



Committee: PLANNING REGULATORY COMMITTEE

Date: TUESDAY, 7 JANUARY 2020

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 the 9th December 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 19/00942/FUL | Land For Proposed Bailrigg Business Park Bailrigg Lane Lancaster | University and Scotforth Rural Ward | (Pages 4 - 10) |
| | | Partially retrospective application for the re-grading and re-profiling of land to facilitate the retention of spoil within the site excavated in association with the Health Innovation Park | | |
| 6 | A6 19/01339/CU | 8 Westbourne Road Lancaster | Castle Ward | (Pages 11 - 15) |
| | | Retrospective application for the change of use of dwelling (C3) to 9-bed HMO for student accommodation (sui generis) | | |
| 7 | A7 19/01302/FUL | Jump Rush 21 Northumberland Street Morecambe | Poulton Ward | (Pages 16 - 24) |
| | | Change of use from trampoline park (D2) to a flexible use [to enable changes in accordance with Part 3 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)] comprising either retail (A1) or leisure (D2) use, and alterations to the external cladding of the building | | |

8 Delegated Planning List (Pages 25 - 32)

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) and David Whitworth (Substitute)

(iii) Queries regarding this Agenda

Please contact Eric Marsden, Democratic Services - telephone 01524 582135, or email: emarsden@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 the 17th December 2019.

| Agenda Item | Committee Date | Application Number |
|-------------|----------------|--------------------|
| A5 | 7 January 2020 | 19/00942/FUL |

| Application Site | Proposal |
|--|---|
| Land For Proposed Bailrigg Business Park Bailrigg Lane Lancaster Lancashire | Partially retrospective application for the re-grading and re-profiling of land to facilitate the retention of spoil within the site excavated in association with the Health Innovation Park |

| Name of Applicant | Name of Agent |
|-------------------|-------------------|
| BAM Construction | Miss Hannah Baker |

| Decision Target Date | Reason For Delay |
|----------------------|--|
| 4 November 2019 | Awaiting LLFA consultee response and further information from agent. |

| | |
|---------------------------|--------------------|
| Case Officer | Mrs Petra Williams |
| Departure | No |
| Summary of Recommendation | Approval |

1.0 The Site and its Surroundings

- 1.1 The application site is located between the southern periphery of the city and the northern boundaries of Lancaster University just to the south of Bailrigg Lane. The site is allocated under saved policy EC1 as the Bailrigg Business Park. Under the emerging Strategic policies and Land Allocations DPD the site is allocated as an employment site for the Lancaster University Health Innovation Campus.
- 1.2 The site (comprising 11.4 hectares) was originally agricultural land with one building on the site, an electricity sub-station. The site is bounded by the A6 to the west. To the north is Bailrigg Lane which is lined by mature trees protected by a Tree Preservation Order. The southern boundary of the site consists of mature areas of woodland, which are also protected by a Tree Preservation Order. This land forms part of the designated Key Urban Landscape. To the east the site is bounded by a post and wire fence. The land is gently undulating, sloping upwards towards the south-east. There are two low ridges running north-to-south which terminate at the valley of a small stream known locally as Ou Beck. The eastern edge of the site is most visible from Bailrigg village. The site is not visually prominent from distant views along the A6 because of the orientation of the road and the existing mature planting. However, the site is clearly visible at close quarters and the rising nature of the landscape emphasises its prominence in short views. The site lies within the Lune Estuary SSSI impact risk zone.

2.0 The Proposal

- 2.1 This application seeks planning permission for the spoil being generated by the works to create the access, spine road and the first phase of the Innovation Park to be retained on site. The spoil material generated (21,000 cubic metres) would be deposited on the wider site within two core reception areas either side of the approved internal road. The topsoil will be stripped and then the excavated material will be spread over the land. The top soil will then be re-instated and re-seeded with grass. The depth of the proposed fill varies from 0m to 2.41m in depth and the proposed distribution of fill broadly relates to existing topography.

3.0 Site History

- 3.1 In 2009 (09/00330/DPA) outline planning permission was granted for a Science Park, and full planning permission granted for a new access onto the A6 and the construction of an internal spine road. In 2012 (12/00626/RENU) this application was renewed to allow for an increased time frame to allow for the

implementation of the permission. In 2016 this permission was varied (16/00117/VCN) to allow for the variation and removal of conditions to remove duplicate requirements and to allow the phased implementation of the permission. Works to implement the 2016 permission have substantially commenced, with the site currently having an appearance of an active construction site. The current scheme is a resubmission of application 18/00583/FUL for the re-grading and re-profiling of land to facilitate the retention of spoil within the excavated site. This application was withdrawn so that the applicant could address issues relating to drainage.

| Application Number | Proposal | Decision |
|----------------------|--|-----------|
| 18/00583/FUL | Re-grading and re-profiling of land to facilitate the retention of spoil within the site excavated in association with the Health Innovation Park | Withdrawn |
| 16/00117/VCN | Renewal of application 09/00330/DPA for the outline application for a science park (approx 34,000 sq m of B1 use floorspace) and full application for a new access off the A6, construction of an internal spine road and provision of landscaping (pursuant to the variation and removal of conditions 3, 4, 5, 6, 7, 8, 9, 11, 12, 15, 16, 17, 18, 19, 21, 22, 23, 24 and 27 on the full planning permission 12/00626/RENU to enable phased implementation and remove duplicated requirements) | Permitted |
| 12/00626/RENU | Renewal of application 09/00330/DPA for the outline application for a science park (approximately 34,000 sqm of B1 use floorspace) and full application for a new access off the A6, construction of an internal spine road and provision of landscaping | Permitted |
| 09/00330/DPA | Outline application for a Science Park (approximately 34,000 sqm of B1 use floorspace) and full application for a new access off the A6, construction of an internal spine road and provision of landscaping | Permitted |

4.0 Consultation Responses

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

| Consultee | Response |
|--|---|
| Lead Local Flood Authority (LLFA) | No objection subject to a condition to ensure development is carried out in accordance with the submitted drainage strategy. |
| Arboricultural Officer | No objection as the proposed earthworks will not impact on the retained trees |
| County Highways | No objection as there is no impact upon the previously agreed details for the access road to be built to adoptable standards. |
| Greater Manchester Ecology Unit | No objection. Most of the findings of the ecology survey can still be relied on. The exceptions are the need to update badger and water vole surveys. The requirement to carry out precautionary pre-start updated surveys for these species should be made a condition of any permission granted. Any risks to Great Crested Newts are very low and no further survey is needed. There is no requirement to update the bat survey results. Landscaping and Habitat Creation and Management Plans as part of the 2016 consent will need to be amended to take account of the new levels and landforms. Given the degree of separation between the site and the European designated sites, and the precautions in place to prevent any pollution of Ou Beck, it is considered that there are no risks to the nature conservation interest of the European sites and therefore an Habitats Regulations Assessment is not required. |
| Natural England | No comments to make on this application. |
| Parish Council | Objections due to concerns that the planning process has been deliberately disregarded as works have already been substantially completed before this application was submitted. Also asks confirmation that the proposed drainage solution will be adequate to capture all surface water running off the site towards |

| | |
|--|--|
| | Bailrigg Lane. Requests that County Highways ensure that drains along Bailrigg Lane are unblocked. |
|--|--|

5.0 **Neighbour Representations**

5.1 No comments received.

6.0 **Principal National and Development Plan Policies**

6.1 **National Planning Policy Framework**

Paragraph 118 - Effective use of land

Paragraph 127 - Achieving well-designed places

Paragraph 155, 163, 165 - Planning and flood risk

Paragraph 170 - Contribute and enhance natural local environment

Para 175 - Habitats and biodiversity

Para 180 - Pollution

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

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

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

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

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan.

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

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

6.3 **Lancaster District Core Strategy (adopted July 2008)**

SC1 – Sustainable Development

SC5 – Quality in Design

6.4 **Lancaster District Local Plan (Saved Policies)**

EC1 – Bailrigg Business Park

6.5 **Development Management DPD**

DM27 – Protection and enhancement of biodiversity

DM28 – Development and landscape impact

DM29 – Protection of trees, hedgerows and woodland

DM35 – Key design principles

DM38 – Development and flood risk

DM39 – Surface water run-off and sustainable drainage

7.0 **Comment and Analysis**

7.1 The main issues are:

- Principle of the development;
- Surface water flood risk;
- Landscape impact and trees; and

- Biodiversity

7.2 Principle of the Development

- 7.2.1 This site is currently allocated under the saved policy of the Local Plan (EC1) as a site for employment development, specifically for Business and Light Industrial Use only. Under the emerging Strategic Policies and Land Allocations DPD (SG2) the site is allocated as an employment site for the Lancaster University Health Innovation Campus.
- 7.2.2 It is anticipated that works in association with development under application 16/00117/VCN (namely material generated by the A6 access and internal estate road works) will generate approximately 12,000 cubic metres of topsoil and sub-soil, which the current submission seeks to be redistributed within the site boundaries. In addition 9,000 cubic metres of material will be generated from the phase 1 development site (16/01308/REM). The proposal has been justified in the submission on the basis that it would be a cost effective way for the University to deal with the material that is produced as a result of the 2016 permitted scheme (cheaper than paying to dispose of the material elsewhere) and that it would remove the requirement for traffic movements to shift the material off site through Galgate and the associated air quality implications.
- 7.2.3 Essentially, there is no policy which restricts such large scale engineering operations. Other than a potential reduction in HGV movements through Galgate (that has already been considered to be acceptable in the original grant of the 2016 permission) there is no public benefit that would result from the scheme. In relation to the future development of the site it is common sense to identify that the scheme has the potential to result in material being placed on the land that may in the future need to be removed to accommodate the delivery of development on the site to meet its allocated purpose. Notwithstanding this, subject to the proposal being acceptable in relation to its impact on surface water drainage, trees, biodiversity and landscape, there would be no policy grounds for this application to be refused.

