmed (John O'Gaunt Ward 2015 Ward)	Application Refused
19/00140/DIS	130 Main Street, Warton, Carnforth Discharge of condition 3 on 19/00795/LB for Mr Rex Ambler (Warton Ward 2015 Ward)	Split Decision
19/00144/DIS	85-89 Penny Street, Lancaster, Lancashire Discharge of conditions 4, 5, 8 and 10 on approved application 18/00588/FUL for Mr John Clarke (Castle Ward 2015 Ward)	Application Permitted
19/00156/DIS	Barn House, Lowgill Lane, Lowgill Discharge of condition 3 on approved application 16/01314/CU for Miss Caroline Parkinson (Lower Lune Valley Ward 2015 Ward)	Split Decision
19/00220/VCN	Sandside Caravan Park, St Michaels Lane, Bolton Le Sands Use of part of field 8630 for touring caravans and field 0034 for camping tents for season March to October (pursuant to the variation of condition 2 on planning permission 01/86/976 to site static caravans on part of field 8630) for Falcon Leisure Ltd (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/00233/FUL	Land Adjacent To Highfield, Wagon Road, Dolphinholme Erection of a detached dwelling and detached garage with associated drainage and installation of a package treatment plant for Mr Karl Moss (Ellel Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

19/00459/FUL	67 Parkfield Drive, Lancaster, Lancashire Erection of a single storey side and rear extension with external steps for Mr James Rothwell (Scotforth West Ward 2015 Ward)	Application Permitted
19/00683/FUL	Williamsland Farm, Hasty Brow Road, Slyne Change of use of agricultural buildings into 4 dwellings(C3), demolition of existing modern agricultural sheds, construction of new carports, bin store and bio-mass plant room, and the creation of new access for Mr J Hoggarth (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/00730/FUL	Flat 1, 4 Marine Road West, Morecambe Demolition of existing lean to, erection of a single storey rear extension with verandah above and installation of replacement door and window at first floor level for Mr A. Tague (Heysham North Ward 2015 Ward)	Split Decision
19/00745/LB	2 Golgotha Village, Wyresdale Road, Lancaster Listed Building application for the demolition of existing porch, installation of replacement timber windows, replacement roof, roof insulation, replacement of existing internal timber joists and staircase, re-plastering of internal walls, and the installation of replacement roof, new roof timbers, replacement doors, windows and rainwater goods to existing outbuilding for Mrs Susan Crookall (John O'Gaunt Ward 2015 Ward)	Application Permitted
19/00748/FUL	Castle O Trim Farmhouse, Procter Moss Road, Abbeystead Demolition of existing agricultural building, erection of a replacement agricultural building for livestock and realignment of existing track. for Mr Stephen Dickinson (Ellel Ward 2015 Ward)	Application Permitted
19/00770/FUL	179 Torrisholme Road, Lancaster, Lancashire Erection of a single storey rear extension, a first floor side extension, two storey front extension, installation of a raised replacement roof and construction of a rear terrace for Mr Tom Hill (Torrisholme Ward 2015 Ward)	Application Permitted
19/00775/FUL	Hodgsons Croft Farm, North Road, Carnforth Change of use of agricultural barns and agricultural land to a 3-bed dwelling (C3) and associated residential land, demolition of agricultural barns, alterations to existing access, installation of new window and door openings to all elevations, installation of rooflights and erection of a new boundary wall and gate to side. for Mrs J Harris, Mr C Birket & Mr A Bi (Carnforth And Millhead Ward 2015 Ward)	Application Refused
19/00779/FUL	Land North Of Clear Water Fisheries, Kellet Lane, Over Kellet Erection of otter protection boundary fencing for Mr Alex Mollart (Warton Ward 2015 Ward)	Application Refused
19/00785/CU	Green Hill Farm, Dunald Mill Lane, Halton Change of use of dwelling (C3) to supported living accommodation (C3b) for Mr Ian Ward (Halton-with-Aughton Ward 2015 Ward)	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

