



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 9 DECEMBER 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 11th November 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.

- | | | | | |
|---|--|---|-------------------|------------------------|
| 5 | A5 18/01242/FUL | 50 St Leonards Gate Lancaster | Bulk Ward | (Pages 6 - 17) |
| | | Change of use of community centre (D1) to student accommodation comprising of six 1-bed studios, one 1-bed duplex studio, two 3-bed cluster flats, one 5-bed cluster flat and three 6-bed cluster flats (C3) with ancillary communal accommodation including bike store, plant room and common room, together with the demolition of existing external fire escape and flat roof structure above rifle range and the erection of a two-storey roof extension, replacement of existing windows and doors, installation of rooflights and alterations to some existing window/door openings and the provision of an external refuse store and security gate | | |
| 6 | A6 19/01223/OUT | Land To The East Of Lancaster Road And North Of Willey Lane Lancaster Road Cockerham | Ellel Ward | (Pages 18 - 26) |
| | | Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane | | |

- | | | | | |
|---|---------------------------------|---|-----------------------------|------------------------|
| 7 | A7 19/01141/VCN | Land North Of Kellet Road Over Kellet | Kellet Ward | (Pages 27 - 31) |
| | | Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping (pursuant to the variation of condition 4 on approved application 17/01133/FUL to allow construction traffic to use the existing access on Kellet Road) | | |
| 8 | A8 19/01368/VCN | Land North Of Kellet Road Over Kellet | Kellet Ward | (Pages 32 - 36) |
| | | Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping (pursuant to the variation of condition 3 on planning permission 17/01133/FUL to allow construction traffic to use the existing site access from Kellet Road to accommodate initial ground works) | | |
| 9 | A9 19/01314/FUL | 10 Shortlands Drive Heysham | Heysham Central Ward | (Pages 37 - 39) |
| | | Demolition of existing conservatory and erection of a single storey rear extension | | |

10 Delegated Planning List (Pages 40 - 48)

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 28th November 2019.

Agenda Item	Committee Date	Application Number
A5	9 December 2019	18/01242/FUL

Application Site	Proposal
50 St Leonards Gate Lancaster Lancashire LA1 1NN	Change of use of community centre (D1) to student accommodation comprising of six 1-bed studios, one 1-bed duplex studio, two 3-bed cluster flats, one 5-bed cluster flat and three 6-bed cluster flats (C3) with ancillary communal accommodation including bike store, plant room and common room, together with the demolition of existing external fire escape and flat roof structure above rifle range and the erection of a two-storey roof extension, replacement of existing windows and doors, installation of rooflights and alterations to some existing window/door openings and the provision of an external refuse store and security gate

Name of Applicant	Name of Agent
Mr Carl Rayson	Mr Dan Vedder

Decision Target Date	Reason For Delay
31 January 2019	Awaiting the submission of adequate noise information and its associated assessment

Case Officer	Mrs Jennifer Rehman
Departure	No
Summary of Recommendation	Approve

1.0 The Site and its Surroundings

- 1.1 The application site relates to the buildings occupying the corner of St Leonard's Gate and Phoenix Street, approximately 200 metres northeast of the city centre boundary. The site levels fall quite significantly from St Leonard's Gate toward North Road. The site consists of two distinctly different buildings: a former eighteenth century Merchant's House (facing Phoenix Street) and a later nineteenth century school building fronting St Leonards Gate. Historically the buildings formed part of the Rifle Volunteer Drill Hall. The adjoining Kings Community Church previously used the proposed buildings with an internal lobby access via their main doors on Phoenix Street. The community church have not used the buildings for some time. The internal access has been blocked up and the proposed buildings have laid vacant for some time. The proposed buildings are relatively low-scale (two-storey) and build in traditional sandstone under slate roofs.
- 1.2 The building is located within Lancaster's Conservation Area within close proximity to the Grade II listed St Leonard's House (to the west) and the Grade II listed Gillows Building (to the north west). The Lancaster Conservation Appraisal places the proposed building within the Canal Corridor North Character Area and recognises the proposed and adjoining buildings down Phoenix Street as 'Positive Buildings' (Non-Designated Heritage Assets).
- 1.3 The application site lies within Flood Zone 1 but is close to (within 20 metres) areas within Flood Zone 2 and 3 and areas known to suffer from surface water flooding (to the north and northwest along North Road).

2.0 The Proposal

- 2.1 The applicant seeks planning permission to extend and change the use of the existing building from a D2 community use to student accommodation. The proposal offers a mix of accommodation, ranging from cluster flats to duplex apartments and studios. The accommodation will be split over five floors and will provide a total of 36 student rooms. The breakdown of accommodation is as follows:
- six 1-bed studios;
 - one 1-bed duplex studio;
 - two 3-bed cluster flats;
 - one 5-bed cluster flat, and;
 - three 6-bed cluster flat.
- 2.2 The lower ground floor space proposes communal facilities, including a bike store (34 spaces), laundry, accessible WC, common room, shared workspace room and plant room. Refuse provision is provided externally. The accommodation will have two access points: one off St Leonards Gate and one via a gated entrance through the courtyard/ginnel to the rear of the building off Phoenix Street. Internally the two access points will connect to the main staircase and circulation space.
- 2.3 The upward extension to the building fronting Phoenix Street proposes two additional floors of accommodation. This will sit approximately 4.5m (to the eaves) to 7.5m (to the ridge) above the existing flat roof/stone faced building element. The extension comprises a contemporary addition with a simple gable profile with its eaves sitting below the ridge of the connecting building fronting St Leonards Gate. The extension shall be finished in a black sinusoidal (waving) cladding material with projecting, arched windows that align with the historical window pattern below.
- 2.4 The proposal includes replacement metal framed windows to all existing windows, insertion of roof lights, enlargement of ground floor windows on the Phoenix Street elevation (windows heads raised), together with the demolition of the existing external fire escape and flat roof structure above rifle range (to the rear of the site).

3.0 Site History

- 3.1 There is a limited planning history associated with the proposed site. Pre-application advice was sought from the local planning authority (LPA) in connection with a larger student accommodation proposal. The advice offered indicated that the principle of redeveloping the site for student accommodation was acceptable subject to addressing concerns over the impact on heritage assets and demonstrating that future occupants would not be adversely effected by noise emanating from the neighbouring nightclub (Sugarhouse). Nearby developments at St Leonards House (planning permission 16/01155/FUL and 18/00885/VCN) and The Gillows, 23-25 North Road (planning permission 16/00274/FUL, 17/00770/RCN and APP/A2335/W/17/3192525) are relevant to this case (in respect of the assessment of noise).

4.0 Consultation Responses

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

Consultee	Response
Environmental Health Service (Noise)	Initial objections and concerns have now been addressed. The Councils' EHS no longer object subject to the mitigation strategy set out in the applicant's final assessment being implemented.
Environmental Health Service (Air Quality)	No objection to the application subject to the provision of a positive input ventilation system
Conservation	No objections to the principle of bring this building back into a beneficial use in order to enhance the significance and appearance of the Conservation Area. However, there remains concerns over the increased height of the building and the materiality of the roof extension. Concerns have also been raised over the design of the new windows and the implications of the internal arrangements and the number of roof lights to the front elevation. Subject to addressing these concerns (through the

	submission of amended plans) a number of conditions are recommended (materials/samples/precise details of doors/windows/rooflights roofing detail and rainwater goods/flues/vents.
Civic Society	No objections to the principle of bringing this derelict site back into use, but maintain a concern over the increasing number of conversions into student accommodation. The Civic Society is comfortable with the blend of traditional facades and fenestration with more modern roofing features, but feels the roof extension needs to be a storey less to avoid it being overly dominant and have expressed concerns over the amenity standards for the studios facing into the courtyard.
County Archaeology	No objection subject to the imposition of a building recording condition.
Lead Local Flood Authority	No objection
United Utilities	As the proposal is effectively a change of use, United Utilities would not provide comment.
County Highways	No objection subject to the following conditions: <ul style="list-style-type: none"> • Provision of cycle storage • Construction Method Statement • No large construction vehicles before 09.30 and after 15.00 • Refuse storage to remain in the confines of the site • Pre and post development highway condition surveys to be carried out.
Greater Manchester Ecology Unit (GMEU)	No objections subject to a condition limiting works within the main bird breeding season.
Lancashire Fire Service	No objections to the principle of the development. The Fire Service have provided standard advice relating to Part B5 of Building Regulations relating to access and facilities for the Fire Service.
Lancashire Constabulary	No objections subject to security recommendations including the provision of CCTV, secure access controls, appropriate external lighting, appropriate boundary treatments and secure refuse areas.
Lancaster City Council Waste Management Officer	Advised the level of refuse provision should be: <ul style="list-style-type: none"> • 2 x 1280 litre bins • 3 x 360 litre bins
City Council (Engineers)	No comments received within the consultation period.
Renew Planning on behalf of Lancaster University Students Union (LUSU)	5 representations have been received from LUSU in response to each iteration of the applicant's acoustic assessments and reports. LUSU has maintained an objection to the proposal throughout the determination period of this application. In summary, their main concerns relate to the robustness of the assessments undertaken (methodology, consistency and survey effort) and the adequacy of the mitigation strategy to demonstrate the proposal would not affect the continued operation of the Sugarhouse nightclub, with particular regard to low frequency noise. LUSU has maintained concerns over the lack of detail in respect of the proposed ventilation strategy to deal with purge ventilation and overheating. The majority of their concerns have been addressed in the latest acoustic report save for the following two points: <ul style="list-style-type: none"> • Lack of clarity in relation to how the proposed devolvement will deal with ventilation and overheating – LUSU states that the applicant must confirm that openable windows are not required to provide this. • On the matter of the referenced noise surveys, LUSU has noted in the Martec report that the survey undertaken on 5 May was not predicated on any officially confirmed attendance figure (unlike the others). LUSU states that it has already been conceded in these reports that the other survey events were considerably below the maximum 1384 venue capacity. LUSU is querying whether the survey effort undertaken is truly representative of an assumed worst-case position.

5.0 Neighbour Representations

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

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Section 2 – Achieving sustainable development
 Section 4 – Decision making
 Section 5 – Delivering a sufficient supply of homes
 Section 8 – Promoting healthy and safe communities
 Section 9 – Promoting sustainable transport
 Section 11 – Making effective use of land
 Section 12 – Achieving well designed places
 Section 14 – Meeting the challenge of climate change, flooding and coastal change
 Section 15 – Conserving and enhancing the natural environment
 Section 16 – Conserving and enhancing the natural 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 1st May 2019. The Council published the proposed Main Modifications to the Local Plan and carried out an eight-week consultation process that expired on the 17 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
 SC4 – Meeting the District's Housing Requirements
 E1 – Environmental Capital
 SC5 – Quality in Design

6.4 Development Management DPD

DM20 – Enhancing Accessibility and Transport Linkages
 DM21 – Walking and Cycling
 DM22 – Vehicle Parking Provision
 DM27 – Protection and Enhancement of Biodiversity
 DM30 – Development affecting Listed Buildings
 DM31 – Development affecting Conservation Areas
 DM32 – The Setting of Designated Heritage Assets
 DM35 – Key Design Principles
 DM37 – Air Quality
 DM38 – Development and Flood Risk
 DM39 – Surface Water Run-off and Sustainable Drainage
 DM46 - Accommodation for Students

Appendix B – Car Parking Standards

Appendix D – Purpose Built and Converted Shared Accommodation

Appendix F – Studio Accommodation

6.5 Strategic Polices and Land Allocations DPD (Consultation 2017)

Policy EN3 – Lancaster Heritage Action Zone

6.6 Other Material Considerations

- National Planning Practice Guidance;
- Noise Policy Statement for England;
- ProPG: Professional Practice Guidance on Planning and Noise May 2017
- BS8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings;
- World Health Organisation: Guideline for Community Noise;

7.0 Comment and Analysis

7.1 The main issues are:

- Principle of student accommodation;
- Noise considerations;
- Heritage considerations;
- Design and amenity considerations;
- Highways;
- Flood risk and drainage; and
- Biodiversity.

7.2 Principle of student accommodation

7.2.1 The proposed site is located on the edge of the city centre in an accessible and sustainable location, surrounded by a number of new student accommodation developments. The Development Plan recognises students form an important component of the District's housing market and contribute to the overall housing supply. Local Planning Policy does not limit student accommodation to the University campuses and accepts the provision of student accommodation in the city where there is good access to public transport and other sustainable modes of transport. Policy DM46 of the Development Management DPD is supportive of new student accommodation provided it delivers an acceptable standard of amenity for future residents, the accommodation is limited to student use only, the proposals preserve and enhance the character and appearance and the setting of heritage assets and all other relevant planning policies are satisfied. The principle of student accommodation is an acceptable land use in this location and does not conflict with the policies contained within the Development Plan.

