



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 3 FEBRUARY 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 7<sup>th</sup> January 2020 (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 | <a href="#"><u>A5 19/00019/FUL</u></a> | <b>13 Dalton Square Lancaster</b>   | <b>Castle Ward</b> | <b>(Pages 4 - 13)</b>  |
|   |  | Relevant Demolition of former cinema auditorium and erection of a 4 storey building with new glazed shop front for student accommodation comprising of 24 one-bed studios (C3), 3 two-bed apartments (C4) and 1 three -bed apartment (C4).  |                    |                        |
| 6 | <a href="#"><u>A6 19/01412/VCN</u></a> | <b>Land Adjacent To Bulk Road Lancaster</b>   | <b>Bulk Ward</b>   | <b>(Pages 14 – 19)</b> |
|   |  | Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (pursuant to the variation of conditions 2 and 3 on approved application 19/00962/RCN to extend the completion date for Phase 1 access to May 2020, and Phase 1 offsite highway works to be fully implemented by May 2020). |                    |                        |

7	<a href="#">A6 19/01286/FUL</a>	47 South Road Lancaster	Scotforth West Ward	(Pages 20 - 23)
		Change of use of Dwellinghouse (C3) to 8 bed HMO for student accommodation (Sui Generis).		

## 8 Delegated Planning List (Pages 24 - 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), Joyce Pritchard (Substitute) and David Whitworth (Substitute)

#### (iii) Queries regarding this Agenda

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

#### (iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582170, or alternatively email [democraticsupport@lancaster.gov.uk](mailto:democraticsupport@lancaster.gov.uk).

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

Published on 21<sup>st</sup> January 2020.

Agenda Item	Committee Date	Application Number
A5	3 February 2020	19/00019/FUL

Application Site	Proposal
13 Dalton Square Lancaster Lancashire LA1 1PL	Relevant Demolition of former cinema auditorium and erection of a 4-storey building with new glazed shop front for student accommodation comprising of 24 one-bed studios (C3), 3 two-bed apartments (C4) and 1 three -bed apartment (C4)

Name of Applicant	Name of Agent
Mr Munshi	HPA

Decision Target Date	Reason For Delay
1 May 2019	Negotiation with applicant and officer workload

Case Officer	Mr Mark Potts
Departure	No
Summary of Recommendation	Approval

## i) Procedural note

Councillors have visited the site on 25 February 2019, and then again on 12 August 2019. There has been a delay associated with the scheme being presented to the Planning Regulatory Committee due to the need for noise concerns to be fully addressed together with design modifications.

## 1.0 The Site and its Surroundings

- 1.1 The application site consists of a former cinema, which is three storeys in height from Dalton Square, rising to 5 storeys, and then dropping to 2 storeys on Mary Street. The site is located in Lancaster city centre, and within the Lancaster Conservation Area. The site is essentially split into two parcels of land with the frontage along Dalton Square being a non-designated heritage asset (NDHA), and then the rear elevation is the former predominately brick structure which was the former auditorium. Numbers 11, 12 and 15 Dalton Square are Grade II listed buildings. The site lies adjacent to Dalton Square (Grade II listed) and the Queen Victoria Memorial (Grade II\*) and Lancaster Town Hall is also Grade II\*. The site is located within Flood Zone 1, although parts of Dalton Square and Mary Street have been known to experience surface water flooding. The eastern part of the site falls within the Lancaster City Centre Air Quality Management Area.
- 1.2 To the north of the proposal lies Dalton Rooms, and also Glow Rooms nightclub. To the east of the site is Dalton Square, and to the south lies commercial properties on Brock Street (which consist of 3 storey properties), and many have residential flats above the retail units (namely student accommodation). In between Arteria and Antalya barbers on Brock Street there is a small passage with bins stored associated with the retail units behind. To the west is Mary Street with a restaurant beyond this, with residential above.