19/00842/VCN	St Georges Quay Development Site, St Georges Quay, Lancaster Erection of 149 dwellings with associated landscaping and car parking (pursuant to the variation of condition 3h on 17/00203/VCN to amend the boundary treatments around the gas converter and footpath link) for Persimmon Homes (Marsh Ward 2015 Ward)	Application Permitted
19/00870/FUL	Booth Hall, Bay Horse Road, Quernmore Demolition of existing dwelling and erection of replacement dwelling with associated access and landscaping and installation of self contained sewage treatment plant for Mr KIDD (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/00873/FUL	46 - 48 Claremont Road, Morecambe, Lancashire Change of use of a mixed use unit comprising a ground floor retail unit (A1), ground floor 1-bed flat (C3), and 2 maisonettes above (C3) to six 1-bedroom flats (C3), construction of 3 bay windows and doorway to the front and installation of new window openings to the side and rear and a roof light to the front for Mr A. Kandasamy (Harbour Ward 2015 Ward)	Application Permitted
19/00878/LB	Hodgsons Croft Farm, North Road, Carnforth Listed building application for demolition of agricultural barn, installation of new window and door openings to all elevations, removal and installation of internal walls and staircase, installation of rooflights, alterations to existing boundary walls and gateposts and creation of terrace for Mrs J Harris, Mr C Birket & Mr A Bi (Carnforth And Millhead Ward 2015 Ward)	Application Refused
19/00897/FUL	16 Middleton Road, Middleton, Morecambe Demolition of existing garage and erection of a detached 2-storey dwelling (C3) for Mr Cleasby (Overton Ward 2015 Ward)	Application Permitted
19/00918/FUL	Site Of Former Sports Centre, Farrer Avenue, Lancaster University Erection of 3-storey teaching, research and technology building (D1) with a roof level plant room and ancillary office accommodation, erection of a bin store, and associated works to create a service access and to re-grade the site for Mr Constantine (University And Scotforth Rural Ward)	Application Permitted
19/00954/VCN	17 Towpath Walk, Carnforth, Lancashire Erection of a 2 storey dwelling, creation of an access and parking area, alterations to land levels and construction of a retaining wall and erection of a single storey rear extension to existing dwelling (pursuant to the variation of conditions 2,4 and 5 on planning permission 18/00463/FUL to vary the approved plans to amend the parking area and to omit the proposed retaining wall) for Mrs Susan Hardman (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
19/00960/FUL	Thirlmere Court, Keswick Road, Lancaster Construction of a raised replacement roof to stairwell and construction of dormer extensions to front and rear elevations to create one 2-bed flat (C3) for Mr Andrew Kelleher (Bulk Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

19/00965/FUL	4 Bay Horse Drive, Lancaster, Lancashire Erection of a first floor side extension, a single storey rear extension and a double height bay window to the front elevation for Mr & Mrs Cragg (Scotforth East Ward 2015 Ward)	Application Permitted
19/00967/FUL	Thurnham Glasson Primary School, School Lane, Glasson Dock Demolition of existing detached classroom building and erection of a single storey rear classroom extension for Thurnham Glasson Primary School (Ellel Ward 2015 Ward)	Application Permitted
19/00978/FUL	Mole End Barn, Woodman Lane, Burrow Change of use from Dwelling (C3) to a mixed use Dwelling/Guest House (C3,C1) and erection of a two storey outbuilding with link extension to main dwelling for Miss Victoria Tiltmuss (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/00982/FUL	Dean Garth, Cove Road, Silverdale Demolition of existing conservatory, erection of a 2 storey rear extension, installation of rooflights and creation of a terraced area for Mr & Mrs Storey (Silverdale Ward 2015 Ward)	Application Permitted
19/01000/FUL	14 Dalton Square, Lancaster, Lancashire Retrospective application for the installation of a new shop front for Mr Paul Roberts (Castle Ward 2015 Ward)	Application Refused
19/01002/FUL	Abbeystead Sunday School, Abbeystead Road, Abbeystead Change of use of first floor meeting room (D2) to a one bedroom flat (C3) for an agricultural or forestry worker for Mr Douglas Williams (Ellel Ward 2015 Ward)	Application Withdrawn
19/01008/PLDC	25 Whin Avenue, Bolton Le Sands, Carnforth Proposed lawful development certificate for the erection of a detached garage for Mrs Julie Duncan (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
19/01010/FUL	Friars Moss, Friars Moss Road, Quernmore Erection of a slurry store for Mr Batty (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
19/01017/LB	Bay Horse Hotel, Kirkby Lonsdale Road, Arkholme Listed building application for the demolition of single storey rear extension, insertion of a new door in existing opening to the rear, insertion of enlarged window opening to the front, installation of a replacement roof and windows, relocation of air conditioning unit and associated pipework, removal and construction of internal walls and internal lobby for Mr Patrick Benson (Kellet Ward 2015 Ward)	Application Permitted
19/01018/LB	Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Listed building application for re-slating of the roof, replacement of lead flashing, removal of porch to front elevation, removal of render to front elevation and re-pointing with lime mortar and replacement of lead guttering for Mr Mark Drinkall (Kellet Ward 2015 Ward)	Application Permitted
19/01019/FUL	8 Garfield Drive, Morecambe, Lancashire Demolition of existing detached garage and erection of a replacement detached garage for Mr R Hall (Torrisholme Ward 2015 Ward)	Application Permitted