7.3 Noise Considerations

7.3.1 The proposed development is situated in close proximity (circa 30 metres) to the Sugarhouse student union bar and nightclub and is considered a main source of environmental noise likely to impact the proposed development. Paragraph 180 of the NPPF makes it clear that planning decisions should ensure new development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. Policy DM35 of the DM DPD also requires new development to provide an acceptable standard of amenity for future occupants. Paragraph 182 of the NPPF also requires new development to be integrated effectively with surrounding land uses. This is to protect the existing operation of existing businesses and to ensure these existing businesses are not prejudiced in anyway. The applicant (or 'agent of change') must clearly identify the effects of existing business that may cause a nuisance and the likely effects. Where effects are likely to be significant the 'agent of change' must define mitigation to address the potential significant adverse effects. Clearly, decision-makers have to be satisfied with the assessments undertaken and the mitigation proposed are appropriate and deliverable.

7.3.2 For noise sensitive developments, such as this one (residential), designing the scheme to avoid significant adverse effects is the starting point. The applicant has attempted to reduce the exposure to noise by carefully laying out the development in the first instance. For example, most (not all) of the student bedrooms face away from the noise source (Sugar House). Whilst this does not fully negate the

need for mitigation it represents good acoustic design. There are some bedrooms, however, more sensitively located. These include the bedrooms to the rear of the proposed buildings facing Sugar House Alley and those in the roof space of the existing building.

- 7.3.3 Despite recent allegations in the press about the future of the Sugar House, for the purposes of assessing this application, the Sugar House remains operational and has a lawful use as a nightclub. On this basis, the effects of environmental noise deriving from the nightclub during the noise-sensitive period (night-time period) remains a primary planning consideration. The effects of loud music (and in particular low-frequency or bass music noise) is the main source of environmental noise being considered. The effects of environmental noise from the nightclub on student accommodation is well-rehearsed. Both the St Leonards House and The Gillows developments (both closer to the nightclub than the proposed development) were subject to significant scrutiny during the determination of those planning applications. The assessment outcomes and the methodology for assessing the effects of noise on the living conditions of these developments is a material consideration for this application. Both schemes required significant mitigation.
- 7.3.4 The acoustic information supporting this application has been externally assessed by Martec (who also assessed St Leonards House and the Gillows developments) on behalf of the Council's Environmental Health Service. This is partly due to the complexity of the sound considerations associated with the development proposals and to ensure a consistent approach has been adopted. Red Acoustics acting on behalf of the applicant have submitted a number of assessments, which have sought to both assess resultant noise levels at the application site and subsequently recommend a suitable mitigation strategy to ensure that internal sound levels can be achieved and are capable of being controlled. The applicant initially failed to provide a robust assessment. Martec had identified a number of significant deficiencies in the assessments that would impact on the effectiveness of the proposed mitigation strategy which is aimed at achieving 'no observed effect levels' or 'lowest observed effect levels' with particular regard to low-frequency sound.
- 7.3.5 Martec's identified deficiencies largely aligned with the concerns raised by Renew Planning on behalf of the Lancaster University Student Union. The deficiencies included:
1. Suitability of noise measurements – further monitoring of night-club events was required to ensure the baseline position was robust and appropriate mitigation could be designed in. Additional monitoring has been undertaken.
 2. Reverberation times – the use of longer reverberation times when predicting noise levels will lead to a higher predicted internal noise level. Initially, Red Acoustics adopted an internal reverberation time of 0.6 seconds, therefore effectively increasing the internal predicted sound by 0.8dB. This was subsequently adjusted to 0.5 seconds to be consistent with that required for other similar schemes.
 3. Façade or free field measurements – some predictions incorporated a 3dB safety margin whereas others did not. This led to uncertainty in the predictions of measured sound associated with The Sugarhouse nightclub. This was subsequently addressed to allow a 3dB safety margin in all predicted sound levels.
 4. Missing recommendations in respect of the roof and wall elements of the structure – initially Red Acoustics only made specific recommendations for glazing and did not account for sound passing through the walls or roof that could significantly contribute to predicted sound. This issue has been addressed and incorporated in Red Acoustics final report.
 5. The selection of measurements used for the basis of predictions – initially concerns were raised that the 'highest' measured sound levels had not been used to assist with predictions, as they were in the selected methodology of previous schemes. This issue has now been addressed.
- 7.3.6 The above issues have now been addressed and Environmental Health is satisfied that the proposed assessment is robust to inform a suitable mitigation strategy. The proposed mitigation includes a package of glazing and building insulation and the incorporation of a mechanical extract ventilation system. The latter point also addresses potential exposure to traffic pollution. With the incorporation of the proposed sound insulation to the proposed building and windows, recommended internal sound levels can be met. This ensures future occupants of the development will not be subject to unacceptable noise pollution and the operation of the adjacent nightclub would not be compromised. A planning

condition requiring the development to be built out in accordance with the agreed mitigation strategy is necessary to make the development acceptable in planning terms.

- 7.3.7 LUSU has considered the applicant's final assessment and maintain their concerns about the applicant's ventilation strategy, with particular regard to 'purge ventilation' and overheating, and the noise exposure effects this could have on future residents and therefore the effects on the operation of the nightclub. The applicant has confirmed that the windows to the development will be capable of opening for 'purge ventilation'. However, the mechanical ventilation system will provide for heating and cooling within the proposed development. The precise details of the mechanical ventilation system will be the subject of a planning condition. The detail of such must be designed to comply with noise mitigation and should not lead to any additional noise exposure. The outlets for the air handling system are proposed at roof level and not within the elevations facing the nightclub. The Council's Environmental Health Service is satisfied that sufficient mitigation is provided to obviate the need to open windows. Should students wish to open windows either for purge ventilation or simply because this is their preference, this would be to their own detriment.
- 7.3.8 Despite Martec confirming the level of survey effort is sufficient, LUSU remains somewhat concerned that the survey effort may not be representative of an assumed worst-case scenario. This is because the survey undertaken on 5 May was not predicted on any official confirmed attendance figure. LUSU seems to making an assumption that fewer people attending events results in a lower noise level. This assumption is likely to be incorrect as the events where there were fewer people attending were in fact louder. Martec is satisfied that the assessment has been based on a reasonable sample of events to inform a robust assessment and mitigation strategy. Subject to planning conditions controlling the implementation of the mitigation strategy, together with details of the ventilation strategy, it is reasonable to conclude that future occupants of the development are unlikely to be exposed to unreasonable noise impacts. Subsequently, it is unlikely that the development would give rise to actionable noise complaints and that the two land uses (like the other student schemes in the area) can coexist. On this basis, the proposal is considered compliant with the NPPF (paragraphs 180-182) and policy DM35 and DM46 of the DM DPD.

7.4 Heritage Considerations

- 7.4.1 The proposed site is situated in Lancaster Conservation Area, character area 5 (Canal Corridor North). The Conservation Area was designated for its Roman and Medieval origins, which have been overlaid with Georgian and Victorian buildings. There is an overriding low-rise character to the city, with buildings predominantly 2-3 storeys with the domes and spires of public buildings and churches punctuating the skyline. Canal Corridor North area is characterised by its retention of buildings associated with the industrial development of Lancaster from the mid-18th century, with some significant mill buildings located along the canal and warehouses and merchant houses situated near the river. The site occupies a prominent corner position on one of the existing gateways into the city. There are number of important listed buildings close to the development, including the recently developed St Leonards House and the Gillows Building on North Road. Whilst the proposed building is not listed, it is considered a Non-Designated Heritage Asset (NDHA) as it is a late-19th century Sunday School, which includes material from the substantial remodelling and reuse of Robert Lawson's house dating from the 18th century. The significance relates to the development of this area as a quay in the 18th century, retention of Neo-Classical architectural detailing and later reuse of the building. The building is vacant and in a poor condition. As a result, it is makes a negative contribution to the character and appearance of the Conservation Area. The redevelopment of the site offers a significant opportunity to improve this.
- 7.4.2 The applicant acknowledges the importance of the building and its surroundings. A detailed and comprehensive Heritage Statement has been submitted together with visuals to show the proposal in a wider townscape context, together with precedent images (of the materials) to help support the approach to the site's redevelopment. The NPPF (section 16) clearly states that when considering the impact of a proposed development on the significance of heritage assets, great weight should be given to the asset's conservation. Fundamentally, local planning authorities should seek to conserve and enhance the significance of heritage assets and ensure development makes a positive contribution to the area. Policies DM31 to DM33 of the DM DPD require new development to be respectful to the character and appearance of the surrounding built form, having particular regard to scale, massing, design, height and materials. Proposals within the setting of heritage assets should seek to make a positive contribution or better reveal significance in order to preserve or enhance the significance of setting. The same principles

apply to Non-Designated Heritage Assets though the weight attributed to the impacts may be less than what would be attributed to Designated Assets.

- 7.4.3 The proposed scheme has been significantly reduced in scale and the design altered substantially from the scheme presented to the Local Planning Authority during pre-application discussions. By in large Officer advice has been taken on board. The conversion and redevelopment of this vacant property will clearly make a positive contribution to the character and appearance of the building itself and the Conservation Area, particularly given its current condition and vacancy. There have been some concerns over the design and finish to the proposed replacement windows - this is partly due to the varying styles across the two buildings. However, the applicant has provided additional information and reassured Officers that the design and finish to the replacements windows can be achieved provided the precise details are controlled and dealt with by planning condition. Ensuring there is some coherence across the windows and that the quality of the replacement windows positively reflects the historic window patterns will be critical at the condition stage. The amended scheme has removed the rooflights from the front roof slope facing St Leonards Gate in order to preserve this principal elevation.
- 7.4.4 The most contentious part of the proposal, relates to the upward extension; its height, materiality and fenestration. The applicant's proposal has been well thought out and has had regard to the history of the building. Prior to a significant fire in the early 1950s, which has left the building with its uncharacteristic concrete flat roof, the building had a dual pitched roof of similar form to the proposal and had the large arched windows. The design of the development has been heavily influenced by this historic form. The approach to the extension is a contemporary one. The use of the black profile metal cladding is to present a contrast to the historical form of the building and is also intended to reflect on the industrial heritage of this part of the city. The visuals provided, together with precedent images of other developments, are helpful to justify the chosen materials. The materials and the fenestration proposed are interesting and provides a pleasant contrast to the existing buildings. It is considered an acceptable approach to the redevelopment of the site.
- 7.4.5 The height of the extension is perhaps more concerning – despite its significant reduction between the pre-application proposals and now. The extension exceeds the ridge height of the building on St Leonards Gate, but the eaves of the extension rest under the ridge. Whilst this will be noticeable in the street scene (along St Leonards Gate) it does not result in an overbearing or overly dominant form of development behind this former school building. The scale of the development also remains subservient to the nearby St Leonard's House and would not detract from the significance of its setting. From viewpoints around St Leonards Gate, it is contended that the less than substantial harm caused by the height of the extension above the former school building would be offset by the benefits of bringing this building back into use and the improvements proposed to the existing building. In this regard the impacts are considered neutral.
- 7.4.6 Views of the extension from North Road and Phoenix Street are perhaps more imposing – this is partly due to the change in levels through the site and the smaller scaled adjoining building. There is also identified harm arising from the alternations to the existing historic window openings (raising the window heads to work with the internal floor levels). To mitigate the impacts the elevations are broken up with strong window features to the Phoenix Street elevation and onto Sugerhouse Alley. This has a strong vertical emphasis and a defined repetitive pattern, which reflects local vernacular – albeit in a modern way. The dual pitched roofs keep the height down and anchors the extension to the building below. The blank elevation that sits adjacent to the former Drill Hall may appear imposing and uninteresting. However, on the contrary, it actually provides a subtle backdrop to better reveal the intricate stonework detailing of the former Merchant's House. The detailing of this will be paramount and again would be the subject of a planning condition.
- 7.4.7 In views from further afield there is no doubt that the scale of the extension will be visible within the wider townscape and will be seen in the backdrop to surrounding listed buildings, such as the Gillows. However, its scale, design and form of the extensions would not result in a disproportionate and incongruous additional to the roofscape to cause harm.
- 7.4.8 Overall, the proposal will lead to less than substantial harm to the significance of the heritage assets. This harm is capable of being mitigated through the use of conditions to ensure the detailing of the development is appropriate and of high quality. The harm is also offset against the public benefits of

bring this important building back into a beneficial use. For this reasons the proposal is considered compliant with national and local heritage related policy.