7.3 Surface Water Flood Risk

- 7.3.1 Policy requires that new development should seek to demonstrate that there is no increase in on-site or off-site surface water run-off rates upon completion and where possible reduce surface water run-off rates.
- 7.3.2 As highlighted above, application 18/00583/FUL for similar re-grading and re-profiling of land was submitted last year and Officers were minded to view the scheme favourably. However, prior to determination concerns were raised in relation to the impacts of the off-site flooding on Bailrigg Lane to the north of the site. It is understood that historically water had moved south from Bailrigg Lane onto this site and this was prevented due to the relocation of material on the site, which had effectively created a bund. The application was subsequently withdrawn to allow the applicant to address drainage issues. Prior to the current submission the applicant has engaged with the Lead Local Flood Authority (LLFA) in order to reach an acceptable solution in respect of drainage.
- 7.3.3 The submitted Flood Risk Assessment and accompanying Technical Note sets out that the site drainage strategy will maintain and manage run-off from the predevelopment drainage catchments. The Pre Development Catchments Areas, are split into 3 catchment areas – west, central and east. The central and east catchment areas drain to Ou Beck to the south. The development will retain catchment areas as close as possible to those of the pre-development site. However, the new access road separates the central and eastern catchment areas from their original outfall at Ou Beck. Although the applicant has explored the option of maintaining the outfall location for the central and east catchments, this would require a piped drainage connection to Ou Beck, which United Utilities would not accept. Consequently the proposed alternative option, which is to manage surface water run-off and land drainage from the north central and north east catchments is to use interception swales and discharge via infiltration to ground/evaporation, has been put forward and accepted by the LLFA as an acceptable solution.
- 7.3.4 The proposed interception drainage system will consist of nine swales, which are located to intercept run-off from the plateau and embankment slopes within the north central and east catchments. The swales have been sized to accommodate the 1 in 100 year event run-off for each swale catchment area. The re-profiling works will predominantly fill in a low lying area and create a larger plateau area. This will raise ground levels above that of existing ground levels adjacent to Bailrigg Lane. However, a margin of

land will be retained at existing levels along this boundary, which will also accommodate the root protection area (RPA) of the existing trees along Bailrigg Lane. The proposed ground levels will raise levels within an area that previously formed a shallow valley and effectively block flow paths south of Bailrigg Lane. To maintain the flow path from the north boundary of the site, land drainage will be provided for this location. The low point on the north boundary of the central catchment area will be provided with a 300mm diameter outfall pipe, which will outfall to the swale adjacent to the access road.

- 7.3.5 The new swale system will provide drainage for the north central and east catchment areas. It is anticipated that these swales will become obsolete when these locations are developed, and surface water management will be provided by other means. However, the retention of the swales directly adjacent to the access road could be retained subject to future proposals. The swale located in the east catchment south of the access road shall be retained permanently.
- 7.3.6 As highlighted within paragraph 7.3.3, this solution is a result of pre-application discussions between the applicant and the LLFA who have considered the proposed drainage strategy and is satisfied mitigation measures put forward will reduce the risk of flooding by ensuring acceptable storage and disposal of surface water from the site.
- 7.3.7 In their comments the Parish request that County Highways ensure that drains along Bailrigg Lane are unblocked. It is also understood that there is a natural depression in Bailrigg Lane which floods during storm events. While this is outside the parameters of this application, this point has been raised with County Highways who have confirmed that they are looking into resolving this issue.

7.4 Landscape and Trees

- 7.4.1 Policy requires that development is in scale and keeping with the landscape character of the area. The proposed development would result in a change to the topography of the site resulting in existing elevated areas becoming higher and steeper. No landscaping plan has been provided, though the intention is that once regraded the land would be seeded and would return to grassland. Ultimately, once the grass is established, the site will appear as an open field. As such, it is considered that following the short term visual impact of the construction works that the site in the medium to long term will have an appearance and character similar to the pre-development landscape, albeit in reality it is likely to be developed out in accordance with future planning consents.
- 7.4.2 There are a number of mature and protected trees within the site. An Arboriculture Report carried out for the 2016 permission, and updated in relation to the new proposals has been provided. The 2016 permission has allowed for the felling of a number of trees within the site, which have already been carried out. The retained trees within the site are required under the 2016 permission to be protected during construction. This report concludes that the proposed earthworks would not impact on the retained trees as the levels will be adjusted locally so there are no change of levels close to these protected trees. An updated tree protection plan has been provided to reflect this. In addition, contoured sections of three of the retained trees have been provided to show that the original ground levels will not be altered in relation to these trees. The Arboricultural Officer has considered the submitted Arboricultural Implications Assessment and raised no objections subject a condition for a scheme for planting to be submitted, agreed and implemented. It is considered that the proposed works would not affect the retained trees at the site, and therefore would not result in any visual change to contribution of the trees to the landscape character.
- 7.4.3 Subject to a conditions requiring the submission and agreement of a landscaping and planting scheme, and the protection of trees, the medium-long term impact on the appearance of the field can be considered acceptable.

7.5 Biodiversity

- 7.5.1 Policy seeks to ensure that any proposed development demonstrates how the impacts on biodiversity have been minimised and net gains in biodiversity, where possible provided. Development which has the potential to directly or indirectly impact on internationally designated sites has to be adequately assessed under the Conservation of Habitats and Species Regulations.
- 7.5.2 The submission includes an Updated Extended Phase 1 Habitat Survey and Protected Species Survey that was carried out in August 2015 in relation to the 2016 permission and was also provided within the

2018 submission. The document had not been updated in relation to this proposal for the deposition of spoil on the wider site. Given the age of the surveys, concerns regarding their validity were forwarded to Greater Manchester Ecology Unit (GMEU). The agent's ecologist also provided a supplementary statement which provided justification as to why they consider the report remains valid, and provided additional mitigation in relation to bats. GMEU subsequently confirmed that they considered most of the findings of the ecology survey can be relied on but requested that precautionary pre-start surveys in relation to badger and water vole surveys should be made a condition of any permission granted. However, the application site has been under construction for about 2 years, so the risk of the proposal on these 2 species is considered to be too low to justify this requirement.

- 7.5.3 In relation to the European designation site, it was concluded that subject to the precaution identified in the Construction Environmental Management Plan (CEMP) there would be no impact on this beck and therefore any downstream designated site. In addition to this GMEU has advised that the Landscaping and Habitat Creation and Management Plans agreed as part of the 2016 would need to be updated as this proposal would conflict with the objectives of this plan.

7.6 Other Matters

- 7.6.1 Due to the inclusion of swales within the northern part of the site the Case Officer has raised concerns as to how this would impact on the deliverability of the approved outline element of the 2016 consent which seeks to provide approximately 34,000 sqm of B1 use floorspace. In liaison with the applicant's Drainage Consultant and Lancaster University, the agent has confirmed that as the north side of the site is developed the swales will be removed and replaced by the new development and its associated surface water drainage systems that will need to comply with planning requirements (attenuation, flow control etc.). All of the new swales within the reception areas could be removed, providing that the new development in this area provides appropriate surface water management and attenuation. Alternatively, some of the swales adjacent to the road could be retained for landscape / habitat if considered desirable.

- 7.6.2 As highlighted within paragraph 7.5.3, the proposed development has implications on other details that have been previously approved in relation to the 2016 permission including:

- Agreed Landscaping Plan 53001 P2 agreed under 16/00182/DIS
- Habitat Management and Creation Plan
- Construction Environmental Management Plan
- Remediation Strategy
- The contours will affect the approved cycle route (though it is acknowledged that the route may be adjusted anyway as part of future phases of development)

These implications will need to be resolved as part of a new discharge of conditions application relating to the 2016 permission.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The proposed development has some public benefit in relation to traffic and air quality. Furthermore, it is considered that the proposal does not have any adverse impact on surface water drainage on or off-site, on landscape character, trees or biodiversity. On this basis that the proposal is recommended for approval.

Recommendation

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

1. Development to accord with listed plans
2. Development is in accordance with the submitted Drainage strategy
3. Implementation of the Flood Risk Assessment and surface water mitigation
4. Submission and agreement of a Landscaping and Planting Scheme
5. Remediation Strategy
6. Construction Environmental Management Plan
7. Arboriculture Report including Tree Protection Plan

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

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

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

Background Papers

None

| Agenda Item | Committee Date | Application Number |
|-------------|----------------|--------------------|
| A6 | 7 January 2020 | 19/01339/CU |

| Application Site | Proposal |
|---|---|
| 8 Westbourne Road Lancaster Lancashire LA1 5DB | Retrospective application for the change of use of dwelling (C3) to 9-bed HMO for student accommodation (sui generis) and installation of gates |

| Name of Applicant | Name of Agent |
|-------------------|---------------|
| Yellow Door Lets | |

| Decision Target Date | Reason For Delay |
|----------------------|------------------|
| 17 December 2019 | Committee cycle |

| | |
|---------------------------|------------------|
| Case Officer | Mr Robert Clarke |
| Departure | No |
| Summary of Recommendation | Approval |

Procedural Matters

This form of development would normally be dealt with the Scheme of Delegation. However, at the request of Councillor Hamilton-Cox on the grounds that the proposal fails to meet the requirements of Policy DM46, the application is reported to the Planning Committee to be determined.