## 2.0 The Proposal

- 2.1 The scheme involves the relevant demolition of the majority of 13 Dalton Square, but preserves the lower ground floor of 13 Dalton Square (fronting Dalton Square). The scheme proposes a total of 33 bedrooms, and these are made up of 24 one-bedroom studios, 3 two-bedroom apartments and 1 three-bedroom

apartments. A new glazed shopfront with aluminium frames has been proposed to 13 Dalton Square. On the ground floor would be a lobby, office space, common room, 5 studios, with a laundry facility, bike and bin store and plant room. On the first to third floors would be a mixture of studio and apartment accommodation. There is retaining wall along the southern boundary of the site which is proposed to be clad with climbing plants.

- 2.2 The proposal would be a maximum of 4 storeys in height and would feature a flat roof. The appearance of the building along Mary Street would be slightly angular with a glazed ground floor and stone fronted for the three storeys above. The southern elevation that faces onto the rear facades on Brock Street is made up of a sawtooth façade. The palette of materials includes stone cladding throughout, and the flat roof which would be clad in zinc or similar metal standing seam roofing. Windows and the new active frontages would consist of aluminium framed structures.

### 3.0 Site History

- 3.1 The application has been subject of pre-application discussions, which commenced in summer 2017. A subsequent application was submitted in 2018, but was withdrawn by the applicant. This application is the result of the ongoing dialogue.

Application Number	Proposal	Decision
18/00960/FUL	Relevant Demolition of former cinema auditorium and erection of a 6-storey building with new glazed shop front for student accommodation (C3) comprising of 29 1-bed studios, 7 2-bed apartments, 4 1-bed duplex and 1 2-bed duplex with external bin store	Withdrawn – due to design review
17/00635/PRE3	Demolition of existing buildings and redevelopment into student accommodation	Advice provided

### 4.0 Consultation Responses

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

Consultee	Response
<b>Historic England</b>	Initially objected to the development, but raise <b>no objection</b> to the amended scheme.
<b>Conservation Officer</b>	Initially objected and had concerns over the loss of the Non-Designated Heritage Asset, but <b>no objection</b> now raised on the basis of planning conditions being imposed that cover materials. The justification provided over the loss of the NDHA is sufficient.
<b>Lancashire Archaeology</b>	<b>No objection</b> although notes there is some potential for the preservation of Prehistoric and Roman remains, but that potential does not seem to merit a formal archaeological excavation in advance of any building work commencing. It is recommended, however, that a formal watching brief is held during (i) the lifting of the extant ground floors and foundations and any levelling or other preparation works and (ii) the excavation of any foundation slots, ground beams, pile caps, etc. LAAS welcomes the provision of the Historic Building Survey report with the application. The record seems to have been appropriately undertaken and given the damaged nature of the cinema building, little further recording would seem to be justified.
<b>County Highways</b>	<b>No objection.</b> Recommend that conditions should be imposed relating to a construction traffic management statement, re-instatement of footway along the frontage of the site and amendments to the existing traffic regulation orders along Mary Street.
<b>Lead Local Flood Authority</b>	<b>No objection</b> on the provision a condition is attached to the planning consent requiring a final sustainable drainage scheme to be submitted for consideration.
<b>United Utilities</b>	<b>No objection.</b> Recommend conditions associated with the provision of a surface water drainage scheme and to ensure foul and surface water is drained on separate systems. UU makes comment that a water main crosses the site and consideration will be required of this with respect to the design of the development.