7.5 Design and Amenity Considerations

- 7.5.1 Achieving high quality design is a key aspect of sustainable development. Paragraph 127 of the NPPF requires new development to function well and add to the overall quality of the area; to be visually attractive; sympathetic to local character and history to maintain a strong sense of place, and; to provide a high standard of amenity for future users. This is reflected in local planning policy DM35 of the DM DPD. The design and appearance of the development has been discussed in the above section having particular regard to the effect of the proposal on the historic environment. The purposes of this section is to focus on the standard of accommodation for future users.
- 7.5.2 The quality and amenity of the proposed accommodation has been the subject of detailed negotiation, both at the pre-application stage and during the consideration of the application. The number of bedrooms have reduced and the arrangements of the accommodation (e.g. size of cluster flats) changed to address early concerns in relation to outlook, access to daylight and general amenity. Policy DM46 makes reference to the relevant appendices in the DM DPD that provide the minimum size and amenity expectations for new development. In short, this requires all en-suite bedrooms within cluster flats to be a minimum of 11 square metres, have access to a shared kitchen/dining space of proportionate size to the size of the cluster flat, have an adequate level of natural light and outlook. For the studios, the accommodation must be a minimum of 19 square metres and again have an adequately level of natural light and outlook.
- 7.5.3 The accommodation in the building fronting St Leonards Gate has been tightly developed with the creation of duplex-type accommodation created over mezzanines and into the roofspace. There are two bedrooms within the cluster flats (in the attic) which would feel a little oppressive. However, the plans evidence this would meet our required standards and whilst the only window is in the form of a roof light, this is at a position on the roof slope which would allow adequate light and outlook. To help offset these impacts, these rooms are within the smaller three bedroom cluster flats with good quality living space. For the accommodation in the extended part of the building, the bedrooms are long and narrow but exceed the minimum size requirements, have adequate circulation space and good access to natural light. The outlook to the lower ground floor rooms and the third floor rooms are compromised slightly by the size and design of the external windows and the internal floor to ceiling heights. Some rooms are proposed with the highest part of the window set below eye level (standard height) meaning occupants could only benefit the outlook if sitting or bending down. Amendments have been sought to improve this arrangement by increasing the height of the arched windows. Whilst this is not ideal, it would not render the accommodation inhabitable and unsatisfactory. Overall, the proposed development satisfactorily addresses the requirements of policy DM46 and supporting appendices and will provide a varied form of student accommodation to an acceptable standard.
- 7.5.4 Policy DM35 requires new development proposals to incorporate appropriate waste and recycling facilities. The scheme has been amended to increase the size of the refuse storage area in accordance with the Council's Waste and Recycling Teams advice. Refuse shall be stored externally in an enclosed structure and shall solely be used in association with the residential use of the site. Collection will be achievable from Phoenix Street via the gated access.
- 7.5.5 Delivering well-planned development is also about ensuring proposals feel safe and secure and minimise the fear and risk of crime. Access into the scheme can be taken from the main entrance on St Leonards Gate and the external gated access off Phoenix Street. The former is located on a primary corridor towards the city on well-lit roads with good surveillance. Phoenix Street is not a particularly active street, partly due to the rear of the adjacent retail park backing onto the street. The gated access into the development off Phoenix Street must be a secure access given the entrance into the scheme from this access point is to the rear of the building via the alleyway between the site and the adjacent church building. External lighting and CCTV will be necessary to safeguard future occupants that choose to use this access instead of the access off St Leonards Gate. To ensure the development is design to be safe and secure for its occupants, an external lighting and security condition is recommended.

7.6 Highway matters

- 7.6.1 The proposed site is situated on the edge of the city centre with good access to public transport and cycle and pedestrian routes between the city and the universities. This will promote and encourage sustainable travel. The site does not provide any vehicular parking, which is typical of many city centre sites. In accessible sites such as this one, there are no planning requirements to provide on-site parking. This would not be possible in any case on this site. It is accepted that for general market housing, there would be a degree of parking required and for this reason, it would be necessary to impose a planning condition restricting the occupancy of the development to students only. Given the nature of the proposed use, the fact the scheme is a car-free development the effects of the proposal on the efficient operation of the local network will be negligible. The most notable traffic generated by the development will be during drop-off and pick-up times at the beginning and end of each academic year. There is minimal space within the extent of the adopted highway to formalise a lay-by for dedicated drop-off and pick-up, but the site currently sits next to a large public car park. Given the scale of the development (less than 40 bedrooms), the impacts on the operation of the highway during these periods would not lead to severe impacts to warrant refusal of planning permission. The Highway Authority has raised no objections to the principle of the development or requirement any form of off-site highway improvements.
- 7.6.2 The main consideration relates to access to local services and facilities and the provision of cycle storage to promote sustainable travel. Between the site and local amenities, services and public transport is a well-connected pedestrian environment, with continuous quality footways and crossing points. The change of use will result in increased footfall but such can be suitably and safely accommodated on the network without increasing highway safety concerns. With regards to cycle provision, the proposed development has been amended and has increased the size of the internal cycle store to accommodate 34 cycle spaces. Whilst the location of this internal store is not ideal, but due to the limited external space around the building and the proposed internal circulation arrangements it is not unreasonable. Overall, the development is considered compliant with the requirements of DM20 and DM22 of the DM DPD. It satisfactorily promotes sustainable travel and is well connected to the city centre.
- 7.6.3 Save for the cycle and refuse related conditions, the recommended conditions from the Highway Authority requiring pre and post highway condition surveys, construction method plans and limiting large construction vehicles during peak times of the highway authority, would not meet the tests of precision, enforceability or necessity. Furthermore, such would and are capable of being managed and controlled via separated environmental or highway-related legislation.

7.7 Flood risk and drainage

- 7.7.1 The current Environment Agency (EA) flood maps indicate the proposed site falls within flood zone 1 - an area at the lowest risk of flooding. This fully accords with the flood risk sequential test embedded in national and local planning policy. Whilst the site itself is not at risk of flooding it is acknowledged that immediately south-west, west and north-west are areas of the city that fall within flood zone 2 and in areas affected by surface water flooding. The application has been submitted with a detailed Flood Risk Assessment (FRA). This has assessed all potential sources of flooding. Critically it identifies the proximity of the site to the River Lune, which is affected by tidal events. It was also drafted on the basis that a very small corner of the site fell within flood zone 2. This was also the case when the Strategic Flood Risk Assessment was undertaken. Since then the EA maps have been updated.
- 7.7.2 The proposed development largely comprises the change of use of an existing building from a D2 use to a residential use, which would be more vulnerable to the risk of flooding if the site was located in a flood risk area. Evidence provided in the FRA (from the EA) indicates that the site falls outside the flood extents of tidal events in both defended and undefended scenarios. For fluvial flooding the site would not be subject to flooding from any 1 in 100 year event or 1 in 100 year event plus 30% climate change allowance. The modelled flood levels in the 1 in 100 year plus 30% are 7.55mAOD for a 1 in 100 plus 35% it is 7.70mAOD and for a 1 in 1000 year event 8.15mAOD. The lowest finished floor level of the proposed accommodation is 9.96mAOD meaning the development would not be at risk of flooding from fluvial sources. Despite being close to areas susceptible to surface water flooding, the proposed site is in a low risk area.
- 7.7.3 The proposal does not alter the physical footprint of the building and comprises an upward extension and alterations to the roof form (previously flat roof to pitched roof). The small area of land around the building

will be laid with permeable paving providing some betterment above existing conditions. On this basis, the risk of increased flooding elsewhere is considered low.

7.7.4 Turning to site drainage, the applicant proposes to connect foul water and surface water to the public sewer, as per the existing arrangements at an unrestricted rate. Connecting foul water to the public sewer is acceptable. Policy DM39 of the DM DPD and paragraph 165 of the NPPF requires new 'major' development to incorporate sustainable drainage Systems (SuDS) unless there is clear evidence this would not be appropriate. The footprint of the development remains as existing at approximately 407m² with around 48m² of pavement around the building. The applicant proposes to replace existing hardstanding around the building with permeable paving but with the surface water draining to the sewer as existing. It is accepted that there is no opportunity to drain by infiltration nor access a watercourse. Given the proposal is a change of use and the footprint will not increase, the proposal is considered compliant with the SuDS hierarchy set out in national and local policy. The FRA indicates that United Utilities will accept the surface water to the sewer and the Lead Local Flood Authority have now withdrawn their objection.

7.8 Biodiversity

7.8.1 The site lies with the built up area of the city surrounded by existing buildings and surface level parking. The site is not directly affected by any nature conservation designations. The key issue here relates to the potential impact on protected species, namely birds and bats. The bat surveys concluded no signs of bat roosting or foreseeable likelihood that roosting bats were present. On this basis, no mitigation is required. The Councils' ecology advisors are satisfied with the conclusions of the submitted reports subject to conditions restricting work to the building during the main bird breeding season. The proposal fully accords with national planning policy (paragraph 175, NPPF) and policy DM27 of the DM DPD.

8 Planning Obligations

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

9.0 Conclusions

9.1 The proposed development for student accommodation will make a positive contribution to the city centre, adding footfall and vibrancy to the town, as well as making a positive contribution to the District's housing supply. The re-use and redevelopment of the vacant buildings will support the continued regeneration of the area and will provide a complementary addition to the historic environment and the wider townscape. The design is unique, contemporary and perhaps like nothing else in the city centre. Its scale, design and fenestration will add interest and will not adversely detract from its surroundings. Where less than substantial harm is identified, such is capable of mitigation (through the imposition of conditions to secure the precise details of the external appearance of the building) and is offset by the public benefits of bringing the buildings back into a use, the proposal can be supported. Overall, the proposed development would represent a sympathetic and complementary addition to the historic environment.

9.2 The accommodation will provide a satisfactory standard of amenity for future occupants (in terms of room sizes, outlook and access to natural light). The accommodation caters well for cyclists and provides adequate refuse storage. The effects of the proposal on flood risk, biodiversity, highway safety and security have been adequately addressed, and where appropriate, can be mitigated or controlled by planning condition.

9.3 The environmental noise considerations have been the subject of lengthy negotiation and assessment. The effects of noise are technically complex and in light of the 'agent of change' principles particularly important. The applicant has now satisfied Officers that the proposed development can coexist with the Sugarhouse nightclub provided mitigation is provided in accordance with the applicant's final assessment.

9.4 Overall, the proposed development complies with policies contained within the Development Plan, the NPPF and would constitute a sustainable form of development. It is therefore recommended that the development is supported and planning permission granted.

Recommendation

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

1. Time limit
2. Approved plans list
3. Building Recording condition
3. Precise details of the cladding, roof details, windows, rooflights, doors, external gates, stonework detailing and repair
4. Precise scheme for the ventilation including details of all external plant/vents
5. Drainage scheme (including details of permeable paving)
6. External lighting and security measures
7. Noise levels and mitigation
8. Refuse and cycle provision to be provided and retained
9. Restriction on working during bird breeding season
10. Student Use condition

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
A6	9 December 2019	19/01223/OUT

Application Site	Proposal
Land to The East of Lancaster Road and North of Willey Lane Lancaster Road Cockerham Lancashire	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane

Name of Applicant	Name of Agent
Mr P & M Hewitt	Mr Avnish Panchal

Decision Target Date	Reason for Delay
3 January 2020	Not applicable

Case Officer	Mr Mark Potts
Departure	No
Summary of Recommendation	Approval (subject to a resolution on the location of the water main that crosses the site)

1.0 The Site and its Surroundings

- 1.1 The proposed site is located on the northern fringes of the village of Cockerham, which is located 9km to the south of Lancaster city centre. The site is farmland, and reaches its highest point at circa 24 metres Above Ordnance Datum (AOD) and falls to around 20 metres AOD by Lancaster Road. To the north lies Batty Cottage and to the east lies open fields. A linear form of development lies to the south consisting of 6 residential dwellings served off Willey Lane.
- 1.2 The site extends to around 1.7 hectares, and the boundaries to the north west and south consist of a mixture of fencing, hedgerows and walling. To the east there is no boundary in place. The site is allocated as Countryside Area in the adopted Local Plan, and Willey Lane, which is located 30 metres to the south of the site is a Public Right of Way (but also serves as a road to access the residential properties along the Lane). The site lies within an aerodrome safeguarding zone where structures greater than 6 metres in height will not be permitted.

2.0 The Proposal

- 2.1 The application is made in outline form for the erection of up to 24 residential dwellings, with the only matter that is being considered in full is the provision of the access into the site. Matters associated with scale, appearance, layout and landscaping are proposed to be considered under the Reserved Matters application process. The scheme initially provided for 31 dwellings, but Officers had concerns regarding the density across the site, and therefore a reduced quantum of housing was negotiated through the determination of 19/00164/OUT. An indicative layout plan is submitted in support of the scheme that illustrates how 24 dwellings could be delivered on the site, alongside a connection to the Public Right of Way on Willey Lane and the provision of public open space.

3.0 Site History

- 3.1 The only planning history associated with the site is noted below. The reason for application 19/00164/OUT being withdrawn was to allow additional time to resolve matters associated with surface water drainage and transportation matters.