1.0 The Site and its Surroundings

- 1.1 The property that forms the subject of this application is a large part 3 part 4 storey mid-terrace property located on the northern side of Westbourne Road in Lancaster. It comprises stone elevations underneath a slate roof, and white upvc windows are installed throughout the building. To the front of the building is a small front garden. To the rear land level decrease allowing the property to benefit from a lower ground floor. There is also a large rear yard area. The property is located within the Lancaster Conservation Area. The buildings are present on the 1890's OS maps and as a terrace/group of properties could be considered as Non-Designated Heritage Assets.

2.0 The Proposal

- 2.1 This application seeks retrospective consent for the change of use of the building from a C3 dwelling to a 9-bed HMO used for student accommodation. The change of use has included the alteration of the internal layout. In addition to this, timber gates measuring 1.8 metres in height are proposed to the rear yard, facing County Street, whilst the rear yard area is to be re-landscaped.

3.0 Site History

- 3.1 There is no planning history on this property.

4.0 Consultation Responses

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

| Consultee | Response |
|--|---|
| County Highways | No objection |
| Environmental Health | No comments received during statutory consultation period |
| University of Cumbria Accommodation Office | No comments received during statutory consultation period |
| LUSU Housing | No comments received during statutory consultation period |
| Lancaster University | No comments received during statutory consultation period |
| Conservation Team | No comments received during statutory consultation period |

5.0 **Neighbour Representations**

5.1 2 letters of objection have been received by the Local Planning Authority raising the following concerns:

- Large concentration of student accommodation in the immediate area/adjacent buildings;
- Loss of C3 dwelling;
- Provision of more than 6 bedrooms;
- Loss of a sycamore tree that would have been protected by virtue of its location within the Conservation Area;
- Impact on parking provision; and
- Reducing/lack of demand for student accommodation.

6.0 **Principal National and Development Plan Policies**

6.1 **National Planning Policy Framework (NPPF)**

Paragraph 11 – Presumption in favour of sustainable development

Paragraph 60, 61 and 62 – Providing a wide choice of quality homes

Paragraphs 124 and 127 – Requiring good design

Section 16 – Conservation and enhancement of the historic environment

6.2 **Development Management DPD**

DM20 – Enhancing Accessibility and Transport Linkages

DM21 – Walking and Cycling

DM31 – Development affecting Conservation Areas

DM35 – Key Design Principles

DM44 – Residential Conversions

DM46 – Student Accommodation

6.3 **Lancaster District Core Strategy Policies**

SC1 – Sustainable Development

SC5 – Achieving Quality in Design

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

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

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

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

7.0 **Comment and Analysis**

7.1 The key considerations in the assessment are:

- Principle of development;
- Standard of accommodation; and
- Design

7.2 **Principle of development**

7.2.1 The application site is within walking distance of the amenities of the city centre and transport links to Lancaster University and the Lancaster campus of the University of Cumbria. The site lies in an area characterised by residential dwellings. The principle of student accommodation in this location is supported.

7.2.2 Comments have been received from Councillor Hamilton-Cox regarding the justification for an increase in number of student accommodation within the city. These comments highlight the objection that was received from Lancaster University in respect of application 19/01215/FUL, which sought consent for the erection of a 4 storey building providing 20 bedrooms on St Leonards Gate. The objection from Lancaster University to this application raised the issue of supply and demand for student accommodation within the city centre and the possible saturation of the market. On the basis of the objection to the aforementioned application from Lancaster University, it is considered by the objectors for this application that evidence of demand must be provided to support the provision of this sui generis student HMO.

7.2.3 Paragraph 20.47 in the pre-amble to policy DM46 states that applications for such proposals will be supported where there is evidence of demand for such accommodation. It goes on to state that in the event of declining demand proposals should ensure that developments are capable of being converted/used as other forms of accommodation.

7.2.4 Regarding demand, Lancaster City Council does not have evidence of the current demand for student housing in the city centre. Furthermore, within their objection for 19/01215/FUL, Lancaster University does not provide evidence to substantiate their comment that the market is saturated, although this evidence had been requested by the Planning Policy Team. It is considered that, as the application is being made by a long established student housing provider within the city, the application itself and the investment made by the provider could be considered evidence for demand in itself. To corroborate this, the applicant has also provided details as to numbers of lettings made over the past three years, as well as enquiries for accommodation received and the number of tenants that stay with the provider in the same accommodation for repeat years. Based on the information provided by the applicant as well as the lack of evidence of demand for student accommodation on the part of Lancaster University and Lancaster City Council, it is considered that there is sufficient justification to support the provision of this 9-bed student accommodation.

7.2.5 Furthermore, having considered the floor plan, there would be no reason as to why the layout would not work for use as a regular open market C3 dwelling. On this basis the proposal is considered to be able to be converted to alternative use should a declining market for student accommodation arise in the future.

7.3 Standard of accommodation

- 7.3.1 Policy DM46 and appendix D of the Development Management DPD set out the general requirements for student accommodation to ensure that appropriate levels of amenity can be provided for the occupants.
- 7.3.2 In terms of the number of bedrooms provided, Appendix D sets out that accommodation should normally comprise of 6 bedrooms only. This point has been raised in a letter of objection by a nearby resident. However, the subject property is of a large scale, over 4 storeys. The 9 bedrooms provided are all considered to be of acceptable floor area as well as proportions, including room 7 in respect of head room within the roof space, of which a section has been provided. All rooms benefit from acceptable outlook and daylight, including room 7 which solely has a roof light for means of outlook. The sill of this roof light measures 1.5 metres above ground level in accordance with the requirements of Appendix D of the Development Management DPD, which allows for an acceptable degree of outlook as well as daylight.
- 7.3.3 In terms of communal areas, two kitchens, dining area and a lounge area are provided on the lower ground floor. Sufficient space for communal facilities such as chairs, fridges and freezers as well as worktop surfaces are also available. Some limited daylight will also be available from the lightwell to the front, though due to land levels there is insufficient outlook from this window to serve the lower ground floor. However, acceptable outlook and daylight is provided by the two windows to the rear elevation. A total of 4 communal toilet/shower rooms are provided, whilst one bedroom is en-suite to the ground floor.
- 7.3.4 The property benefits from a large accessible yard area to the rear in which there is sufficient space for the storage of refuse bins commensurate to the number of residents. Within this rear yard area a covered and secure bike storage space is to be provided that will provide space for 5 bicycles. Given the location of the accommodation within the city centre and in close proximity of various public transport services, the provision of 5 spaces, as opposed to one per resident, is considered to be acceptable. The bike store will also be secured with CCTV mounted to the rear of the house as well as security lighting. The proposed 1.8 metre lockable gates and boundary walls will also provide security to the rear yard area as a whole.

7.4 Design

- 7.4.1 No external alterations are proposed to the dwelling itself but rather the change of use is facilitated by the installation of partition walling to alter and rationalise the internal layout for this use.
- 7.4.2 The application also proposes alterations to the rear boundary wall of the site facing on to County Street. Prior to the property being acquired by the accommodation provider the rear boundary wall had become overgrown whilst the previous metal gate was in poor condition and detracted from the appearance of the Conservation Area. The rear boundary wall is to be re-worked so as to provide a vehicular access point and a separate pedestrian gate measuring 1.8 metres in height to match the boundary walling. The vehicular and pedestrian gates are to be timber folding units; their design and finish are considered to be appropriate within the Conservation Area.
- 7.4.3 The rear yard was formally finished in concrete and had become overgrown with boundary planting. In addition to the works to the boundary wall, the rear yard is also to be landscaped. A single car parking space is provided in the yard area, which is acceptable given the previous use of the rear yard for parking. In addition to this, a lawn area is to be provided within which a silver birch and crab apple tree are to be planted. A planting and on-going management scheme has been provided in relation to these trees, which is considered to be acceptable.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The principle of student accommodation situated within the city centre and in close proximity to the various services and facilities available in such a location is acceptable. Moreover, given the large size of the subject building and the lack of robust evidence demonstrating the saturation of the market for

student accommodation, the provision of a 9-bed unit is considered to be acceptable. The rooms provided are all of an adequate size and proportion and adequate communal facilities are provided. To the rear, the works to the boundary wall and access arrangement will improve the appearance of the property from County Street. In conclusion it is considered that the scheme can be recommended for approval subject to the conditions listed below.