<b>Lancaster Civic Society</b>	<b>Comments</b> <ul style="list-style-type: none"> <li>• Pleased to see that the overall height of the structure has been reduced, although would like to see it lowered even further so that no part of the roof will be visible from Dalton Square (as shown in the artist's impression);</li> <li>• Approve of the revised proposals for the Mary Street elevation (apart from the height), and setting the side windows at an angle will improve interior lighting and enhance the overall design of the building, although rooms on the ground floor will still lack light, and outlook will be restricted; and</li> <li>• Pleased to see that the proposal for vehicular access by way of the narrow alleyway from Brock Street has been abandoned.</li> </ul>
<b>Lancashire Police</b>	<b>No objection</b> , but raises some concern about student safety which could be addressed by means of planning condition.
<b>Greater Manchester Ecology Unit</b>	<b>No objection</b> . The bat survey report submitted to inform the application has been carried out by suitably qualified ecologists and was to appropriate standards.
<b>Lancaster University</b>	Neither object nor support the development proposal, but raise the following points: <ul style="list-style-type: none"> <li>• The University wishes to see the evidence of the current supply and demand analysis of student accommodation within the city centre;</li> <li>• The University recommends that any developments are homes under the Lancaster University Home remit;</li> <li>• Any studio should adhere to the fire service requirements;</li> <li>• Sound insulation should be factored into the development given adjacent noise sources; and</li> <li>• Adequate levels of air quality should be provided for throughout the development</li> </ul>

## 5.0 Neighbour Representations

- 5.1 There has been 2 letters of representation received in response to this planning application.
- Saturation of the student accommodation market in Lancaster; and
  - Potential impact on the adjacent Dalton Rooms and Glow Rooms nightclub and the future operation of the business together with the significant impact on the Conservation Area.

## 6.0 Principal National and Development Plan Policies

### 6.1 National Planning Policy Framework

Section 2. Achieving sustainable development  
Section 3. Plan-making  
Section 4. Decision-making  
Section 5. Delivering a sufficient supply of homes  
Section 6. Building a strong, competitive economy  
Section 7. Ensuring the vitality of town centres  
Section 8. Promoting healthy and safe communities  
Section 9. Promoting sustainable transport  
Section 12. Achieving well-designed places  
Section 14. Meeting the challenge of climate change, flooding and coastal change  
Section 15. Conserving and enhancing the natural environment  
Section 16. Conserving and enhancing the historic environment

### 6.2 Local Planning Policy Overview – Current Position

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

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

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

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

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

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

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

SC1 – Sustainable Development  
SC4 – Meeting the District's Housing Requirements  
SC5 – Quality in Design

### 6.4 Development Management DPD

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

### 6.5 Other Material considerations

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

## 7.0 Comment and Analysis

There are 9 main considerations of the application

- Principle of development;
- Historic Environment;
- Layout and Design;
- Noise Considerations;
- Drainage;
- Ecology;
- Air Quality Matters; and
- Highways.

## 7.1 Principle of Development

- 7.1.1 The application site is located within Lancaster city centre where new student accommodation will be supported where it is sympathetic to the character of the existing and surrounding built form (as noted within Policy DM46 of the Development Management DPD). There has been a steady stream of purpose-built student accommodation erected in the city centre over the course of the last 5 years, and in particular the last 18 months. Proposals therefore have to show whether an alternative use could be found in the event the market declines. The proposal before Councillors is easily capable of becoming hotel accommodation, and therefore with this in mind the principle of development is acceptable (assuming technical issues can be addressed).

## 7.2 Historic Environment

- 7.2.1 The development is located within the Lancaster Conservation Area. Original iterations of the scheme drew objections from the likes of Historic England, Conservation Officers, the Civic Society and Lancashire County Councils Specialist Advisory Service (Archaeology). It was considered that the original proposals would lead to substantial harm to 13 Dalton Square which is a non-designated heritage asset, and the scale and height of the proposal would erode the significance of the Conservation Area and surrounding Listed Buildings. Historic England and the Conservation team requested additional detail given the visual assessment submitted by the applicant lacked views from the eastern side of Dalton Square and from Nelson Street (with the Grade II\* Queen Victoria Memorial and Grade II\* Town Hall in the foreground).