Application Number	Proposal	Decision
19/00164/OUT	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane	Withdrawn

4.0 Consultation Responses

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

Consultee	Response
Natural England	No objection , but recommends that the mitigation proposed should consist of Home Owner Packs. Natural England agrees that the proposed mitigation being secured by appropriate planning conditions will be sufficient to conclude no adverse effect on the site integrity on the Morecambe Bay.
Greater Manchester Ecology Unit	No objection , subject to the imposition of planning conditions controlling protection measures for Great Crested Newts, recreational pressure, birds, trees, hedgerows and biodiversity enhancement measures.
Lead Local Flood Authority	No objection , but recommends planning conditions associated with additional sustainable drainage scheme to be submitted, groundwater considerations, soakaway designs and long-term maintenance proposals.
United Utilities	No objection , but recommends that the development is undertaken in accordance with the submitted drainage scheme, and refer to a water pipe crossing the site that may influence the development layout.
County Highways	No objection . Advise that the amendments to the visibility splays can be provided to achieve a safe and suitable site access on Lancaster Road, and that the off-site highway works on Lancaster Road and Main Street are agreed
Cockerham Parish Council	Objection: <ul style="list-style-type: none"> • There is insufficient infrastructure in relation to drainage and surface water; • There are no amenities in the village to support the extra population. There is no shop etc and the school is only a small village school which may become oversubscribed; and • The proposed vehicular access is on a bend and is therefore a hazard for traffic.
County Archaeology	No objection , but recommends a condition for a scheme of archaeological investigation is undertaken on the site as a condition of the outline planning application, with the strong recommendation that the final design and layout of the development be informed by the results of the initial phase of field evaluation.
County Council Education	No objection but requests the payment of £48,370.32 towards the provision of 2 secondary school places. Given there are a number of applications that are pending determination this could result in the maximum claim of £64,202.16 towards 4 primary places.
Waste and Recycling Officer	Raise concerns regarding the proposed layout from a waste and recycling collection perspective.
Dynamo (Lancaster and District Cycle Campaign)	Objection . The village is being extended in a piecemeal fashion, which ignores new infrastructure for new sustainable transport.
Contaminated Land Officer	No observations received within the statutory timescales.
Environmental Health Officers (Noise and Odour)	No observations received within the statutory timescales.
Arboricultural Officer	No observations received within the statutory timescales.
Public Right of Way Officer	No observations received within the statutory timescales
Ramblers Association	No observations received within the statutory timescales

5.0 Neighbour Representations

5.1 There have been 3 letters of objection to the scheme based on the following matters:

- Drainage Concerns – foul water drainage concerns, given local residents feel the existing wastewater facility in Cockerham is not functioning as it should, concerns with flooding events that already happen in the village (through surface water flooding) and this development would add to the impact, and there are doubts regarding the permeability testing that has been conducted.
- Crime and Safety Concern – communal areas have the potential to generate crime, and should not abut residential buildings, and there are concerns that the development will open up potential access to the rear gardens associated with those properties along Willey Lane.
- Planning Principles – loss of Green Belt (the site is not designated as Green Belt land), loss of openness and the tranquil nature of the environment, the scheme does not respect the local context and existing village development pattern and would be a fragmented form of development, the development will generate privacy concerns, there is no real need for additional housing within the village and given the recent approvals this will provide for a healthy quantum of new housing in the village.
- Highway Safety Issues – the A588 is the third most dangerous road in the UK with 89 serious or fatal accidents recorded over a ten year period, cycling has not been catered for, pedestrians will have to walk to the hub of the village to reach the bus stops and village primary school and this is not considered safe, and no improvements to the surrounding road network are proposed by this planning application.

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 8 – Promoting healthy and safe communities;
 Section 9 – Promoting sustainable transport;
 Section 11 – Making effective use of land;
 Section 12 – Achieving well designed places;
 Section 14 – Meeting the challenge of climate change, flooding and coastal change;
 Section 15 – Conserving and enhancing the natural environment;
 Section 16 – Conserving and enhancing the natural 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 published the proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications was undertaken 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 Lancaster District Core Strategy (adopted July 2008)

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

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

E4 – Countryside Area

6.5 Development Management DPD

DM20 – Enhancing Accessibility and Transport Linkages
DM21 – Walking and Cycling
DM22 – Vehicle Parking Provision
DM26 – Open Space, Sports and Recreational Facilities
DM27 – Protection and Enhancement of Biodiversity
DM28 – Development and Landscape Impact
DM29 – Protection of Trees, Hedgerows and Woodland
DM30 – Development affecting Listed Buildings
DM32 – The Setting of Designated Heritage Assets
DM35 – Key Design Principles
DM38 – Development and Flood Risk
DM39 – Surface Water Run-off and Sustainable Drainage
DM41 – New Residential dwellings
DM42 – Managing Rural Housing Growth

6.6 Other Material Considerations

- National Planning Practice Guidance;
- Meeting Housing Needs Supplementary Planning Document;
- Lancaster City Council 2018 SHELAA (January 2019);
- Cockerham Neighbourhood Plan;
- Low Emissions and Air Quality (September 2017);
- Housing Needs Affordable Practice Note (September 2017);
- Provision of Electric Vehicle Charging Points – New Developments (February 2016).
- Open Space Provision in new residential development (October 2015);
- Surface Water Drainage, Flood Risk Management and Watercourses (Planning Advice Note (PAN) May 2015.
- Housing Land Monitoring Report July 2019

7.0 Comment and Analysis

The main issues associated with the application include the following matters:

- Principle of development;
- Highways;
- Layout and design;
- Drainage;
- Landscape;
- Ecology;
- Infrastructure; and
- Other material considerations.

7.1 Principle of Development

- 7.1.1 Cockerham is listed as a Sustainable Rural Settlement under Policy DM42 of the adopted Development Management DPD, and the village continues to be allocated within the forthcoming Strategic Land Allocations document. It is a village in principle where sustainable housing will be supported. Policy DM42 does indicate that in all cases, proposals for new residential development on non-allocated sites must:
- Be well related to the existing built form of the settlement;
 - Be proportionate to the existing scale and character of the settlement unless exceptional circumstances can be demonstrated;
 - Be located where the environment and infrastructure can accommodate the impact of the development; and,
 - Demonstrate good siting and design in order to conserve and where possible enhance the character and quality of the landscape.
- 7.1.2 The proposal is sited on the eastern fringes of the village, with Batty Cottage located to the north, and residential dwellings to south of the site and therefore it is considered that the development is well related to the built form of Cockerham. It is fair to suggest that in recent years the village has seen a number of planning applications approved for residential schemes, namely the Village Road development which has now been built out for 17 houses (13/01018/FUL); together with 18 units off Rectory Gardens (17/00723/OUT); and land at Manor Inn for 24 units (18/00877/OUT). Permission had previously been granted for 36 dwellings off Marsh Lane (16/00494/OUT and 15/00587/OUT), however these permissions have now lapsed. However, there is an application for 36 houses which is pending consideration on the site (19/00438/FUL).
- 7.1.3 The consideration of this application does need to be considered in the context of the previously approved schemes, though there is no certainty that the any of the approved schemes would come forward for development. Officers consider that even taking account of the approved schemes, this scheme is capable of being of a scale and character appropriate to the settlement and is capable of being able to demonstrate a high-quality design. It is therefore considered that the development complies with the requirements of Policy DM42 of the Development Management DPD.
- 7.1.4 As part of this application the applicant has committed to providing *the full* (our emphasis) 40% affordable housing provision, so this would relate to the provision of nine affordable dwellings (37.5%). This is afforded significant weight in the decision-making process and one that could be controlled as such via the Section 106 Legal Agreement process.

7.2 Highways

- 7.2.1 One vehicular access is proposed off Lancaster Road (A588). The County Council did raise concerns to the original scheme (19/00164/OUT) regarding the sustainability credentials, and also from a highway safety perspective. The scheme originally proposed visibility splays in the region of 4.5 x 73m and 4.5 x 70m, and these have been increased during the application process to 2.4 metres x 92 metres to the north and 2.4 x 94 metres to the south. County's original response was to provide visibility splays of 120m x 2.4m, but this cannot be achieved within the extent of land that is within the applicant's ownership. A further amended drawing has been shared which now shows 2.4m x 100m to the south and 2.4m x 120m to the north. County has confirmed that the visibility splays proposed are considered acceptable.
- 7.2.2 The applicant has proposed a series of off-site highway improvement works. These consist of a new footway on the east side of Lancaster Road between Willey Lane. To implement this footway, it is necessary to reduce the footway width on the west side of Lancaster Road, in order to maintain the carriageway width. This will result in a short section of reduced footway to 1.5m on the west side. County is amenable to the applicant's proposal here and consider it is safe. The applicant also proposes an uncontrolled crossing and proposes a pedestrian drop crossing point on Main Street (within the centre of the village). This is considered acceptable, together with some improvements to the north of the Manor Inn car park. County has raised no objection subject to the measures being implemented. The Case Officer is still in discussions with County to ensure that all the measures proposed are all deliverable, and there will be a verbal update at the Planning Regulatory Committee.

- 7.2.3 Willey Lane is a Public Right of Way and the applicant has included a footway which connects to this. Officers from the City and County Councils were keen to see this included as a secondary means of access to amenities within the village such as the school, church and public house. This can be secured by means of planning condition should the scheme be supported.

7.3 Layout and Design

- 7.3.1 Layout, scale and appearance are Reserved Matters, and therefore Councillors are making a recommendation on whether they consider that the site can accommodate up to 24 residential dwellings. However, the applicant has included an indicative layout in support of the application to demonstrate how the site could be developed. The original iteration of the scheme included 31 dwellings and there was some concern when travelling southwards to the village on Lancaster Road how the dwellings could sit in relation to Batty Cottage. The applicant has removed this element of the scheme, and shown this area to be landscaped (on the indicative plan). Overall the scheme has the potential to be developed sensitively, and whilst there would need to be amendments at the Reserved Matters stage it is considered that the concept of the proposed layout has the potential to work in this location.
- 7.3.2 Given the gradient across the site and to ensure a high-quality layout it is considered necessary to include planning conditions requiring the submission of the finished floor and site levels. This should include gardens associated with the plots and also open space and roads and pavements. Whilst the gradient creates a challenge, the indicative layout has not sought to propose dwellings on the highest part and this is to be supported via any future Reserved Matters application. Concern has been raised amongst those residents on Willey Lane regarding loss of privacy, overlooking and privacy issues. The rear garden boundaries along Willey Lane have low boundary treatments, and therefore any future application would need to ensure suitable separation distances to ensure that privacy matters could be protected. All these matters could be addressed within any future Reserved Matters submission.

7.4 Drainage

- 7.4.1 One of the early concerns of officers was whether the site could be drained with sustainable drainage principles. There is no point of connection to the main sewer network directly outside the site, and no watercourses or drains are accessible to direct surface water to. The Flood Risk Assessment submitted in support of the scheme does state that infiltration would be a likely suitable means of surface water discharge from the site. The applicant has stated that the site at Rectory Gardens has a soil infiltration co-efficient of 3.15×10^{-5} m/s (0.113 m/hour). United Utilities records show that surface water drainage for the individual residential properties on Village Road immediately to the south of the proposed development are being drained by individual soakaways located in the rear gardens. United Utilities also advocate draining the site sustainably. The applicant has since undertaken two trial trenches on the site with the revealing that the site can be suitably drained by soakaways given the soil infiltration rate is 1.34×10^{-4} m/s. These works were undertaken in June 2019. The Lead Local Flood Authority raises no objection to the scheme on the basis planning conditions are imposed.
- 7.4.2 As testing has been undertaken, this provides the confidence that on the balance of probabilities that the site can be drained via soakaways. Notwithstanding this, a Grampian style condition should be imposed on any planning consent that provides for full drainage scheme to be submitted to, and approved by the Local Planning Authority in advance of any works on the site.
- 7.4.3 Concern has been raised via representations to the proposal regarding the problems faced by the existing waste water treatment facility within the village. Given this is the responsibility of United Utilities, who raise no objection to the scheme, it has to be assumed there is capacity to accept additional foul water (furthermore United Utilities are obligated to do so). The scheme provides for a foul pumping station on the site. This would need some careful consideration of its location as part of any Reserved Matters application.
- 7.4.4 United Utilities raises the Council's attention to a water main easement crossing the proposed development site. The water authority have statutory rights for inspection and maintenance. The water main is not detailed within the applicant's Utility Statement submitted in support of the scheme. Further clarification has been sought between the applicant and United Utilities (who do not object to the scheme, but raises the Council's attention to be mindful of their infrastructure when this application is determined). This could have a bearing in terms of how the site could be developed, and the quantum of development,

and therefore whilst layout is not being applied for, we need the confidence to understand where the pipework is located.