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19/01020/FUL	37 St Austell Place, Carnforth, Lancashire Demolition of existing conservatory and erection of two single storey rear extensions for Mr Gorton (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
19/01022/FUL	20 Fell View, Caton, Lancaster Demolition of existing conservatory and erection of a single storey rear extension for Mr & Mrs Staig (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
19/01024/FUL	36 Camborne Avenue, Carnforth, Lancashire Erection of a single storey rear extension for Mrs C. Stephenson (Carnforth And Millhead Ward 2015 Ward)	Application Refused
19/01034/CU	Blackthorne Cottage, Borwick Road, Capernwray Change of use of agricultural/equestrian workers dwelling (C3) to a children's home for up to 3 children (C2) for Mr D Mason (Kellet Ward 2015 Ward)	Application Refused
19/01037/FUL	University Hospitals Of Morecambe Bay NHS Foundation Trust, Royal Lancaster Infirmary, Ashton Road Erection of a two storey modular extension to south/west elevation of Centenary Building for Mr Ian Ferguson (Scotforth West Ward 2015 Ward)	Application Permitted
19/01043/FUL	69 Scotforth Road, Lancaster, Lancashire Erection of a three-storey rear extension and single storey rear extension for Mr Z Mister (Scotforth East Ward 2015 Ward)	Application Refused
19/01044/FUL	Walnut Cottage, Main Street, Wray Erection of a fence on existing boundary wall for Mr Trevor Huddleston (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01045/VCN	Johnson House, Burrow Road, Burrow Change of use of a former milking parlour and agricultural land to a holiday let (C3) and associated garden with installation of septic treatment plant (pursuant to the variation of condition 4 on planning permission 18/00012/CU to amend the window colour) for Mr David Middleton (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/01047/LB	Walnut Cottage, Main Street, Wray Listed building application for the erection of a fence on existing boundary wall for Mr Trevor Huddleston (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01048/VCN	Land West Of, Littledale Road, Brookhouse Erection of a detached dwelling (C3) with associated access (pursuant to the variation of condition 2 on planning permission 18/01348/FUL to amend the approved plans to include a first floor balcony, to amend windows and doors to the west elevation and to relocate the garage door) for Mr P Kershaw (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01050/FUL	Ground Floor Flat, 258 Heysham Road, Heysham Erection of a single storey rear extension and installation of three windows to the side elevation for Mr & Mrs D. Hutton (Heysham Central Ward 2015 Ward)	Application Refused