Recommendation

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

1. Development to be in accordance with the approved plans
2. Within 2 months of the date of permission the bike storage facilities and associated security measures including CCTV and security lighting is to be provided
3. Within 2 months of the date of this permission the secure lockable gates to the rear boundary are to be provided
4. Development to be carried out in accordance with the tree planting/maintenance scheme and planting to be undertaken within the first planting season
5. Student occupation only

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 | 7 January 2020 | 19/01302/FUL |

| Application Site | Proposal |
|--|--|
| Jump Rush 21 Northumberland Street Morecambe Lancashire | Change of use from trampoline park (D2) to a flexible use [to enable changes in accordance with Part 3 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)] comprising either retail (A1) or leisure (D2) use, and alterations to the external cladding of the building |

| Name of Applicant | Name of Agent |
|-------------------|------------------|
| J.E.T. Ltd. | Mr Matthew Wyatt |

| Decision Target Date | Reason For Delay |
|----------------------|------------------|
| 15 January 2020 | None |

| | |
|---------------------------|---|
| Case Officer | Mrs Eleanor Fawcett |
| Departure | No |
| Summary of Recommendation | Approval subject to the receipt of acceptable amended elevation plans |

1.0 The Site and its Surroundings

- 1.1 The site comprises a large private car park and a large building located to the rear of properties which front onto Marine Road Central, approximately 200 metres to the west of the main town centre area of Morecambe. The car park is accessed from Northumberland Street to the east and is located adjacent to the Morecambe Conservation Area, which covers the buildings fronting onto both Marine Road Central and Northumberland Street. The building is located towards the eastern boundary of the site on land that was formally used as part of the larger car park prior to its construction in 2017, and is used as a trampoline park.
- 1.2 A number of large buildings, which face towards the seafront, back onto the site, including Winter Gardens (a Grade II* Listed building), which adjoins Pleasureland. These buildings are mainly two and three storey, although part of the rear of the Winter Gardens is approximately twice the height of the Pleasureland building. To the east of the site is a terrace of three storey properties, which front onto Northumberland Street. These contain a mix of uses including residential, offices and a public house. To the south and south east are Council-owned car parks which are adjacent to the Festival Market and accessed from Central Drive.
- 1.3 The site lies within Morecambe Town Centre boundary, is a Regeneration Priority Area and is within the Morecambe Area Action Plan area.

2.0 The Proposal

- 2.1 This application seeks to change the use of the building that was constructed in 2017 from a leisure use (D2) to a flexible use comprising either a retail use (A1) or a leisure use (D2). This would essentially allow the use of the building to be changed to retail, with the ability for this to be reverted back to the current use without requiring a further planning application. The building could be used for either use over a 10 year period from the grant of consent, but would retain the last use at the end of this period, under Class V of Part 3 (Schedule 2) of the current General Permitted Development Order.

- 2.2 The application also seeks to change the external finish of the building from that approved. An application to vary the conditions on the original consent for the trampoline park (17/00718/VCN) allowed the building to be finished in a vinyl which would be applied to vertical grey panels on the building, comprising various shades of blue. Unfortunately, this work was never undertaken. The current application originally proposed the building to be finished in three shades of grey, and gave three options for the arrangement. However, this has now been amended to incorporate some blue and provide a wave or hill line type pattern across the elevations.

3.0 Site History

- 3.1 Planning permission (16/00578/FUL) was granted at the Planning and Highway Regulatory Committee, in August 2016, for the erection of a two storey indoor trampoline park with associated landscaping and parking and extension of a terrace to the rear of Pleasureland. In 2017 an application was submitted to vary conditions on this application in relation to the finish of the building and a boundary treatment and was subsequently approved (17/00718/VCN). The building was constructed in 2017 with the use commencing in the summer of that year.
- 3.2 In 2019, consent was sought for a flexible change of use, similar to the current proposal, but retaining the existing light grey finish to the building (19/00100/FUL). This was refused at the Planning Regulatory Committee in July 2019 for the following reason:

The proposed finish to the building fails to respond positively to its surroundings, fails to contribute to local distinctiveness and lacks architectural merit, giving the appearance of a large industrial building. The quality of the appearance of the building has been significantly diminished from the approved scheme and causes harm to the setting of the nearby designated heritage assets and the character and appearance of the town centre location in general. It is therefore contrary to the aims and objectives of the NPPF, in particular Sections 12 and 16, Policies DM32 and DM35 of the Lancaster District Development Management Development Plan Document and Policies SP1 and DO5 of the Morecambe Area Action Plan Development Plan Document.

4.0 Consultation Responses

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

| Consultee | Response |
|--|---|
| Morecambe Town Council | Comments. Raise concerns that an isolated retail type outlet between the Arndale Centre and Morrisons site may damage the overall existing retailer offer. |
| County Highways | No objection to the leisure elements and a restricted food retail use, subject to conditions requiring a scheme for off-site highway works; a car park management plan; a delivery and servicing plan; and a scheme for secure and covered cycle parking. |
| Environmental Health | No comments received to the current application, however no objections were raised to the previous application subject to the restriction of delivery times, particularly during weekend periods. For Sundays, recommend restricting deliveries to between 10.00 and 16.00. |
| Conservation Officer | Object in relation to the original submission. The proposal would have a harmful impact on the setting of a Grade II* Listed Building and Conservation Area. The proposed façade treatment is unimaginative and commonplace and fails to take design cues from its context, and therefore cannot be considered to contribute to local distinctiveness in the context of Policy DM35. Comments in relation to the amended scheme to be reported at the meeting. |
| Winter Gardens Preservation Society | No comments received |
| Cadent Gas | Comments. There are low or medium pressure gas pipes in the vicinity of the site. |

5.0 Neighbour Representations

- 5.1 No comments have been received.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraph 11 – The presumption in favour of sustainable development
 Paragraphs 85 and 86 – Ensuring the vitality of town centres
 Paragraph 108, 109 and 110 – Access and transport
 Paragraphs 124 and 127 – Achieving well-designed places
 Paragraph 180 – Impacts from noise
 Paragraphs 185, 192, 193-197 – Conserving and enhancing the historic environment

6.2 Local Planning Policy Overview – Current Position

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

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

SC1 – Sustainable development
 SC5 – Achieving quality in design
 SC6 – Crime and community safety

6.4 Development Management Development Plan Document

DM1 – Town centre development
 DM3 – Public realm and civic space
 DM12 – Leisure facilities and attractions
 DM20 – Enhancing accessibility and transport linkages
 DM21 – Walking and cycling
 DM22 – Vehicle parking provision
 DM30 – Development affecting Listed buildings
 DM31 – Development affecting Conservation Areas
 DM32 – The setting of designated heritage assets
 DM35 – Key design principles
 DM39 – Surface water run-off and sustainable drainage

6.5 Morecambe Area Action Plan Development Plan Document

Spatial policy SP1 - Key pedestrian routes and spaces
 Spatial Policy SP4 – Town Centre
 Development Opportunity Site DO5 – Festival Market and area

6.6 Other Material Considerations

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

7.0 Comment and Analysis

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

- Principle of the change of use to retail
- Design and impact on heritage assets
- Highway impacts
- Impact on residential amenity

7.2 Principle of the change of use to retail

7.2.1 As set out above, the application seeks to change the use of the building from a leisure use (D2) to a flexible use of either retail (A1) or leisure (D2). If granted, this would allow either use to operate from this building over a 10 year period with flexibility to move between the two uses, but not operate them at the same time. This is allowed by virtue of Class V of Part 3 (Schedule 2) of the current General Permitted Development Order (2015). Consent was originally granted in 2016 for the erection of an indoor trampoline park, with a subsequent application granted in 2017 to vary some details on the approved plans. The consent was not restricted to this specific use so therefore any leisure use, falling within use class D2, could be operated from the building. Therefore, the principle of a leisure use has been established. The main consideration in terms of the principle of the proposal is the acceptability of a retail use in this location. Whilst there would be potential to revert back to a leisure use, after a retail use has commenced, there is no guarantee of, or requirement for, this.

7.2.2 The site is located within the Morecambe Town Centre boundary and is within land identified as 'Development Opportunity Site DO5' as set out in the Morecambe Area Action Plan (MAAP). As such, proposals for main town centre uses are encouraged in principle subject to the specific details being acceptable. Both leisure and retail are main town centre uses. However, it is disappointing that the leisure use would potentially be lost given the benefits that this type of use is considered to provide in this area, contributing to specific aims of the MAAP, particularly in a location which was previously devoid of activity. In relation to the Opportunity Site, the MAAP sets out that the location as a whole affords much potential as a leisure and entertainment hub and development here can augment the town centre, anchoring it at its western end. It goes on to say that there is scope for investment and development to improve and extend what is on offer in this area and to increase vitality and activity. It is considered that a retail use would not provide the same benefits, though it would be difficult to resist given the location within the town centre and that it would be the change of use of an existing building.

7.2.3 The applicant provided a supporting statement, as part of the previous application, in relation to the proposed change of use. This sets out that after investing £2.7m in constructing and fitting out the purpose-built trampoline park, Jump Rush was opened in the summer of 2017. However, the business performance is following a downward trend. It goes on to say that turnover this year is 32% below what it was for the same period last year and visitor numbers are down 28%. The turnover that is being generated is not enough to be able to cover the running costs of the property, high insurance premiums, business rates and service the higher purchase payments for the equipment fit out. The business owners do not take a salary from the business and a process of non-domestic rates hardship relief is currently being sought from the Council. The trampoline park is therefore not profitable long-term and is a resource drain for other investment projects. By making better use of the building, the applicant has advised that it can be transformed into a use that is more profitable, thus covering business costs, which would then free up cash to be invested in other projects.

7.2.4 Whilst the loss of the leisure use is unfortunate, particularly so soon after it was brought into use, retail is a main town centre use and is therefore an acceptable use in this location.