7.5 Landscape

- 7.5.1 The site is currently pastoral farmland, with open views across the Forest of Bowland to the east. It is accepted that there would be a moderate degree of harm associated with the development given the development occupies an area of greenfield, but the proposal represents a logical extension to the village in the Case Officer's opinion. The impact on the landscape can be mitigated via high quality design, and the use of soft landscaping, and therefore these are issues that can be addressed at the Reserved Matters stage.
- 7.5.2 The proposal would be proportionate to the existing scale and character of Cockerham (this includes those schemes that have been approved), and hence accords with criterion v of Policy DM42 of the DM DPD. It is considered that with a sensitive layout (including appropriate boundary features) and high-quality landscaping, this would mitigate the harm of the development. However, there would be some conflict with the landscape character and countryside setting aims of Policies DM28, DM35, DM41 and DM42 of the DM DPD, saved Policy E4 of the Local Plan, and Policy SC1 of the Core Strategy and Paragraph 170 of the Framework.

7.6 Ecology

- 7.6.1 The proposal is supported by an ecological appraisal and this has been reviewed by Greater Manchester Ecology Unit (GMEU). They initially raised concerns regarding whether wintering birds may utilise the site, but following additional information supplied by the applicant, GMEU withdrew their concerns. Natural England has now withdrawn their objection in this regard too. GMEU has raised concerns regarding a lack of Great Crested Newt (GCN) Survey on a pond to the north of the site and the applicant has responded to this by stating the pond is not accessible to survey. The in-accessible pond has been confirmed as being a garden pond and has amenity garden planting around its perimeter. The pony paddocks adjacent to the pond were found to be heavily grazed and consequently very short. The proposed development site itself does not support any GCN terrestrial or hibernacula habitat and whilst the hedges do provide some shelter it is considered unlikely that amphibians would cross the proposed development site due to its open nature and uniform length grassland.
- 7.6.2 In line with the requirements of the NPPF, there are opportunities for biodiversity enhancement to be incorporated into new development proposals, such as this scheme. GMEU has recommended a planning condition to this effect, and this could take the form of the inclusion of bat bricks/tubes within the development, bird boxes, native tree and shrub planting, bolstering of hedgerows and sensitive lighting.

7.7 Infrastructure

- 7.7.1 The County Council as Education Authority for the District has requested there would be a shortfall of 206 secondary places in 5 years' time, this equates to a need of a financial contribution of £48,370.32, for the provision of 2 secondary school places. With respect to primary places no contribution would be required as it is only envisaged that there would be 85 pupils at Cockerham Parochial School in 2024 when the future planned capacity is 102, although the County caveat that this position could change with planning applications that are pending consideration. Approval of this scheme would assist in contributing to the vitality of the school, as this is a key community asset. The applicant is amenable to the financial contributions being secured by legal agreement.

7.8 Other Material Considerations

- 7.8.1 The development proposes in excess of 20 dwelling houses, and therefore it is considered necessary and reasonable for a condition to be applied to any Planning Permission that contains an Employment Skills Plan. The Council's contaminated land officer had previously (on the previous outline application) requested a suite of planning conditions associated with contaminated land but it is only reasonable to include a condition associated with unforeseen contamination. Whilst not within an air quality management area, it is considered reasonable and appropriate to include electric vehicle charging points.

- 7.8.2 The site lies within an aerodrome safeguarding zone whereby obstacles higher than 6 metres will not be permitted. The principle of development would not pose a danger to aircraft or parachutists on the basis of two storey dwellings and in any event the Civil Aviation Authority would be consulted at Reserved Matters stage.
- 7.8.3 The scale of the site is such that there is unlikely to be a need for an on-site play area, although there will be a need for open space to be provided on the site. It is recommended that a condition is imposed regarding the provision of open space and also for an open space contribution to be assessed based on the needs of the village once the Reserved Matters application has been received (to be addressed by legal agreement). Given the Council's inability to demonstrate a deliverable 5-year housing land supply and the engagement of the tilted balance, it is considered to be justified to impose a two-year time period for the submission of a Reserved Matters planning application rather than the default three-year time period.

8.0 Planning Obligations

- 8.1 The applicant is amenable to securing the following requirements by way of legal agreement. These requirements are considered to meet the tests set out in paragraph 56 of the NPPF:
- The provision of 40% of affordable housing to be based on a 50:50 (affordable rented: shared ownership) tenure split as required by policy (percentage, tenure, size, type, phasing to be address at Reserved Matters stage based on local housing needs);
 - The payment of **£48,370.32** for two secondary places (to be assessed at reserved matters stage when the number of units and bedroom numbers is known);
 - Off-site open space contribution to be assessed based on the needs of the village of Cockerham (at the time of the reserved matters application); and,
 - Long term maintenance of non-adopted highways, open space, landscaping and creation of Management Company.

9.0 Planning Balance and Sustainability

- 9.1 Cockerham is a sustainable rural settlement, and therefore the principal of sustainable housing in the village can be found acceptable. It is accepted there are some day-to-day facilities and services within the village, and that it is possible to walk to the village primary school. However, in reality future residents would rely on the use of a private car to get to amenities, work places and attractions as the local bus service (No.89 – Knott End to Lancaster and vice versa) only runs every 90 minutes.
- 9.2 It is considered that there would be some environmental harm caused as a result of the reliance on the private car for many trips and hence the limited accessibility credentials of the site. In addition, it has been noted that there would be some harm to the landscape character and the general appearance of the countryside. Whilst there is harm, this should be weighed against the adopted Development Plan for the area (DM42 of the DM DPD and Policy E4 of the saved Local Plan). DM42 of the Development Management DPD does support additional housing in the village of Cockerham, and that the proposal would boost both affordable and market housing in the area. In addition, there would be some small-scale economic benefits. Given the Council's lack of 5-year housing land supply these benefits should be afforded significant weight in the tilted balance.
- 9.3 On balance, it is considered that taking into account the considerations above, that the identified adverse impacts of the development would not significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework. Consequently, it is considered that the development would constitute a sustainable form of development, and it is recommended to Councillors to approve the development subject to the signing of a S106 agreement and the conditions noted below.

Recommendation

That, subject to the applicant entering into a Legal Agreement to secure the obligations as noted in Section 8.1 of this report, Outline Planning Permission **BE GRANTED** subject to the following conditions:

1. Two year timescale
2. Development in accordance with the approved plan (red edge and access)
3. Access details to be submitted
4. Scheme for off-site highway works
5. Construction Environmental Management Plan
6. Scheme for Sustainable Surface Water Drainage
7. Scheme for Foul Water Drainage Scheme
8. Submission of Finished Floor and Site Levels
9. Scheme for the provision of on-site open space
10. Scheme for the connection to the Public Right of Way
11. Scheme for any external lighting
12. Vegetation clearance to be undertaken from 1st March to 31st July
13. Scheme to be undertaken in accordance with the ecological mitigation methods
14. Development in accordance with the submitted AIA
15. Employment and Skills Plan
16. Provision of electric vehicle charging points
17. Uncontaminated Land
18. Provision of Home Owner Packs

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
A7	9 December 2019	19/01141/VCN

Application Site	Proposal
Land North Of Kellet Road Over Kellet Lancashire	Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping (pursuant to the variation of condition 4 on approved application 17/01133/FUL to allow construction traffic to use the existing access on Kellet Road)

Name of Applicant	Name of Agent
Mr Ian Parker	Mr Kevin Conlon

Decision Target Date	Reason For Delay
3 January 2020	None

Case Officer	Mrs Eleanor Fawcett
Departure	Yes
Summary of Recommendation	Approval subject to the submission of an appropriate access plan

1.0 The Site and its Surroundings

- 1.1 The site is located 1km to the east of Carnforth town centre and 1.25km to the west of the village of Over Kellet, and extends to 2 hectares. The site forms the southern portion of a wider field parcel totalling around 5 hectares, and is currently used for cattle grazing. The site is undulating; generally reducing in height to 31 metres Above Ordnance Datum (AOD) as the site drops to the west towards the M6 motorway, with the highest part of the site adjacent to the A601(M) at circa 39 metres AOD.
- 1.2 A post and wire fence marks the western boundary with open views across the site from the M6 motorway. The southern boundary is defined by a strong tree belt limiting views into the site from Kellet Road. The eastern boundary is defined by mature hedgerow with a grass verge between the A601(M) and the site. Current access is afforded to the site via an existing gated access from Kellet Road close to the junction of the A601(M).
- 1.3 To the north of the site is a wider field parcel currently used for cattle grazing and this is bound by the roundabout at Junction 35 of the M6. The land beyond the A601(M) to the east comprises open agricultural land. Leapers Wood Quarry is located to the south of the site but is screened by substantial vegetation. The M6 is to the west with Carnforth Business Park beyond.
- 1.4 The site is allocated as Countryside Area in the adopted Local Plan (and within the emerging plan), and the entire site is covered by a mineral safeguarding zone. The Kellet Lane verges are located on the southern periphery of the site and these are Biological Heritage Sites. Footpath number 5 is located 60 metres to the west of the proposal which runs parallel to the M6 motorway.

2.0 The Proposal

- 2.1 Planning permission was granted in May 2018, following a resolution by the Planning and Highways Regulatory Committee, for the development of a car showroom and ancillary maintenance workshop,

wash and preparation building, display area, storage compound, parking and soft and hard landscaping, together with a new access off the A601(M). The current application seeks to vary condition 4 of the planning consent to allow initial ground works to be undertaken using the existing access from Kellet Road, rather than the approved access which would serve the completed development off the A601(M). The approved access and visibility splays, from the A601(M) would only need to be fully implemented prior to the operational use of the development.

3.0 Site History

3.1 The relevant site history is set out below:

Application Number	Proposal	Decision
17/01133/FUL	Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping	Permitted
18/00125/EIR	Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping	EIA not required
16/01619/PRETWO	Proposed mixed use development to include B1, B2, B8, A4 and C1	Advice Provided

4.0 Consultation Responses

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

Consultee	Response
Over Kellet Parish Council	<p>Objects on the following grounds:</p> <ul style="list-style-type: none"> Road safety concerns. The addition of another entrance for heavy vehicles, close to the junction of the A601(M) and the B6254 Kellet Road, would create a further, unnecessary hazard for all classes of road user. Ecological impacts. The highway verges either side of the B6254 carriageway are classified by Lancashire County Council as the 'Kellet Road Verges' Biological Heritage Site. Use of the existing gate and track as a site entrance for heavy construction vehicles would have a detrimental impact on these verges.
County Highways	No objection
Highways England	Not relevant for Highways England to comment on.
Cadent Gas	No objection

5.0 Neighbour Representations

5.1 No representations have been received

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 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 published the proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications was undertaken 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 Lancaster District Core Strategy Policies (adopted July 2008)

SC1 – Sustainable Development

6.4 Development Management Development Plan Document (DM DPD)

DM7 – Economic Development in Rural Areas
DM20 – Enhancing Accessibility and Transport Linkages
DM21 – Walking and Cycling
DM22 – Vehicle Parking Provision
DM23 – Transport Efficiency and Travel Plans
DM27 – Protection and Enhancement of Biodiversity

6.5 Lancaster District Local Plan Saved Policies

E4 – Development within the Countryside

7.0 Comment and Analysis

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

- Impact on highway safety
- Impact on biodiversity and trees

7.2 Impact on highway safety

7.2.1 Condition 4 on the existing consent requires the site access and works for the visibility splays (including a review of the speed limit) to be constructed before any works within the main site. The proposal seeks to vary this condition to allow construction to be undertaken from Kellet Road and to delay the requirement for the full implementation of the access from the A601(M) until the first operation of the approved development. The Highway Authority has raised no objections to amending the timescale for the implementation of the access, subject to the addition of 'within the agreed timetable contained within the amended construction method statement'. Effectively this means that:

1. the construction traffic for the groundworks only can access/egress the site from Kellet Road;
2. the construction traffic for the construction of the buildings, roads, car parks etc can access/egress the site from the reclassified A601(M) only, albeit not necessarily from a completed access (i.e. with a finishing course); and
3. that the access from the reclassified A601(M) must be completed (i.e. with a finishing course) before occupation of any part of the development.

7.2.2 In relation to the temporary access off Kellet Road, the Highway Authority has advised that the existing access is considered unsuitable to accommodate construction traffic. However, there are measures which can be implemented to make the access safe and suitable for some construction vehicle movement and some works. These include:

- Restricting vehicle movements at the site to off-peak, between 09.30 – 14.30;
- Use only by HGVs and machinery associated with the cut and fill groundwork, with no works associated with the construction of any buildings;
- The creation of hardstanding within the site for operative parking and vehicle turning area;
- Provision of a wheel wash facility and daily road sweeping if required;
- All vehicles to enter and leave in forward gear;
- Widening of the site access to allow two way HGV movements; and
- Implementation of a temporary 30mph speed limit on Kellet Road

7.2.3 Most of the mitigation measures described above are covered within the amended construction method statement, although the precise details of the access widening have not been given. The condition could be varied to allow the initial construction vehicles to access the site from Kellet Road, however, it is considered important that a plan showing the widening of the access is provided prior to determination to ensure that this can be achieved to the satisfaction of the Highway Authority, and to allow other impacts to be fully assessed. Subject to an appropriate plan being provided, it is considered that the use of the access from Kellet Road is considered to be acceptable in terms of highway safety.