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19/01051/PLDC	69 Cleveleys Avenue, Lancaster, Lancashire Proposed lawful development certificate for the construction of a hip to gable extension and a dormer extension to the rear elevation for Miss K. Savage (Skerton West Ward 2015 Ward)	Lawful Development Certificate Granted
19/01052/FUL	8 Copy Lane, Caton, Lancaster Erection of a two storey side extension for Mr & Mrs Edmondson (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01054/FUL	35 Borwick Lane, Warton, Carnforth Demolition of existing conservatory, erection of a single storey side extension and construction of a raised roof and rear dormer to create first floor accommodation for Mr & Mrs Adamson (Warton Ward 2015 Ward)	Application Permitted
19/01058/FUL	2 Northern Terrace, Moss Lane, Silverdale Erection of a single storey side extension to existing outbuilding for Mr Kenneth Gregory (Silverdale Ward 2015 Ward)	Application Permitted
19/01059/FUL	Croziars Croft, Moss Lane, Silverdale Installation of a sewage treatment plant to replace existing septic tank for Mr Kenneth Gregory (Silverdale Ward 2015 Ward)	Application Permitted
19/01061/PLDC	7 The Green, Silverdale, Carnforth Proposed lawful development certificate for the erection of a replacement shed for Mr Derek Lund (Silverdale Ward 2015 Ward)	Lawful Development Certificate Refused
19/01070/REM	Land To The Rear Of 1 And 2 Lea Lane, Heysham, Morecambe Reserved matters application for the erection of one dwelling (C3) for Ashton Homes Lancashire Ltd (Heysham South Ward 2015 Ward)	Application Refused
19/01072/PLDC	1 Belle Vue Avenue, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension, blocking an existing ground floor window to the side elevation, and replacing an existing window to the rear projection with a door for Ms S Dalton (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted
19/01073/FUL	22 St Johns Grove, Heysham, Morecambe Demolition of existing side extension, erection of a single storey rear/side extension and construction of a raised terrace to rear for Mrs Emma Elkin (Heysham North Ward 2015 Ward)	Application Permitted
19/01075/VCN	Former Walled Garden, Ridgeway Park, Lindeth Road Demolition of existing former school buildings and erection of a dwelling (C3) and associated access (pursuant to the variation of conditions 2 and 8 on planning permission 18/00600/FUL to amend the site layout and design of the dwelling and retain an existing outbuilding with alterations to its roof) for Mr Michael Whyatt (Silverdale Ward 2015 Ward)	Application Permitted
19/01082/FUL	27 Clare Road, Lancaster, Lancashire Demolition of existing outbuilding and erection of a two-storey outbuilding to create ancillary accommodation in association with 27 Clare Road for Mr S. Riley (Skerton East Ward 2015 Ward)	Application Withdrawn

LIST OF DELEGATED PLANNING DECISIONS

19/01089/LB	The Old Warehouse, 6 - 8 Castle Hill, Lancaster Listed building consent for insertion of glazed timber door and screen to the rear elevation, lowering of the cill to window and insertion of new window to front elevation, replacement of window and vents to side elevation, removal and replacement of internal beam, insertion of column, new staircases, hatch access to attic and glazed balustrade, removal of staircase and concrete floor, exposed floor joists to first and second floor to be underdrawn with wallboard to create ceiling, addition of step to ground floor, sand blast and clean beams and woodwork and re-plaster of internal walls for Mr J. Marland and C. Davey (Castle Ward 2015 Ward)	Application Permitted
19/01091/FUL	34 Hornby Road, Caton, Lancaster Erection of a single storey side/rear extension for Mr And Mrs Stafford (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01093/FUL	Oxenforth Green Farm, Long Lane, Tatham Erection of an agricultural building for Mr Mason (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01094/FUL	Nationwide, 14 - 16 Market Street, Lancaster Installation of new shop front and installation of air conditioning units to rear elevation for Nationwide (Castle Ward 2015 Ward)	Application Permitted
19/01095/FUL	3 Croftlands, 28 Westbourne Road, Lancaster Erection of a three storey side extension and a front porch, conversion of first floor flat into two studio flats (C3), installation of solar panels to west elevation and erection of gates for Mr Simon Gershon (Castle Ward 2015 Ward)	Application Refused
19/01101/FUL	The Travellers Choice, Coach And Travel Centre, Scotland Road Erection of a two storey front extension and a single storey side extension to accommodate maintenance and MOT facilities for Mr John Shaw (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
19/01102/FUL	2 Morecambe Road, Lancaster, Lancashire Demolition of existing porch and erection of a replacement porch to side elevation for Mr & Mrs Ken Pyne (Skerton West Ward 2015 Ward)	Application Permitted
19/01104/FUL	19 Downes Grove, Morecambe, Lancashire Construction of a hip to gable extension and construction of a dormer extension to the rear elevation for Mr J Taylor (Westgate Ward 2015 Ward)	Application Refused
19/01106/FUL	11 Pemberton Drive, Morecambe, Lancashire Conversion of existing garage and erection of a single storey rear extension and patio to existing garage to create ancillary accommodation in association with 11 Pemberton Drive for Mr & Mrs Brown (Torrisholme Ward 2015 Ward)	Application Permitted
19/01107/FUL	Highfield, Cove Road, Silverdale Change of use of agricultural land to residential land in association with Highfield, removal of existing greenhouse and construction of a tennis court for Mr R Young (Silverdale Ward 2015 Ward)	Application Refused