7.3 Design and impact on heritage assets

- 7.3.1 The site is on the boundary of Morecambe's Conservation Area and immediately behind the Grade II* Listed Winter Gardens. The Conservation Area is designated for its historic linear development of seaside resort, its mixture of late-19th and early-20th terraced houses some with ground floor shopfronts and its eclectic mix of revival architectural styles. The Winter Gardens, formerly known as the Victorian Pavilion, is a landmark feature in Morecambe and is a particularly important example of a late-Victorian theatre. The significance of the building relates to its rarity as example of late-Victorian theatre, its retention of architectural merit and its historic association with the exponential development of Morecambe as a seaside resort in the late-19th century.
- 7.3.2 The trampoline park is sited immediately behind the Winter Gardens and along the boundary of the Conservation Area. During the consideration of the planning application for the building and its use, it was acknowledged that the location and design of the proposal would have a direct impact on the setting of the Listed building and Conservation Area. The building measures 48 by 50 metres, with an external footprint of approximately 2,400sq.m, and is sited approximately 11 metres from the rear of the Listed building. The originally submitted design proposed horizontal profiled metal cladding in a silver finish, with a grey brick plinth and a blue cladded panel marking the entrance. The plans also showed some large panels containing images, spaced along the side of the building. It was considered that the original design had an overly industrial appearance and related poorly to the proposed leisure use and the town centre location, and was more akin to a building found on an industrial or retail estate. The Conservation Officer raised concerns regarding the proposed materials, massing and architectural design and set out that they would not make a positive contribution to the setting of surrounding heritage assets. In addition to the design, it was advised that consideration be given to moving the facing elevation further from the heritage assets. The applicant did not want to reduce the footprint of the building as it was considered that this was the optimal size for the use proposed.
- 7.3.3 Concessions were made with regards to the scale and shape of the building, given the space, and in particular the height that was required for the proposed use as a trampoline park. It was acknowledged that, given the size of building required for the type of leisure use proposed, it would never be able to fully respect the scale of the surrounding buildings, in particular the adjacent terraced properties, and would be seen as a stand-alone building. In this respect, the benefits of the proposed leisure use were a strong consideration in the determination of the application and the acceptance of the scale and design of the approved building. It was considered important to ensure that the proposal provided a high quality building, taking a contemporary approach, and possibly making it an attraction in its own right. As a result of the concerns, the design was amended to incorporate a new glazed entrance at the southwest corner with the remainder of the building finished in vertical cladding panels in three tiers, with varying thicknesses, with one background colour and two tones of blue, increasing in frequency towards the entrance to give an impression of movement. It was considered that the effect proposed with the use of the cladding could significantly enhance the appearance of the building and help to break up its overall bulk and massing. However, whilst the cladding was acceptable in principle, there were some concerns regarding the arrangement proposed and, as a result, the precise details were covered by a condition on the planning consent.
- 7.3.4 During the course of agreeing the details covered by the conditions, a vinyl finish was proposed to vertical cladding panels, rather than using individual coloured panels. Concerns were raised with the agent in relation to this including: the finish; how it would be divided to look like individual panels of colour; how it would weather; and how any damage to the applied vinyl would be repaired. The original condition did not include maintenance of the panels and that raised concerns about ensuring that if the applied finish starting peeling or significantly fading, whether there would be sufficient control to ensure that this was replaced. As such, the use of a vinyl was considered acceptable in principle, as it would ultimately achieve the same aim as coloured cladding panels, providing that maintenance was covered by a variation to the original condition in relation to the materials. An amended scheme was subsequently agreed, which comprised four shades of blue and each vertical panel divided into three sections, varying in size.
- 7.3.5 The finish to the elevation was originally conditioned to be completed before the building was brought into use. However, when the application to vary the conditions was approved, the building had already been constructed and the applicant wanted to be able to open the trampoline park for the beginning of the school summer holidays. As such, the decision was issued with a condition requiring the works to

be undertaken within a three month period. Further correspondence took place and we were advised that the works would be undertaken later on in the year, but unfortunately this never happened, but again we applied some flexibility as dry weather was required to install the vinyl finish. After some time it was realised that the only way to secure the required works would be to commence enforcement action. However, before any formal notices could be served, the applicant contacted the Council regarding the likelihood that the use would need to be changed and it was agreed that enforcement action would be held off to allow for an application to be submitted and it was envisaged that the works to the elevations would be resolved through this.

- 7.3.6 A similar application was submitted earlier in 2019 which sought to revert to the grey base colour of the cladding panels, which is its current appearance, without the coloured vinyl finish. This was similar to the originally submitted proposal which was considered to be unacceptable. The application was refused as a result of the proposed finish to the building and the impact on the setting of the Conservation Area and a Grade II* Listed Building and character and appearance of the town centre location in general. The external finish that was approved to the building was required to make the development acceptable in planning terms and that position has not changed. It currently has the appearance of a large utilitarian building, which does not respect the character and appearance of the area or the setting of the designated heritage assets. As discussed above, significant flexibility was employed by the Local Planning Authority in both the determination of the application, allowing such a large building in this location, principally due to the benefits that the leisure use would bring but also as it would have a high quality modern finish. The quality of the finish was then diluted by the use of a coloured vinyl rather than individual coloured panels, but was accepted, again to help establish the leisure use that would hopefully bring some wider benefits to this part of the town centre in particular. Officers also allowed the building to be operated without the completion of the building and were flexible in increasing the time for compliance that that set out in the condition in order to help the local business. However, this did not mean that the works were not essential to make the development acceptable.
- 7.3.7 The current application is a resubmission of the previous one that was refused. It includes a document which puts forward four options for the treatment of the elevations. Three of these use three shades of grey, incorporating the existing colour of the cladding panels, in different arrangements. The fourth just uses a light grey and a dark grey. It is considered that the use of the grey does not overcome the concerns regarding the industrial appearance of the building. It is considered that the options put forward are unimaginative and fail to take design cues from its context and therefore cannot be considered to contribute to local distinctiveness. In addition, Policy DO5 of the Morecambe Area Action Plan relates to the Festival Market and area and, in particular relation to the proposal, sets out that development should relate well in urban design terms to the rear elevations of the Winter Gardens, those of the other premises fronting Marine Road and the residential and other properties fronting Northumberland Street. The proposed vinyl film offers infinite design opportunities in terms of colour and layout, and it is felt that much more could be done to arrive at a façade treatment that does justice to its historic context and makes a positive contribution to the streetscape.
- 7.3.8 Following the refusal of the previous application, the Council was contacted by the agent and it was agreed that options could be considered before a resubmission was made, but unfortunately the agent failed to do this and instead submitted an application which did not fully take on board the previous concerns. Both previous Committee reports clearly set out that the proposed building was only acceptable in this location with a higher quality finish and a lot of correspondence has previously taken place in order to reach an appropriate solution. It is appreciated that there are concerns regarding the profitability of the current business, and there is sympathy for the applicant's financial situation. However, the requirements for the finish to the building were clear when planning permission was granted and compromises have already been made, allowing a less expensive solution and a longer timescale for completion to allow the applicant to operate the business.
- 7.3.9 Further discussions have been undertaken with the agent, and it was advised that more interest, and at least some colour, should be incorporated into the elevations. Some images of other developments that have used cladding or vinyl were provided to the agent to provide ideas of how the concerns could be addressed. One in particular incorporated a curved horizontal line, and it was thought that the use of such a feature could relate to waves or hills and provide more of a link to Morecambe. As such, draft amendments have been provided which incorporate two shades of blues to the existing light grey, with different thicknesses of blocks of colour that have a horizontal break forming a wave type effect.

7.3.10 The NPPF is clear that decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, are sympathetic to local character and history, including the surrounding built environment, and establish or maintain a strong sense of place. Paragraph 130 sets out that Local Planning Authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion as a result of changes being made to the permitted scheme, such as through changes to materials used. The building as it is currently finished fails to comply with these requirements and therefore conflicts with the aims and objectives of the NPPF in addition to local design principles set out within DM35 of the Development Management DPD.

7.3.11 As discussed above, the site is also covered by the Morecambe Area Action Plan. Spatial Policy SP1 relates to key pedestrian routes, which are identified on the policies map. One such route passes the building, and this and wider routes have clear views of the site. The policy sets out that development proposals fronting onto or including any element of this network should relate well to it and the space around including in relation to how buildings are sited, their scale and massing and through other aspects of good urban design. Subject to final plans being submitted, it is considered that the proposed changes set out above will provide a better finish to the building with more interest and a link to Morecambe. By retaining some of the existing finish to the building, the cost of the vinyl will be reduced, which is obviously a benefit to the applicant. Once the amended plans have been received, the Conservation Team will be re-consulted and the response will be reported at the Planning Regulatory Committee. However, it is likely that the changes will adequately mitigate the harm that was previously identified, as a result of the scale and massing of the building, in relation to the setting of the designated heritage assets and the town centre area in general. This is on the understanding that a similar design will be continued on all elevations and the overall design concept is not diminished.

7.4 Impact on residential amenity

7.4.1 There are a number of properties fronting onto Northumberland Street, adjacent to the site. These have a mix of uses including residential, offices and one public house. The building is quite close to the rear of these properties, separated by a yard area, which is enclosed by a black metal fence. In order to fully assess the implications of the change of use to retail, a noise assessment has been provided. The main potential impacts are likely to result from deliveries, which would take place in the yard adjacent to these properties, in addition to any additional external plant or machinery.

7.4.2 It is proposed that opening hours will be between 08.00 and 22.00, although it is not specified which days of the week. The noise assessment has been undertaken to assess the impacts associated with delivery noise considering the close proximity to residential properties and is based on the assumption that there will be one delivery a day. The assessment indicates that there is a likelihood of adverse impacts at the nearest receptor. The Environmental Health Officer has advised that, looking at the calculation method for the specific sound levels derived for deliveries it would appear that this has been averaged over the opening period which would effectively lessen the outcome of the impact. If the calculations were adjusted to apply a 15 minute delivery time period the specific sound level would be 62dB(A) and not the 51dB (A) cited within the report . The effect of this would result in a Rating Level of 19dB above background sound levels and would instead be an indication of 'significant adverse' impact.