7.2.4 It should also be highlighted that condition 3 on the original consent still requires the reclassification of the A601(M), to remove its motorway status, prior to the commencement of works, and this decision is the responsibility of the Secretary of State. A separate application has been submitted to vary the requirements of condition 3. However, if the declassification is not approved for whatever reason, the development could not be implemented.

7.3 Impact on biodiversity and trees

7.3.1 The verge to the west of the existing access off Kellet Road forms part of the wider Kellet Road Verges Biological Heritage Sites (BHS). As set out above, the access will need to be widened to satisfy the requirements of the Highway Authority, and it is not clear to what extent this will encroach into the BHS. It will also likely involve the removal of part of a hedgerow and possibly some small individual trees. The previous application acknowledged that the verges are in poor condition, but that the BHS should be protected, and where possible enhanced, during and post construction. Some clarification is required in relation to the encroachment into the BHS, and the removal of trees and hedgerow. A plan has been requested to show the extent of the access widening and impacts on the verge and vegetation. Given the poor quality of the verge, the nature of the trees and hedgerow likely to be affected, and the temporary nature of the works, it is likely that, with appropriate mitigation and enhancement measures post construction, there should not be a significant adverse impact to biodiversity. However, the full impact of the works will be considered when the plan has been provided and an update will be provided at the Planning Regulatory Committee.

7.3.2 The original consent required the submission of a method statement to protect the verges in addition to a tree works schedule and tree protection plan. These details have been agreed through a discharge of condition application, but would need to change as a result of the works required to utilise the access from Kellet Road. If the details are provided during the course of this application then they could be referred to in a condition. Alternatively they would need to be requested through conditions on this consent.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 The alterations to condition 4 will allow some of the initial construction to be undertaken utilising the existing access from Kellet Road, albeit with some alterations. Subject to the precise details of the temporary access works being provided and being found acceptable, and appropriate measures being put in place, as detailed above, it is considered that this would not have a detrimental impact to

highway safety or biodiversity. The proposed variation to the condition is therefore considered to be acceptable, subject to the receipt of an appropriate plan. The conditions from the original permission will need to be repeated, as the granting of this application would result in a new permission. Some of these will need varying to take into account details that have already been agreed through discharge of condition applications in relation to the original consent.

Recommendation

That, subject to the receipt of an acceptable access plan, Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year timescale
2. Approved plans
3. Reclassification of the A601 (M)
4. Scheme for construction and off-site highway works
5. Drainage scheme
6. Tree works schedule, arboricultural method statement and tree protection scheme
7. Method statement in relation to Kellet Road Verges Biological Heritage Site
8. Finished floor levels
9. Electric vehicle charging points
10. Landscaping scheme
11. Materials/ details of building, hardstanding and boundary treatments
12. Foul drainage scheme
13. Secure cycle storage
14. Creation of visibility splays
15. Travel Plan
16. Lighting details
17. Provision of car park
18. Landscape management plan
19. No vegetation clearance or site activity between 1 March to 31 July
20. Restriction of permitted development rights
21. Unforeseen contamination
22. Separate foul and surface water systems
23. Restriction of floor area

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
A8	9 December 2019	19/01368/VCN

Application Site	Proposal
Land North Of Kellet Road Over Kellet Lancashire	Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping (pursuant to the variation of condition 3 on planning permission 17/01133/FUL to allow construction traffic to use the existing site access from Kellet Road to accommodate initial ground works)

Name of Applicant	Name of Agent
Mr Ian Parker	Mr Kevin Conlon

Decision Target Date	Reason For Delay
11 February 2020	None

Case Officer	Mrs Eleanor Fawcett
Departure	Yes
Summary of Recommendation	Approval

1.0 The Site and its Surroundings

- 1.1 The site is located 1km to the east of Carnforth town centre and 1.25km to the west of the village of Over Kellet, and extends to 2 hectares. The site forms the southern portion of a wider field parcel totalling around 5 hectares, and is currently used for cattle grazing. The site is undulating; generally reducing in height to 31 metres Above Ordnance Datum (AOD) as the site drops to the west towards the M6 motorway, with the highest part of the site adjacent to the A601(M) at circa 39 metres AOD.
- 1.2 A post and wire fence marks the western boundary with open views across the site from the M6 motorway. The southern boundary is defined by a strong tree belt limiting views into the site from Kellet Road. The eastern boundary is defined by mature hedgerow with a grass verge between the A601(M) and the site. Current access is afforded to the site via an existing gated access from Kellet Road close to the junction of the A601(M).
- 1.3 To the north of the site is a wider field parcel currently used for cattle grazing and this is bound by the roundabout at Junction 35 of the M6. The land beyond the A601(M) to the east comprises open agricultural land. Leapers Wood Quarry is located to the south of the site but is screened by substantial vegetation. The M6 is to the west with Carnforth Business Park beyond.
- 1.4 The site is allocated as Countryside Area in the adopted Local Plan (and within the emerging plan), and the entire site is covered by a mineral safeguarding zone. The Kellet Lane verges are located on the southern periphery of the site and these are Biological Heritage Sites. Footpath number 5 is located 60 metres to the west of the proposal which runs parallel to the M6 motorway.

2.0 The Proposal

- 2.1 Planning permission was granted in May 2018, following a resolution by the Planning and Highways Regulatory Committee, for the development of a car showroom and ancillary maintenance workshop,

wash and preparation building, display area, storage compound, parking and soft and hard landscaping, together with a new access off the A601(M). The current application seeks to vary condition 3 on the planning consent to allow development to commence before the A601(M) has ceased to be subject to motorway regulations but after its reclassification has been confirmed and there is an agreed timescale in place.

3.0 Site History

3.1 The relevant site history is set out below:

Application Number	Proposal	Decision
17/01133/FUL	Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping	Approved
18/00125/EIR	Erection of car showroom (sui generis), maintenance workshop and preparation building (B2), display area, storage compound with associated access and landscaping	EIA not required
16/01619/PRETWO	Proposed mixed use development to include B1, B2, B8, A4 and C1	Advice Provided

4.0 Consultation Responses

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

Consultee	Response
Over Kellet Parish Council	<p>Objects on the following grounds:</p> <ul style="list-style-type: none"> Road safety concerns. The addition of another entrance for heavy vehicles, close to the junction of the A601(M) and the B6254 Kellet Road, would create a further, unnecessary hazard for all classes of road user. Ecological impacts. The highway verges either side of the B6254 carriageway are classified by Lancashire County Council as the 'Kellet Road Verges' Biological Heritage Site. Use of the existing gate and track as a site entrance for heavy construction vehicles would have a detrimental impact on these verges.
County Highways	No objection.
Highways England	No comments received. The consultation period expires on 4 December 2019.
Lancashire Fire and Rescue	Comments. It should be ensured that the scheme fully meets all the requirements of Building Regulations Approved Document B, Part B5 'Access and facilities for the Fire Service'.

5.0 Neighbour Representations

5.1 No representations have been received

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

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 published the proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications was undertaken 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.

Lancaster District Core Strategy Policies (adopted July 2008)

SC1 – Sustainable Development

Development Management DPD

DM7 – Economic Development in Rural Areas
DM20 – Enhancing Accessibility and Transport Linkages
DM21 – Walking and Cycling
DM22 – Vehicle Parking Provision
DM23 – Transport Efficiency and Travel Plans

Lancaster District Local Plan Saved Policies

E4 – Development within the Countryside

7.0 Comment and Analysis

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

- Impact on highway safety

7.2 Impact on highway safety

7.2.1 Condition 3 on the existing consent requires the submission of a scheme for the reclassification of the A601(M) (to remove it from having motorway status), to be submitted, with no development commencing on the site until it has ceased to be subject to motorway regulations. The purpose of this was to ensure that the motorway status was removed from the road before works commenced, to ensure that a safe and appropriate access could be achieved to the site. As there is a separate formal process for this, which gives the opportunity for interested parties to object, there is no guarantee that the road will be reclassified.

7.2.2 The variation seeks to vary the condition to the following wording:

“No development shall commence until a scheme for the reclassification of the A601(M) (to remove it from having motorway status), has been submitted to and approved in writing by the Local Planning Authority. No development on the site shall commence until such time the A601(M) has written agreement from the Department of Transport and Lancashire County Council that it will cease to be subject to motorway regulations in accordance with the approved written scheme within an agreed timescale.”

- 7.2.3 The reclassification scheme for part of the A601(M) is currently in the period of advertising which commenced on Friday 25 October and ends on Friday 6 December 2019. This period gives any person an opportunity to raise an objection to the proposal and should an objection be raised during this period the process for dealing with an objection will be by a Public Inquiry. The Highway Authority has no objection to the variation of the condition as proposed, which will essentially mean that works can commence before the road is formally reclassified, provided that this has been formally agreed, with an appropriate timescale in place. Construction works could not take place from the A601(M) until it is no longer subject to motorway restrictions. Therefore, to carry out works before this has happened would require the changes to condition 4, which are being considered under a separate application. Provided that Councillors resolve to grant application 19/01141/VCN, the approved changes can also be incorporated into a condition on this consent, in place of the original wording.
- 7.2.4 Therefore, on the basis of the above, the proposed changes to the condition are considered to be acceptable and would not have a detrimental impact on highway safety. However, the wording would need to be altered from what has been set out in the application form, and repeated above, as the written agreement and approved timescale would need to be submitted to and approved in writing by the Local Planning Authority. It should be highlighted that, if the declassification is not approved for whatever reason, the development could not be implemented.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The alterations to condition 3 will allow works to commence before the A601(M) has been reclassified, but after this has been confirmed. This links to the separate application to vary condition 4 to allow some of the construction works to be carried out from Kellet Road. It is considered that the variation to the condition would not have a detrimental impact to highway safety and is therefore considered to be acceptable. The conditions from the original permission will need to be repeated, as the granting of this application would result in a new permission. Some of these will need varying to take into account details that have already been agreed through discharge of condition applications in relation to the original consent. As set out above, if Committee resolve to grant consent for the application to vary condition 4, the same wording would be included on this decision notice, as only one of the permissions would be implemented.

Recommendation

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

1. Standard three year timescale
2. Approved plans
3. Reclassification of the A601(M)
4. Scheme for construction and off-site highway works
5. Drainage scheme
6. Tree works schedule, arboricultural method statement and tree protection scheme
7. Method statement in relation to Kellet Road Verges Biological Heritage Site
8. Finished floor levels
9. Electric vehicle charging points
10. Landscaping scheme
11. Materials/ details of building, hardstanding and boundary treatments
12. Foul drainage scheme
13. Secure cycle storage
14. Creation of visibility splays
15. Travel Plan
16. Lighting details
17. Provision of car park
18. Landscape management plan
19. No vegetation clearance or site activity between 1 March to 31 July
20. Restriction of permitted development rights
21. Unforeseen contamination

- 22. Separate foul and surface water systems
- 23. Restriction of floor area

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
A9	9 December 2019	19/01314/FUL

Application Site	Proposal
10 Shortlands Drive Heysham Morecambe Lancashire	Demolition of existing conservatory and erection of a single storey rear extension

Name of Applicant	Name of Agent
Mr Jason Camm	Mr Philip Holt

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

Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval

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 10 Shortlands Drive is a semi-detached property located in a residential area of Heysham. The property features a hipped roof with a two storey extension to the side and a conservatory to the rear adjacent to the southern boundary. The dwelling comprises dashed walls, grey roof tiles and white uPVC windows and doors throughout. The site features an area of hardstanding to the front with a large 'L shaped' garden to the rear.
- 1.2 The area is residential in nature and the property is relatively close to St Peter's Primary School (approximately 70m to the east) and the historic old village of Heysham (approximately 240m to the northwest).
- 1.3 There are no designations affecting the site.

2.0 The Proposal

- 2.1 The application seeks consent for the demolition of the existing conservatory and erection of a replacement single storey rear extension.
- 2.2 The extension measures approximately 3.5m in depth, 5.7m in width with an eaves height of 2.4m and a flat roof height (excluding lantern) of 2.7m. The proposed extension features a north facing window and bi-fold doors to the rear and comprises render and sandstone exterior walls with grey powers coated aluminium bi-fold doors and a grey uPVC window under a GRP roof.
- 2.3 No landscaping or alterations to the access are proposed.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
03/00050/FUL	Erection of a two storey side extension to form garage with bedroom, en-suite and store room over and single storey rear extension to form garden room	Permitted
05/01491/FUL	Erection of a conservatory to rear	Permitted

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments received within the statutory consultation period

5.0 Neighbour Representations

5.1 No comments received within the statutory consultation 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

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 published proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications was undertaken 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

DM35 – Key design principles

7.0 Comment and Analysis

7.1 The key considerations in the assessment are:

- General design
- Impact upon residential amenity

7.2 General Design

7.2.1 The extension is one of a typical design for many mid-20th century semi-detached dwellings. The proposal is subservient to the main dwelling and the footprint is identical to the conservatory that it is replacing. As such it is considered that the built form has been established whilst the choice of materials will complement the existing dwelling. In addition, the extension's location to the rear will ensure that there is no impact on the wider street scene.