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19/01114/FUL	20 Allandale Gardens, Lancaster, Lancashire Conversion of existing garage to additional living accommodation and the replacement of existing garage door with window and stonework for C. Redgrave (Marsh Ward 2015 Ward)	Application Refused
19/01116/ADV	130 Lancaster Road, Morecambe, Lancashire Advertisement application for the display of an internally illuminated wall mounted electronic advertisement screen for Clear Channel UK (Bare Ward 2015 Ward)	Application Refused
19/01117/FUL	Lower Broadwood, Millhouses Road, Tatham Installation of sewage treatment plant for Mr Alex Mather (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01123/FUL	19 Roeburn Drive, Morecambe, Lancashire Erection of a single storey link extension to the side and rear for Mr Abhay Nadkarni (Skerton West Ward 2015 Ward)	Application Permitted
19/01127/FUL	2 Allandale Gardens , Lancaster, Lancashire Conversion of existing garage into ancillary living accommodation, removal of garage door and installation of a replacement window for Mr Redgrave (Marsh Ward 2015 Ward)	Application Refused
19/01128/FUL	22 Allandale Gardens, Lancaster, Lancashire Conversion of existing garage into ancillary living accommodation, removal of garage door and installation of a replacement window for Mr Redgrave (Marsh Ward 2015 Ward)	Application Refused
19/01129/FUL	3 Highgrove Road, Lancaster, Lancashire Demolition of existing rear conservatory and erection of a single storey rear extension for Mr D Herlekar (Scotforth West Ward 2015 Ward)	Application Permitted
19/01136/FUL	58 North Road, Lancaster, Lancashire Alterations to existing shopfront for Mr M Patel (Castle Ward 2015 Ward)	Application Permitted
19/01147/VCN	St Leonards House, St Leonards Gate, Lancaster Change of use of offices (B1) to student accommodation comprising of 80 studios, four 4-bed, seven 5-bed and eight 6-bed cluster flats (C3), student gym (D2) and ancillary communal facilities, installation of a replacement roof to create additional living accommodation and recladding of existing rear stairwells(pursuant to the variation of condition 13 on approved application 18/00885/VCN to amend the timing of the off-site highway works) for Mr Dave Watson (Bulk Ward 2015 Ward)	Application Permitted
19/01149/HLDC	1 Croft View, Main Street, Whittington Application for a Certificate of Lawfulness for proposed works to a Listed Building for repair works to the internal stairs and to a chimney stack for Ms Kate Stark-Toller (Upper Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
19/01175/EE	St Peters Roman Catholic Cathedral, St Peters Road, Lancaster Ecclesiastical Exemption for tower pinnacle stone repairs for Parish Of St Peters Cathedral And St Thomas More (John O'Gaunt Ward 2015 Ward)	No Objections

LIST OF DELEGATED PLANNING DECISIONS

19/01180/PLDC	7 Longlands Crescent, Heysham, Morecambe Proposed lawful development certificate for the construction of a hip to gable extension and construction of a dormer extension to the rear elevation for Mr & Mrs C. Holt (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
19/01185/NMA	Land South Of, Low Road, Halton Non material amendment to Reserved Matters consent 17/01423/REM to alter the amount/ratio of brick/stone/cladding to the external elevations of house types C, D, J and H, increase the use of slate and re-orientate house type J on plot 23. for Mr Warren Cadman (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
19/01238/NMA	Land For Proposed Bailrigg Business Park, Bailrigg Lane, Lancaster Non-material amendment to planning permission 16/01308/REM to amend width and surface of shared pedestrian/cycle route, amend tree species to eastern boundary, relocation of cycle shelter, amend seating specifications, reduction of car parking capacity in order to accommodate services route and revised tree layout to accommodate underground services routes for Mr Jason Homan (University And Scotforth Rural Ward)	Application Permitted
19/01271/HLDC	5 Thorpe Avenue, Morecambe, Lancashire Application for a Certificate of Lawfulness for proposed works to a Listed Building for repair works to an internal wall for Ms Kathryn Baker (Torrisholme Ward 2015 Ward)	Lawful Development Certificate Granted
19/01284/NMA	381 Marine Road East, Morecambe, Lancashire Non material amendment to planning permission 19/00254/FUL to increase the width of the rear extension by 0.65m and increase the depth of the raised terrace by 1.0m to 4.0m deep for Mr Jon Stark (Poulton Ward 2015 Ward)	Application Withdrawn