7.4.3 Notwithstanding the above, the Environmental Health Officer has advised that, considering the context, the existing use, the proposed opening times (assuming deliveries will take place within 'day-time' periods) and on the basis that one delivery per day will take place, whilst the noise associated with deliveries would be clearly audible, there would not be an unreasonable impact. However, and in the absence of relevant sound information for weekend time periods, impacts associated with deliveries during weekend periods should be considered differently and earlier morning time periods are likely to be less acceptable. For Sundays, it has been recommended that deliveries are restricted to the period between 10.00 and 16.00. The provision of an acoustic fence would mitigate delivery noise but will be less effective should there be a direct line of sight from a sensitive receptor into the delivery area, which is likely from upper floor flats. No concerns have been raised in relation to increased vehicular movements associated with the car parking given the current longstanding use and the location of the car park in relation to nearest sensitive receptors. From the information provided it appears that plant will remain at its existing location and will be contained within the building. However, a condition can be added to ensure that any additional plant is not sited on the elevation closest to the residential properties or that it has an acceptable noise level.

7.4.4 Given the floor area of the building, it would be unlikely that there would only be one delivery per day. The agent has advised that the use is speculative so the potential operator of the retail unit is not known and it would be difficult to condition that only one delivery takes place. Therefore, the assessment must be based on a worst case scenario. There are also concerns regarding the visual impact of a 2.5 metre high acoustic fence that has been recommended by the noise assessment and this would require consent in its own right. In response to this, the agent suggested that the proposed A1 use was restricted to non-food retail, with the total floorspace for the sale of food and drink not exceeding 30%. This is likely to reduce deliveries to some degree from a wholly food retail use and would hopefully mean that there would be less need for early morning deliveries. Following further discussions with the Environmental Health Officer, it has been advised that there would not be a significant adverse impact on the amenities of the neighbouring properties, without the acoustic fence, provided that delivery times were restricted. During the course of the previous application the agent set out that the applicant would be satisfied with a condition restricting servicing/deliveries to the periods between 08.00 and 19.00, Monday to Saturday and between 10.00 and 16.00 on Sundays and Public holidays. It is therefore considered that a proposed retail use, with limited food and drink sales, would not have a detrimental impact on the amenities of nearby residential properties.

7.5 Access and Highway Implications

7.5.1 Prior to the construction of the building, the site was used as a privately managed parking facility for 450 vehicles accessed off Northumberland Street. There are currently 209 spaces (including 7 disabled parking spaces) and 12 cycle parking spaces in the form of Sheffield type hoops. There are no proposed changes to the site access or internal car parking layout and there are no off-site highway works proposed by the applicant. In the initial response from the Highway Authority, on the previous application, it was advised that a pm peak weekday and weekend day assessment of the signalised and roundabout junctions at the north and south ends of Northumberland Street was required. This was subsequently submitted, which demonstrated that there is adequate capacity to accommodate the development traffic for a food retail use. The Highway Authority has advised that there would not be unacceptable impact on highway safety or the capacity on the highway network, subject to the restricted retail use as discussed above.

7.5.2 The Highway Authority has requested some off-site highway works, as a result of the retail use, comprising the provision of tactile paving at the site access on Northumberland Street and at the uncontrolled pedestrian crossing point at the Central Drive/Northumberland Street roundabout to enhance the pedestrian provision for vulnerable users. It would be reasonable for this to be provided prior to any retail use of the building, and therefore should be conditioned as such.

7.5.3 The car park currently operates a pay and display system with charges up to 1 hour 90p, up to 3 hours £2.00 and up to 12 hours £3.00. Charges apply 24 hours a day, 7 days a week. Currently customers of Jump Rush, Vista Italian bar & kitchen and Soul Bowl can enter their vehicle registration details within the building, which provides up to 3 hours free parking. The system is managed by ANPR cameras and failure to comply results in a fine of £100. This system works well for mixed leisure uses, but it would be unusual for this system to operate for an A1 retail use, especially food. Even with the restricted use, it is still considered that further details of the car park management system would need to be submitted as part of a planning condition, applicable to the final uses of the premises.

7.5.4 There were also previously some concerns in relation to manoeuvring of large vehicles, more likely to be associated with deliveries for a retail use. As such, a swept path analysis has been provided. This shows that a full size articulated wagon can turn wholly within the site though it is a tight manoeuvring space and close to the vehicle access on Northumberland Street. This may impact upon movements at the site access. However, management of the deliveries would mitigate any impact upon highway safety. This can be controlled through a delivery and servicing plan that can be secured by condition. A scheme for covered and secure parking has also been requested. There is a small amount currently provided, but a retail use is likely to increase staff numbers so further provision would be reasonable to encourage sustainable modes of transport for staff.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The proposed change of use to retail is acceptable in principle, given the town centre location. It is disappointing that the current leisure use is likely to be lost so soon after its commencement, particularly as the benefits of this use were a large part of the balance in favour of the development, in particular relation to the final design. The building would also retain the ability to revert to a leisure use within a 10 year period, although there is no guarantee that this would happen. It is considered that a restricted retail use could operate without having a significant impact on the amenities of nearby residential amenity or highway safety, subject to appropriate conditions.
- 9.2 A draft amended scheme for the finish to the building has now been informally provided. Subject to the formal receipt of suitable amended plans, it is considered that this would adequately mitigate the harm of such a large and more utilitarian type building in this town centre location close to heritage assets. The amended design will provide more interest and a connection to this location and is therefore considered to be acceptable.

Recommendation

That Planning Permission **BE GRANTED** subject to the receipt of acceptable amended elevation plans and the following conditions:

1. Standard 3 year timescale
2. Approved plans
3. Finish to elevation and appropriate maintenance regime
4. Prior to implementation of a retail use, submission and implementation of: off-site highway works; car park management plan; delivery and servicing plan; and covered and secure cycle parking
5. Details of any additional plant/ machinery and assessment of noise impacts
6. Hours of opening – 08.00 to 22.00
7. Hours of servicing/ delivery – 08.00 to 19.00 Monday to Saturday and 10.00 to 16.00 on Sundays and Public holidays
8. Restriction of retail to non-food A1 (food and drink sales not exceed 30% of floorspace)

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 |
|----------------|---|-----------------------|
| 18/01310/CU | The Hawthorns Caravan Park, Main Road, Nether Kellet Change of use of amenity land for the siting of 6 static caravans and creation of an associated internal road for Mr And Mrs Wright (Kellet Ward 2015 Ward) | Application Permitted |
| 18/01593/OUT | Land At Middleton Towers Leisure Club, Natterjack Lane, Middleton Outline application for erection of 9 dwellings with associated access for Mr John Ward (Overton Ward 2015 Ward) | Application Permitted |
| 19/00130/DIS | Land Opposite Greendale Drive, Mill Lane, Warton Discharge of conditions 3, 4 and 12 on approved application 14/00376/OUT for Mr Bleasedale (Carnforth And Millhead Ward 2015 Ward) | Split Decision |
| 19/00149/DIS | School House, Main Street, Whittington Discharge of condition 3 on approved application 19/00225/FUL for Mr & Mrs Raistrick (Upper Lune Valley Ward 2015 Ward) | Application Permitted |
| 19/00151/DIS | School House, Main Street, Whittington Discharge of condition 3 on approved application 19/00226/LB for Mr & Mrs Raistrick (Upper Lune Valley Ward 2015 Ward) | Application Permitted |
| 19/00158/DIS | Lancaster Railway Station, Westbourne Road, Lancaster Part discharge of condition 3 on approved application 19/00603/LB for Network Rail (Castle Ward 2015 Ward) | Split Decision |
| 19/00166/DIS | B And Q Superstore, Aldcliffe Road, Lancaster Discharge of condition 9 on approved application 18/01100/FUL for Adam Robson (Castle Ward 2015 Ward) | Application Permitted |
| 19/00170/DIS | Caravan, Scale House Farm, Scale House Lane Part discharge of conditions 4 and 5 on approved application 18/01441/FUL for Mr RF Towers (Upper Lune Valley Ward 2015 Ward) | Application Permitted |
| 19/00173/DIS | Hawkshead Farm, 1 The Nook, Bolton Le Sands Discharge of conditions 3 and 4 on approved application 18/00456/LB for Mr D. Jackson (Bolton And Slyne Ward 2015 Ward) | Application Refused |
| 19/00174/DIS | Hawkshead Farm, 1 The Nook, Bolton Le Sands Discharge of condition 3 on approved application 18/00459/LB for Mr D. Jackson (Bolton And Slyne Ward 2015 Ward) | Application Refused |
| 19/00175/DIS | Hawkshead Farm, 1 The Nook, Bolton Le Sands Discharge of conditions 3, 4, 5, 6 and 7 on approved application 18/00455/FUL for Mr D. Jackson (Bolton And Slyne Ward 2015 Ward) | Split Decision |