7.3 Impacts upon Residential Amenity

7.3.1 As stated above, the proposal is replacing an existing conservatory. The depth of the extension along the southern boundary will remain as before (approximately 3.5m). Whilst there will be a marginal height increase from approximately 2.35m to 2.45m, this change is considered to have no significant impact upon the occupiers at 12 Shortlands Drive.

7.3.2 The extension does break the 45 degree rule with the neighbouring patio doors but these are located to the south so any impact from the extension on light levels is limited. In any case the depth is the same as before so raises no concerns.

7.3.3 Outlook from the rear doors will overlook the applicant's own garden whilst the side (north) facing window will be towards the existing dwelling and boundary fence and is in line with the existing outlook from the conservatory. As a result there are no overlooking concerns associated with the scheme.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 Considering the existing built form of the conservatory and very minor height increase, the proposal will not have an undue impact on any of the neighbouring properties. The scale and size is considered appropriate in relation to the site and dwelling whilst the materials and appearance are acceptable for this residential area. As such, the application is recommended for approval subject to the conditions below.

Recommendation

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

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

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

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

Background Papers

None

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
19/00126/DIS	Keer Park, Warton Road, Carnforth Discharge of conditions 3,4,5,6,7,8 and 11 on approved application 18/01642/FUL for Mr Phil Rogerson (Carnforth And Millhead Ward 2015 Ward)	Split Decision
19/00136/DIS	52 Main Road, Nether Kellet, Carnforth Discharge of conditions 3, 4,6,7 and 8 on approved application 19/00308/FUL for Mrs M Cornthwaite (Kellet Ward 2015 Ward)	Split Decision
19/00141/DIS	Land Rear Of 18 To 24, Monkswell Avenue, Bolton Le Sands Discharge of conditions 4, 6,8 and 11 on approved application 18/01493/FUL for Mr Matthew Haley (Bolton And Slyne Ward 2015 Ward)	Split Decision
19/00142/DIS	Site Of Former Filter House, Scotforth Road, Lancaster Discharge of conditions 9, 13, 14 and 16 on approved application 18/00637/VCN for Mr VIVIAN WATTS (University And Scotforth Rural Ward)	Application Refused
19/00145/DIS	Land For Proposed Bailrigg Business Park, Bailrigg Lane, Lancaster Discharge of condition 5 on approved application 16/01308/REM for Mr Jason Homan (University And Scotforth Rural Ward)	Split Decision
19/00146/DIS	Land Opposite Greendale Drive, Mill Lane, Warton Discharge of conditions 3, 4, 7, 8 and 9 on approved application 18/00349/FUL for Mr Bleasedale (Carnforth And Millhead Ward 2015 Ward)	Split Decision
19/00147/DIS	B And Q Superstore, Aldcliffe Road, Lancaster Discharge of conditions 17 and 20 on approved application 18/01100/FUL for Adam Robson (Castle Ward 2015 Ward)	Application Permitted
19/00150/DIS	Land Along The East Bank Of The River Lune Between The A683 Viaduct And Skerton Bridge And Land Along The West Bank Of The River Lune East Off Halton Road/Main Street, , Discharge of condition 6 and 7 on approved application 18/00751/FUL for Lancaster City Council (Overton Ward 2015 Ward)	Application Permitted
19/00154/DIS	12 St Johns Mews, Lancaster, Lancashire Discharge of conditions 4, 7 and 8 on approved application 15/01369/LB for Mr Paul Gywnne (Bulk Ward 2015 Ward)	Split Decision
19/00155/DIS	12 St Johns Mews, Lancaster, Lancashire Discharge of conditions 11 and 12 on approved application 15/01368/FUL for Mr Paul Gywnne (Bulk Ward 2015 Ward)	Split Decision
19/00157/DIS	B And Q Superstore, Aldcliffe Road, Lancaster Discharge of conditions 3, 5 and 11 on approved application 18/01100/FUL for Mr Adam Robson (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

19/00164/DIS	5 Cable Street, Lancaster, Lancashire Discharge of condition 4 on approved application 15/01369/LB for Mr Paul Gywnne (Bulk Ward 2015 Ward)	Split Decision
19/00168/DIS	5 Cable Street, Lancaster, Lancashire Discharge of condition 13 on approved application 15/01368/FUL for Mr Paul Gywnne (Bulk Ward 2015 Ward)	Split Decision
19/00172/DIS	Gleaves Hill Farm, Gleaves Hill Lane, Bay Horse Discharge of conditions 3 and 6 on approved application 19/00661/PAA for Duchy of Lancaster (Ellel Ward 2015 Ward)	Closed
19/00181/DIS	Queen Victoria Memorial, Dalton Square, Lancaster Discharge of conditions 4,5,6,7,8,9,10 and 13 on approved application 19/00934/FUL for Martin Horner (Castle Ward 2015 Ward)	Split Decision
19/00183/FUL	16 Dumbarton Road, Lancaster, Lancashire Creation of a raised area and installation of external steps and trellis to the rear for Mr Nick Tinsdeall (John O'Gaunt Ward 2015 Ward)	Application Withdrawn
19/00184/DIS	Land Along The East Bank Of The River Lune Between The A683 Viaduct And Skerton Bridge And Land Along The West Bank Of The River Lune East Off Halton Road/Main Street, Lancashire, Discharge of condition 13 on approved application 18/00751/FUL for Mr Gary Bowker (Overton Ward 2015 Ward)	Application Permitted
19/00185/DIS	34 Hall Park, Lancaster, Lancashire Discharge of condition 3 on approved application 17/00128/FUL for Mr Colin Elderton (Scotforth West Ward 2015 Ward)	Application Permitted
19/00186/DIS	Land For Proposed Bailrigg Business Park, Bailrigg Lane, Lancaster Discharge of condition 14 on approved application 16/00117/VCN for Mr Jason Homan (University And Scotforth Rural Ward)	Application Permitted
19/00190/DIS	45 Wennington Road, Wray, Lancaster Discharge of condition 3 on approved application 19/00446/FUL for Mr Scott Redpath (Lower Lune Valley Ward 2015 Ward)	Split Decision
19/00192/DIS	Box Tree, Ravens Close Road, Wennington Discharge of condition 3 on approved application 17/01146/FUL for Mr Ian Armour (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/00323/FUL	Low Hall Barn, Main Street, Whittington Change of use and conversion of barn and attached shippon to dwelling (C3) and holiday cottage (C3) and erection of single storey rear extension for Mr G Collinson (Upper Lune Valley Ward 2015 Ward)	Application Withdrawn
19/00324/LB	Low Hall Farm, Main Street, Whittington Listed building application for the erection of a single storey rear extension, installation of replacement roof on existing barn, installation of steel beams and new internal floor, construction of roof on existing shippon and installation of roof lights, installation of windows and doors in existing openings and installation of new internal partition walls for Mr G Collinson (Upper Lune Valley Ward 2015 Ward)	Application Withdrawn
19/00492/FUL	Uplands, 21 Hatlex Lane, Hest Bank Erection of a two storey	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	side and front extension for Mr Welch (Bolton And Slyne Ward 2015 Ward)	
19/00594/VCN	Land East Of Railway Line, St Michaels Lane, Bolton Le Sands Erection of 20 dwellings with associated new access (pursuant to the variation of condition 2, 6 and 11 on planning permission 18/00445/VCN to remove detached garage at plot 12 and substitute with amended housetype with integral garage, alterations to the parking layout at plot 11 and, removal of the footways from the turning head and inclusion of parking bays to the front of plots 5 and 6) for Oakmere Homes (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/00682/FUL	Far Lodge, Postern Gate Road, Quernmore Erection of a single storey extension to existing building to form reception area and offices, construction of a retaining wall and creation of additional car parking for Mr & Mrs Tim and Amanda Parkinson (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/00689/FUL	Middleton Towers Leisure Club, Natterjack Lane, Middleton Retrospective application for site levelling and introduction of gabions along south site boundary for Mr John Ward (Overton Ward 2015 Ward)	Application Permitted
19/00740/FUL	Kanteena (Former Classic Drinks Warehouse), Brewery Lane, Lancaster Temporary change of use of warehouse (B8) to community events venue (A3/A4/D1/D2/sui generis) for 5 years, the installation of enlarged door openings to the front and side and a new door opening to the front for Mr Hamar Fenton (Bulk Ward 2015 Ward)	Application Permitted
19/00747/FUL	Half Way House, Cantsfield Road, Cantsfield Demolition of existing stone barns and erection of an agricultural building for Brown (Upper Lune Valley Ward 2015 Ward)	Application Withdrawn
19/00765/FUL	5 Garnet Street, Lancaster, Lancashire Construction of a dormer extension to the rear elevation and installation of rooflights to the front elevation for Mr M Buckland (Bulk Ward 2015 Ward)	Application Permitted
19/00877/FUL	Brooklands Buildings, Addington Road, Halton Part retrospective application for the demolition of 3 dwellings (C3) and erection of 3 replacement dwellings (C3) for Mr Peter Gott (Kellet Ward 2015 Ward)	Application Permitted
19/00907/OUT	Land North Of 1 Melling Hall, Melling Road, Melling Outline application for the erection of a detached dwelling and creation of an access for Mr & Mrs Vass (Upper Lune Valley Ward 2015 Ward)	Application Refused
19/00959/REM	Land North Of Hampson Green Mews, Hampson Lane, Hampson Reserved matters application for the erection of a single storey dwelling for Mrs Yvonne Dickinson (Ellel Ward 2015 Ward)	Application Permitted
19/00966/FUL	320 - 323 Marine Road Central, Morecambe, Lancashire Modifications to planning permission 89/01034 (3-storey rear extension) to alter window positions and include erection of an enclosed emergency staircase and erection of additional storey to comprise a 4 storey rear extension. for Mr Paul Bury	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

(Poulton Ward 2015 Ward)

19/00998/FUL	Lancaster Transport Garage, Quernmore Road, Lancaster Demolition of external store and resurfacing of the existing car park for Mr Mark Lloyd (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01007/FUL	3 Ashbourne Grove, Morecambe, Lancashire Change of use from a dwellinghouse (C3) to supported living accommodation (C2) for Sandcastle Care Ltd (Westgate Ward 2015 Ward)	Application Permitted
19/01013/CU	Brookfield, Lancaster Road, Overton Change of use of dwelling (C3) to supported living accommodation (C2) for Sandcastle Care Ltd (Overton Ward 2015 Ward)	Application Permitted
19/01014/FUL	Wennington Institute, Bentham Road, Wennington Relevant demolition of former village hall and erection of a 2 storey dwelling (C3) for Mrs Pauline Smith (Upper Lune Valley Ward 2015 Ward)	Application Withdrawn
19/01028/FUL	Rowton Brook Farm, Quernmore Brow, Quernmore Erection of a single storey rear extension and porch to front for Mr & Mrs Mike & Penny Derbyshire (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01029/VCN	Burrowbeck Grange Nursing Home, Scotforth Road, Lancaster Demolition of existing care home and outbuilding and erection of a replacement 63 bed care home with associated landscaping, car parking and alterations to the existing access(pursuant to the variation of condition 1 on planning permission 18/01374/VCN to alter the internal layout to create 4 extra bedrooms) for Mr Paul Stubbs (Scotforth East Ward 2015 Ward)	Application Permitted
19/01077/FUL	Land North East Of St Johns Church, Chapel Lane, Galgate Siting of a temporary sales cabin and generator with associated parking and landscaping for Mr D Devine (Ellel Ward 2015 Ward)	Application Permitted
19/01078/ADV	Land North East Of St Johns Church, Chapel Lane, Galgate Advertisement consent for the display of 1 non-illuminated double sided "V" board sign and 3 non-illuminated flagpoles for Mr D Devine (Ellel Ward 2015 Ward)	Application Permitted
19/01088/FUL	Flat 1, 1 Green Street, Morecambe Retrospective application for the change of use of a retail unit (A1) and maisonette (C3) to a ground floor retail unit (A1), a first floor self-contained flat (C3) and a second a third floor maisonette (C3) for Mr N Farebrother (Poulton Ward 2015 Ward)	Application Permitted
19/01115/FUL	62 Emesgate Lane, Silverdale, Carnforth Erection of a single storey rear extension for Mr B Griffiths & Miss G Moon (Silverdale Ward 2015 Ward)	Application Permitted
19/01121/FUL	7 Cassidy Drive, Lancaster, Lancashire Conversion of existing garage to additional living accommodation and the replacement of existing garage door with window and rendered wall for Mr Mike Maxwell (Bulk Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