LIST OF DELEGATED PLANNING DECISIONS

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|--------------|---|-----------------------|
| 19/00176/DIS | Hawkshead Farm, 1 The Nook, Bolton Le Sands Discharge of condition 3,4,5 and 6 on approved application 18/00458/FUL for Mr D. Jackson (Bolton And Slyne Ward 2015 Ward) | Split Decision |
| 19/00177/DIS | Library, Library Avenue, Lancaster University Discharge of conditions 3 and 4 on approved application 19/00319/FUL for Mr David Griffiths (University And Scotforth Rural Ward) | Application Permitted |
| 19/00182/DIS | Queen Victoria Memorial, Dalton Square, Lancaster Discharge of condition 3 on approved application 19/00935/LB for Martin Horner (Castle Ward 2015 Ward) | Application Permitted |
| 19/00199/DIS | 2 - 4 Main Street, Cockerham, Lancaster Discharge of conditions 3,4,5 and 6 on approved application 16/01357/OUT for Mr & Mrs WOOD (Ellel Ward 2015 Ward) | Application Refused |
| 19/00200/DIS | B And Q Superstore, Aldcliffe Road, Lancaster Discharge of condition 4 on approved application 18/01100/FUL for Mr Adam Robson (Castle Ward 2015 Ward) | Application Permitted |
| 19/00210/DIS | Box Tree, Ravens Close Road, Wennington Discharge of condition 2 on approved application 19/00064/FUL for Ian Armour (Upper Lune Valley Ward 2015 Ward) | Application Permitted |
| 19/00380/FUL | Land Off, Carnforth Brow, Carnforth Retrospective application for the installation of gravity pipework, a sewage pump chamber and an electrical cabinet for Loxam Riley (Carnforth And Millhead Ward 2015 Ward) | Application Permitted |
| 19/00420/FUL | Far Lodge, Postern Gate Road, Quernmore Creation of a covered slurry lagoon with bund and fencing for Mr David Gardner (Lower Lune Valley Ward 2015 Ward) | Application Permitted |
| 19/00488/FUL | Site Of Former Garden Centre And Tearoom, Lindeth Road, Silverdale Demolition of tearoom and erection of a 2 storey dwelling, with associated landscaping and creation of a new vehicular access point for Mr & Mrs J Wilkinson & H Morwood (Silverdale Ward 2015 Ward) | Application Permitted |
| 19/00858/FUL | Red Bank Farm, The Shore, Bolton Le Sands Demolition of existing farm buildings and change of use of agricultural land to site 8 static caravans for holiday accommodation for Mr Mark Archer (Bolton And Slyne Ward 2015 Ward) | Application Refused |
| 19/01023/FUL | Land To The Rear Of 282 Oxcliffe Road, Heaton With Oxcliffe, Morecambe Change of use of paddock to form part of existing caravan site and erection of a toilet and shower block for Mr S. Lee (Westgate Ward 2015 Ward) | Application Permitted |
| 19/01038/FUL | Morecambe Bay Academy, Dallam Avenue, Morecambe Demolition of single storey music block and two storey art block, erection of a two storey teaching block, creation of a temporary access track and creation of 11 additional parking spaces for Mrs V Michael (Poulton Ward 2015 Ward) | Application Permitted |

LIST OF DELEGATED PLANNING DECISIONS

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| 19/01060/LB | Cragg House, Kirkby Lonsdale Road, Over Kellet Listed building application to alter an existing opening, install a replacement lintel and a new door with quoin surround and creation of a patio area and relocation of retaining wall for Mr Ian Stephenson (Kellet Ward 2015 Ward) | Application Permitted |
| 19/01071/FUL | 3A The Green, Silverdale, Carnforth Partial demolition and reconfiguration of existing garage and relocation of access for Mr & Mrs Bennett (Silverdale Ward 2015 Ward) | Application Permitted |
| 19/01087/FUL | 7 Torrisholme Road, Lancaster, Lancashire Change of use of dwelling (C3) to supported living accommodation (C2) for Mr Hilary Southward (Skerton West Ward 2015 Ward) | Application Refused |
| 19/01145/FUL | 49 South Road, Morecambe, Lancashire Erection of a single storey rear extension for Mr Henderson (Bare Ward 2015 Ward) | Application Withdrawn |
| 19/01167/CU | 1 Vincent Street, Lancaster, Lancashire Retrospective application for the change of use from a 6 bed HMO (C4) to a 7 Bed HMO (Sui Generis) for Mrs Sharifaben Thagia (John O'Gaunt Ward 2015 Ward) | Application Refused |
| 19/01170/FUL | Field At Grid Reference 351950 471570, Netherbeck, Carnforth Change of use of agricultural land and buildings to agricultural livestock haulage depot, erection of an agricultural livestock and HGV maintenance building, and retention of an area of hardstanding for Mr Andrew Thompson (Kellet Ward 2015 Ward) | Application Refused |
| 19/01171/ELDC | 16 Lichfield Avenue, Morecambe, Lancashire Existing lawful development certificate for the retention of a single storey rear extension for Mr & Mrs P. Dodds (Bare Ward 2015 Ward) | Lawful Development Certificate Granted |
| 19/01190/FUL | Kellet Lane Bridge, Kellet Lane, Over Kellet Construction of 2 canal moorings, creation of associated car park and alterations to existing path and access for Kevin Woodhouse (Kellet Ward 2015 Ward) | Application Refused |
| 19/01202/FUL | 21 Regent Street, Lancaster, Lancashire Construction of a dormer extension to the rear elevation for Mr Tom Charrier (Castle Ward 2015 Ward) | Application Refused |
| 19/01203/LB | 1 Caton Green Road, Brookhouse, Lancaster Listed building application for the installation of a boiler with associated pipework and the installation of a flue for Mr Christopher Clegg (Lower Lune Valley Ward 2015 Ward) | Application Permitted |
| 19/01218/FUL | 15 The Row, Silverdale, Carnforth Demolition of existing porch, removal of bay window, erection of bay window and porch to the front elevation, construction of a canopy, and installation of raised roof to existing rear extension for Mr D Lilley (Silverdale Ward 2015 Ward) | Application Permitted |
| 19/01219/FUL | Lancaster Barn, Bay Horse Lane, Bay Horse Retrospective application for the erection of an agricultural shed for Holt & Riggs (Ellel Ward 2015 Ward) | Application Permitted |

LIST OF DELEGATED PLANNING DECISIONS

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| 19/01228/FUL | 4 Lake Road, Morecambe, Lancashire Demolition of existing garage and erection of a single storey side extension for Mr & Mrs Edmondson (Harbour Ward 2015 Ward) | Application Permitted |
| 19/01234/CU | 69 North Road, Lancaster, Lancashire Change of use of shop (A1) to nail salon (sui generis) for Ms Miner Tang (Castle Ward 2015 Ward) | Application Permitted |
| 19/01239/FUL | Hillside, Stanmore Drive, Lancaster Erection of a part single, part two storey side/rear extension with rear balcony for Mr & Mrs G & R John (Scotforth West Ward 2015 Ward) | Application Permitted |
| 19/01252/FUL | Land At Grid Reference 353610 468170, Kirkby Lonsdale Road, Halton Change of use of agricultural land to equestrian, retention of two equestrian buildings and creation of an area of hardstanding for Mr Daniel McGowan (Kellet Ward 2015 Ward) | Application Permitted |
| 19/01253/FUL | 53 & 55 Penny Street, Lancaster, Lancashire Change of use of shop (A1) to shop (A1) and cafe (A3) for Jacqui Williams (Castle Ward 2015 Ward) | Application Permitted |
| 19/01254/FUL | 73 Gringley Road, Morecambe, Lancashire Erection of a two storey side extension, construction of a hip to gable extension and construction of dormer extensions to the front and rear elevations for Mr & Mrs D King (Westgate Ward 2015 Ward) | Application Withdrawn |
| 19/01258/FUL | 18 Rushley Mount, Hest Bank, Lancaster Partially retrospective application for the erection of a single storey front extension, single storey side and rear extension, construction of 2 dormer extensions to the south west elevation and 1 dormer extension to the north west elevation, a Juliet balcony to the front and alterations to existing access for Mr Guest (Bolton And Slyne Ward 2015 Ward) | Application Permitted |
| 19/01260/FUL | 85 Ingleton Drive, Lancaster, Lancashire Demolition of existing outbuilding and erection of a 3 storey side extension incorporating a rear dormer extension and a single storey rear extension for Mr Alan Tyson (Scotforth East Ward 2015 Ward) | Application Refused |
| 19/01262/FUL | 1 Greenwood Avenue, Bolton Le Sands, Carnforth Erection of a single storey rear extension and replacement single storey side extension for Miss Carole Wilks (Bolton And Slyne Ward 2015 Ward) | Application Permitted |
| 19/01270/PLDC | Collingholme Farm, Low House Lane, Cowan Bridge Proposed lawful development certificate for the construction of a dormer extension to the rear elevation, insertion of rooflights to front roof pitch and installation of a Juliet balcony to rear for Mr & Mrs Craig (Upper Lune Valley Ward 2015 Ward) | Lawful Development Certificate Granted |
| 19/01273/FUL | 8 Beech Avenue, Galgate, Lancaster Erection of a replacement single storey rear extension for Cathryn Graham and Oliver Fitton Graham (Ellel Ward 2015 Ward) | Application Permitted |