19/01124/FUL	Field At Grid Reference 349700 458316, Hazelrigg Lane, Scotforth Erection of 3 timber buildings for hen housing and agricultural storage and creation of an area of hardstanding for Mr Gary Younger (University And Scotforth Rural Ward)	Application Permitted
19/01126/FUL	22 The Drive, Carnforth, Lancashire Construction of a replacement bay window and a canopy to the front elevation and extension to existing terraced area at the rear for Tracey Kirkpatrick (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
19/01134/FUL	87 Main Road, Galgate, Lancaster Erection of a single storey rear extension for Mrs C Mason (Ellel Ward 2015 Ward)	Application Permitted
19/01139/FUL	2 Wingate Avenue, Morecambe, Lancashire Partial demolition of existing garage and erection of a single storey rear extension for Mr & Mrs M. Hutton (Westgate Ward 2015 Ward)	Application Permitted
19/01140/FUL	Sandpiper Barn, 1 Braides Farm, Sandside Erection of a single storey rear extension and raising of cill height to existing first floor rear window and installation of a rooflight to the rear elevation for Mr & Mrs Travis (Ellel Ward 2015 Ward)	Application Permitted
19/01144/FUL	Pye Motors Ltd, Ovangle Road, Morecambe Erection of a single storey extension, installation of a fire escape, removal of glazing to the south west elevation, construction of a canopy to the north elevation, installation of an enlarged roller door to the north east elevation and change of use of existing parking and grassed areas for the display of cars and creation of additional parking spaces to the front for Pye Motors (Westgate Ward 2015 Ward)	Application Permitted
19/01152/FUL	Montressa, Green Lane, Heaton With Oxcliffe Erection of a detached bungalow for Mr & Mrs F. Lee (Westgate Ward 2015 Ward)	Application Refused
19/01154/FUL	4 Lily Grove, Lancaster, Lancashire Construction of a dormer extension to the rear elevation and construction of a raised terrace to the rear for Mr Graham Shaw (Scotforth West Ward 2015 Ward)	Application Permitted
19/01156/FUL	Wellington Crag Farm, Starbank, Dolphinhholme Erection of rear extension to existing agricultural building and creation of an area of hardstanding for Mr & Mrs David and Jackie Hough (Ellel Ward 2015 Ward)	Application Permitted
19/01157/PLDC	25 Victoria Parade, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey side extension for Mr Gary Windle (Poulton Ward 2015 Ward)	Lawful Development Certificate Granted
19/01159/PLDC	3 Sea View Close, Hest Bank, Lancaster Proposed lawful development certificate for the erection of a single storey rear extension for Mr N. Porter (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
19/01162/FUL	12 Stanley Street, Carnforth, Lancashire Erection of a single storey rear extension for Mr & Mrs Whitham (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
19/01164/FUL	12 Haylot Square, Lancaster, Lancashire Installation of solar	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

panels to the roof for Mr Graeme Ellis (Bulk Ward 2015 Ward)

19/01166/FUL	11 Cherry Tree Close, Bolton Le Sands, Carnforth Construction of a replacement bay window with balcony above, extension to existing raised patio area and construction of a canopy to the front for Mr J Sandham (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/01172/PLDC	13 Homewood Avenue, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr & Mrs P. Dodds (Torrisholme Ward 2015 Ward)	Lawful Development Certificate Granted
19/01178/FUL	Nottage House, Hornby Road, Claughton Conversion of garage into ancillary living accommodation and erection of a detached triple garage to the side for Mr Morrell (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01179/FUL	Harestones, Crimbles Lane, Cockerham Demolition of stables and associated storage building and erection of an equine building to provide stables and storage for Mr Syd Wild (Ellel Ward 2015 Ward)	Application Permitted
19/01181/FUL	44 Whinfell Drive, Lancaster, Lancashire Erection of a first floor side extension with rear balcony and carport below for Mr & Mrs D. Hanley (Scotforth East Ward 2015 Ward)	Application Permitted
19/01183/FUL	5 Ascot Close, Lancaster, Lancashire Demolition of existing car port and erection of a two storey side extension and a part two storey, part first floor front extension for Dr & Mrs Sebba & Dexter (Scotforth East Ward 2015 Ward)	Application Permitted
19/01187/FUL	Management School, Gillow Avenue, Lancaster University Creation of a double height entrance to the east and erection of a single storey link corridor within internal quad, removal of rooftop plant room, installation of roof guarding, replacement windows to Gillow Quad and Gillow Wing and associated landscaping for Lancaster University (University And Scotforth Rural Ward)	Application Permitted
19/01188/FUL	15 Penrhyn Road, Lancaster, Lancashire Demolition of existing single storey rear extension and erection of a replacement single storey side and rear extension for Mr & Mrs J. Hastings (Skerton West Ward 2015 Ward)	Application Permitted
19/01194/LB	1 Holme View, Main Street, Wray Listed building application for the replacement of cracked lintel with hardwood, removal and replacement of part lounge ceiling with 12.5mm plasterboard & lime skim, removal of plaster surrounding fireplace and replace with 2 coat lime light plaster, opening up of original fireplace, installation of woodburning stove, installation of steel flue liner, and rebuilding of chimney incorporating DPC, led flashings and soaker with new cowl for Mr Johnathan Wood (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
19/01196/FUL	324 Marine Road Central, Morecambe, Lancashire Part retrospective application for the change of use of guest house (C1) to 4 apartments (C3), construction of 2 balconies to front elevation, demolition of existing garage and store, creation of 4 parking spaces and excavation of land to create	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

	sunken terrace for Josey Lancaster Ltd (Poulton Ward 2015 Ward)	
19/01198/FUL	Broadband For The Rural North Limited, Station Yard, Melling Road Retrospective change of use of existing building and yard from general industrial (B2) to a mixed use comprising offices and workshop (Sui Generis). for Mr T Rigg (Upper Lune Valley Ward 2015 Ward)	Application Withdrawn
19/01204/FUL	17 Heathfoot Avenue, Heysham, Morecambe Partial demolition of existing single storey rear extension and erection of a single storey rear extension for Ms D Steer (Heysham South Ward 2015 Ward)	Application Permitted
19/01205/FUL	Greenlot Farm, Postern Gate Road, Quernmore Erection of an agricultural building to cover existing milking parlour and collecting yard for Mr Steven Bolland (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01206/PIP	Land Off, Nether Kellet Road, Over Kellet Permission in principle application for the erection of up to 9 dwellings for Walling UK Properties (Kellet Ward 2015 Ward)	Application Refused
19/01207/PLDC	155 Torrisholme Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a side and rear extension for Mr & Mrs M. Hill (Skerton West Ward 2015 Ward)	Lawful Development Certificate Refused
19/01208/FUL	5 Lichfield Avenue, Morecambe, Lancashire Retrospective application for the retention of a wooden playhouse to rear for Mr Ben Birkbeck (Bare Ward 2015 Ward)	Application Permitted
19/01210/FUL	Blackberry Hall Works, Blackberry Hall Crescent, Heysham Demolition of existing workshop building and change of use of former yard to a gypsy/traveller site for the siting of 4 caravans and associated landscaping for Mr P Delaney (Heysham Central Ward 2015 Ward)	Application Withdrawn
19/01214/FUL	Lowell House, Caton Road, Lancaster Retrospective application for change of use of an industrial unit (B2) to a retail unit (A1) and the erection of a canopy to the front for Mr J Aspden (Bulk Ward 2015 Ward)	Application Refused
19/01221/FUL	1 Victoria Terrace, Glasson Dock, Lancaster Demolition of existing extension and erection of a single storey rear extension for Ms M Stevenson & Mr M Fuller (Ellel Ward 2015 Ward)	Application Permitted
19/01222/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 Permitted
19/01224/LB	Post Office And Stores, Main Street, Wray Listed building application for the installation of a flue to the rear elevation and associated extraction equipment for Mr & Mrs Nixon (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01227/PLDC	19 Broadlands Drive, Bolton Le Sands, Carnforth Proposed lawful development certificate for the construction of a hip-to-gable extension, a dormer extension to the rear and the	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

	installation of rooflights to the front for Mr R Davison (Bolton And Slyne Ward 2015 Ward)	
19/01231/FUL	6 Bridge Road, Nether Kellet, Carnforth Erection of a single storey side extension for Mr Edward Wilkinson (Kellet Ward 2015 Ward)	Application Permitted
19/01233/FUL	Broadband For The Rural North Limited, Station Yard, Melling Road Retrospective application for the siting of two demountable units for use as office accommodation for Mr T Rigg (Upper Lune Valley Ward 2015 Ward)	Application Withdrawn
19/01236/FUL	65 Twemlow Parade, Heysham, Morecambe Erection of a two storey rear extension with balcony above and balcony to rear and construction of a dormer extension to the rear elevation for Mr & Mrs M. Lingwood (Heysham Central Ward 2015 Ward)	Application Withdrawn
19/01237/PLDC	83 Chequers Avenue, Lancaster, Lancashire Proposed lawful development certificate for the demolition of existing rear porch and the erection of a single storey rear extension for Mr & Mrs K. Chamberlain (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
19/01243/PLDC	9 Church Bank, Over Kellet, Carnforth Proposed lawful development certificate for the conversion of existing garage to annex accommodation and installation of rooflights to front and rear elevations, alteration to openings and exterior cladding for Mr & Mrs P Sharples (Kellet Ward 2015 Ward)	Lawful Development Certificate Granted
19/01244/PLDC	173 West End Road, Morecambe, Lancashire Proposed lawful development certificate for the conversion of existing garage into additional living accommodation and replace an existing window and door to the rear elevation with a window for Mr & Mrs S. Guilfoyle (Harbour Ward 2015 Ward)	Lawful Development Certificate Granted
19/01245/PLDC	4 Whinnysty Lane, Heysham, Morecambe Proposed lawful development certificate for the demolition of existing lean to extension to the rear and installation of bi-folding doors and windows to replace existing, removal of chimney breast and bay window to the side and installation of replacement windows for Mr & Mrs D. Brayshaw (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
19/01247/REM	Stonehaven, Bay Horse Lane, Bay Horse Reserved matters application for the erection of 2 dwellings (C3) for Mr & Mrs Armer (Ellel Ward 2015 Ward)	Application Refused
19/01250/FUL	7 Daisy Bank, Quernmore Road, Lancaster Change of use of agricultural land to residential land in association with 7 Daisy Bank and erection of a detached garage for Mr Dan Airey (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01257/AD	Green Pastures, Capernwray Road, Capernwray Agricultural determination for the erection of a storage building for Mr S Wightman (Kellet Ward 2015 Ward)	Prior Approval Refused
19/01272/PLDC	152 Low Road, Halton, Lancaster Proposed lawful development certificate for the demolition of existing rear conservatory, erection of a single storey rear extension and installation of rooflight and flue to rear roof pitch for Mr &	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

	Mrs D & S Mainwaring (Halton-with-Aughton Ward 2015 Ward)	
19/01274/AD	Land West Of Mill Houses, Millhouses Road, Tatham Agricultural Determination for the construction of an access track for Mr & Mrs Clapp (Lower Lune Valley Ward 2015 Ward)	Prior Approval Is Required
19/01275/NMA	Land At Grid Reference 350475 474597, Dykes Lane, Yealand Conyers Non material amendment to planning permission 18/00280/FUL to change the front windows at ground floor level to a door for Mr I THOMPSON (Warton Ward 2015 Ward)	Application Permitted
19/01277/NMA	14 Lindeth Road, Silverdale, Carnforth Non material amendment to planning permission 18/01512/FUL to change bi-folding doors to French doors with windows to either side for Mrs JACKIE EATON (Silverdale Ward 2015 Ward)	Application Permitted
19/01295/FUL	9 Cambridge Avenue, Lancaster, Lancashire Erection of a single storey rear extension, two storey side extension with alterations to main roof and erection of a front porch for Mr Sarfaraz Patel (John O'Gaunt Ward 2015 Ward)	Application Permitted
19/01309/FUL	Beech End, Deer Park Lane, Hornby Erection of an extension to existing detached garage for Mr & Mrs Somers (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/01319/FUL	78 Lancaster Road, Morecambe, Lancashire Change of use of a dwelling (C3) to 1 maisonette (C3) and 1 flat (C3), demolition of existing rear outrigger and erection of a replacement 3 storey rear extension for Mr Paul & Mark Hepworth (Bare Ward 2015 Ward)	Application Withdrawn
19/01354/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 house type D for Mr D Devine (Ellel Ward 2015 Ward)	Application Permitted
19/01387/NMA	45 Wennington Road, Wray, Lancaster Non-material amendment to planning permission 19/00446/FUL to amend opening to the rear elevation and to install two roof lights to the side elevation for Mr Scott Redpath (Lower Lune Valley Ward 2015 Ward)	Application Permitted