LIST OF DELEGATED PLANNING DECISIONS

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| 19/01281/FUL | 66 Market Street, Lancaster, Lancashire Change of use of retail shop (A1) to office (A2) for Mr Michael Baxter (Castle Ward 2015 Ward) | Application Permitted |
| 19/01285/FUL | 49 Scotforth Road, Lancaster, Lancashire Change of use of shop (A1) and forecourt to micro pub (A4) and outdoor seating area, and blocking up of side window and installation of extraction for Mr T Robinson (Scotforth East Ward 2015 Ward) | Application Permitted |
| 19/01289/FUL | Caton Primary School, Broadacre, Caton Installation of a telecommunications cabinet for Mr N. Hall (Lower Lune Valley Ward 2015 Ward) | Application Permitted |
| 19/01290/FUL | Hillcroft Nursing Home, North Road, Carnforth Installation of replacement roof arrangement to create fourth floor accommodation for Hillcroft Nursing Home (Carnforth And Millhead Ward 2015 Ward) | Application Refused |
| 19/01292/REM | Land To The Rear Of 1 And 2 Lea Lane, Heysham, Morecambe Reserved matters application for the erection of one dwelling (C3) for Ashton Homes Lancashire Ltd Ashton Homes Lancashire Ltd A... (Heysham South Ward 2015 Ward) | Application Permitted |
| 19/01294/FUL | Parkside Farm, Russell Road, Tatham Change of use of detached outbuilding to ancillary living accommodation for Mr P Taylor (Lower Lune Valley Ward 2015 Ward) | Application Refused |
| 19/01297/PLDC | 20 Seymour Avenue, Heysham, Morecambe Proposed lawful Development Certificate for the demolition of existing garage and erection of a single storey outbuilding for Mr & Mrs M. Connoly (Heysham South Ward 2015 Ward) | Lawful Development Certificate Granted |
| 19/01299/VCN | Brown Edge Farm, Lancaster Brow, Arkholme Change of use of agricultural land for the siting of four camping pods with associated package treatment plant, parking area, pedestrian access path, fencing and landscaping(pursuant to the variation of conditions 2 and 5 on planning permission 19/00182/FUL to amend the design of the decking and pods) for Mr Barker (Kellet Ward 2015 Ward) | Application Refused |
| 19/01300/FUL | 19 Schoolhouse Lane, Halton, Lancaster Erection of single storey side/rear extension and first floor rear extension for Mr & Mrs Smith (Halton-with-Aughton Ward 2015 Ward) | Application Permitted |
| 19/01304/ADV | McDonalds Restaurant, Caton Road, Lancaster Advertisement application for the display of four internally illuminated freestanding digital advertisement screens and an internally illuminated wall mounted digital advertisement screen for McDonald's Restaurants Ltd (Lower Lune Valley Ward 2015 Ward) | Application Permitted |
| 19/01305/FUL | 381 Marine Road East, Morecambe, Lancashire Erection of a single storey rear extension, creation of a raised terrace to the rear and a boundary wall for Mr Jon Stark (Poulton Ward 2015 Ward) | Application Permitted |

LIST OF DELEGATED PLANNING DECISIONS

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| 19/01310/FUL | 6 Raikes Hill Drive, Hest Bank, Lancaster Installation of a balcony to front elevation for Mr & Mrs Neil Westwell (Bolton And Slyne Ward 2015 Ward) | Application Refused |
| 19/01311/FUL | Moss House Farm, Gulf Lane, Cockerham Retrospective application for the erection of a single storey extension to install a biomass boiler chimney for Mr Neil Sutcliffe (Ellel Ward 2015 Ward) | Application Permitted |
| 19/01313/FUL | 2 Kirklands Road, Over Kellet, Carnforth Erection of a single storey front extension, a single storey rear/side extension and a two storey side/front extension for Mr Nathan Downham and Ms Victoria Finan (Kellet Ward 2015 Ward) | Application Permitted |
| 19/01321/FUL | 1 Queen Elizabeth Court, West End Road, Morecambe Change of use of a flat (C3) to a studio flat (C3) and a 1-bed flat (C3) for Mr Davies (Harbour Ward 2015 Ward) | Application Permitted |
| 19/01322/FUL | 26 Hall Park, Lancaster, Lancashire Installation of an air source heat pump for Mr Brian Smith (Scotforth West Ward 2015 Ward) | Application Permitted |
| 19/01325/FUL | 37 Toll Bar Crescent, Lancaster, Lancashire Erection of a part single storey and part two storey side extension for Mr & Mrs J. Mcloughin (Scotforth West Ward 2015 Ward) | Application Refused |
| 19/01326/PLDC | 37 Toll Bar Crescent, Lancaster, Lancashire Proposed lawful development certificate for the construction of a hip to gable extension and a dormer extension to the rear elevation for Mr & Mrs J. Mcloughlin (Scotforth West Ward 2015 Ward) | Lawful Development Certificate Granted |
| 19/01328/NMA | 84 King Street, Lancaster, Lancashire Non material amendment to planning permission 15/00622/CU for the installation of additional rooflights and extraction grilles to the north and south elevations, construction of canopy and alterations to entrance door to the North elevation and alterations to windows on the East elevation for Back2Base Properties Ltd Back2base Properties Ltd Back2Ba... (Castle Ward 2015 Ward) | Application Permitted |
| 19/01330/FUL | 37 Croftland Gardens, Bolton Le Sands, Carnforth Erection of a canopy to the rear and construction of raised decking area for Mr Ely (Bolton And Slyne Ward 2015 Ward) | Application Permitted |
| 19/01334/PLDC | 84, 85 & 86 St Georges Quay, Lancaster, Lancashire Proposed lawful development certificate for the erection of 3 single storey rear extensions for C. Redgrave (Marsh Ward 2015 Ward) | Lawful Development Certificate Granted |
| 19/01340/PLDC | 8 Prestbury Drive, Morecambe, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the rear elevation for Mr S. Bazley (Westgate Ward 2015 Ward) | Lawful Development Certificate Granted |
| 19/01343/FUL | 69 Scotforth Road, Lancaster, Lancashire Erection of a part three storey, part single storey rear extension for Mr Z Mister (Scotforth East Ward 2015 Ward) | Application Refused |

LIST OF DELEGATED PLANNING DECISIONS

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| 19/01347/PLDC | 88 St Georges Quay, Lancaster, Lancashire Proposed lawful development certificate for the erection of single storey rear extension for C. Redgrave (Marsh Ward 2015 Ward) | Lawful Development Certificate Granted |
| 19/01358/ELDC | Woodfield, Lancaster Road, Quernmore Existing Lawful Development Certificate for the retention of a single storey detached garage to the rear for Mr Graham Rowe (Lower Lune Valley Ward 2015 Ward) | Lawful Development Certificate Granted |
| 19/01360/FUL | 32 Primrose Street, Lancaster, Lancashire Erection of a two storey rear extension for Doctor S. Ilott (John O'Gaunt Ward 2015 Ward) | Application Refused |
| 19/01362/FUL | 20 Appletree Drive, Lancaster, Lancashire Demolition of existing outbuilding end erection of a single storey side/rear extension for Mr & Mrs R. Woodruff (Scotforth East Ward 2015 Ward) | Application Permitted |
| 19/01367/NMA | Old School, Main Street, Whittington Non material amendment to planning permission 16/01450/CU to install an additional rooflight to the north elevation, alter doorways on the north and west elevations and alter the position of the electricity meter cabinet for Mr Bernard Sampson (Upper Lune Valley Ward 2015 Ward) | Application Permitted |
| 19/01372/FUL | 37A Acre Moss Lane, Morecambe, Lancashire Demolition of existing side extension and erection of a single storey side extension for Mr & Mrs R. Millar (Harbour Ward 2015 Ward) | Application Refused |
| 19/01373/FUL | 2 Norton Drive, Heysham, Morecambe Erection of a first floor side extension for Mrs N. Buczynski (Heysham Central Ward 2015 Ward) | Application Permitted |
| 19/01380/FUL | Multi Use Games Area, Douglas Park And Pavilion, Emmaus Road Change of use of multi use games area (D2) to a car park in association with eye clinic (D1) and creation of a vehicular access point for Mr J Clarke (Heysham South Ward) | Application Withdrawn |
| 19/01383/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 Not Required |
| 19/01391/FUL | 2 Prospect Drive, Hest Bank, Lancaster Erection of a first floor extension over existing double garage and part conversion of double garage to create additional living accommodation in association with 2 Prospect Drive for Mr & Mrs Bains (Bolton And Slyne Ward 2015 Ward) | Application Permitted |
| 19/01396/AD | Tower Wood, Marshaw Wyre, Over Wyresdale Forestry determination for alterations to existing road for timber stack and machinery operation for Mr Neil Kilgour (Ellel Ward 2015 Ward) | Prior Approval Is Required |
| 19/01399/FUL | 9 Thirsk Road, Lancaster, Lancashire Erection of a single storey rear extension for Miss A Seel (Scotforth East Ward 2015 Ward) | Application Permitted |

LIST OF DELEGATED PLANNING DECISIONS

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|---------------|--|--|
| 19/01403/HLDC | Old Hall Inn, Heysham Road, Heysham Application for a Certificate of Lawfulness for proposed works to a Listed Building to replace the existing gas fire with a wood burning stove and line the chimney for Mr Jonathan Lingard (Heysham South Ward 2015 Ward) | Lawful Development Certificate Granted |
| 19/01511/NMA | The Vicarage, Abbeystead Lane, Dolphinholme Non material amendment to planning permission 17/00773/FUL to reduce the width of the garage, to amend the approved garage doors to one garage door and a pedestrian door, and to widen the doorway at the rear for Lee Kirkham (Ellel Ward 2015 Ward) | Application Permitted |