- 7.2.2 In determining planning applications, local planning authorities have special duties with regard to preserving the setting of listed buildings and the character and appearance of conservation areas under s66 and s72 of the 1990 Act respectively. The NPPF emphasises that great weight should be given to the conservation of heritage assets and that the significance of an asset can be harmed by development within its setting (NPPF 193-4). Any harm requires clear and convincing justification (NPPF 194). Applications must be supported by sufficient information to assess the impact of the scheme on the significance of the heritage asset, including the contribution made by their setting (NPPF 189). Given this the applicant provided additional visualisations to assist in the consideration of the planning application.

- 7.2.3 Whilst the applicant produced additional visualisations, the development at 5 storeys would still have projected above the ridgeline of 13 Dalton Square by a storey and half. However, following discussions including various amendments to the fifth storey, the applicant removed this element to leave the development at the now proposed 4 storeys. These design changes have lessened the visual scale of the building, especially when viewed from Dalton Square.

- 7.2.4 There will be some very minimal protrusion above 13 Dalton Square, resulting in a very minimal impact on the heritage assets within Dalton Square, and the Town Hall. With this, it is considered that the improvements to the design would be a contemporary addition with references to the historic context. Historic England and the Conservation team do not raise objection to the development proposal on the basis of the amended scheme.

- 7.2.5 The building was historically a cinema, which opened in 1929 and known as the 'Palace Theatre'. In the opinion of the Conservation team the scale and height of the existing building is sympathetic to the surrounding built form and the façade utilises domestic architectural styles, which contributes to the overall Georgian suburban character of the Square. There have been alterations to the ground floor with changes of use over time (most recently a soft play use). There are some views of the brick cinema to the rear, but these are relatively limited when viewed from Dalton Square. 13 Dalton Square is considered to be a Non-Designated Heritage Asset (NDHA) due to its historic association with the development of entertainment venues in the early 20<sup>th</sup> century in Lancaster, and the architectural contribution it makes to Dalton Square. There have been some significant internal alterations which has diminished some of the historic interest as a rare surviving example of a cinema. The demolition of the majority of the building would however lead to substantial harm to the significance of the NDHA and cause less than substantial harm to the Conservation Area.

- 7.2.6 The applicant was asked to demonstrate that rather than demolish the building whether it could be re-used in its current form. Since the cinema closed in 1974, uses have included bars/nightclubs and a children's soft play centre. Where cinemas are re-used, they are often developed into bars/nightclubs, a



use within the City which is in decline (owing to a change in lifestyle changes). The demolition of the former cinema allows for the re-development of the site, and with it would bring a new active frontage along Mary Street. Whilst the loss of the former cinema is regrettable, the building is in a state of disrepair (as documented within the historic building record submitted in support of the application and endorsed by the County Archaeologist), and many of the original remaining features are no longer present. With this in mind it is considered that there has been significant justification put forward to allow for the loss of the NDHA. This is a view shared by Conservation team too.

- 7.2.7 The applicant has provided a historic building survey report with the application, and given the damaged nature of the cinema building little further recording would seem to be justified. No objection has been raised by Lancashire Archaeology but they have recommended a planning condition requiring a watching brief to be applied for any consent. It is considered appropriate to impose the condition.

### 7.3 Layout and Design Matters

- 7.3.1 All the room sizes are over and above that required by policy, with studio apartments being in the region of 22 square metres (policy dictates 19 sq.m). Where cluster flats have been proposed the room sizes are in the region of 12 square metres (policy would dictate 9 square metres (given the en-suite is separate). The rooms would be used by students to meet basic day to day living such as sleeping, washing, catering, studying and storage of their goods. Whilst students are transient, they need to have an acceptable form of accommodation to flourish during their studies at either the University of Cumbria or Lancaster University.

- 7.3.2 Officers (during pre-application discussions) had concerns regarding the outlook for both future occupiers of the development and existing occupiers of the residential accommodation on the 1<sup>st</sup> and 2<sup>nd</sup> floors of Brock Street. There has always been some concern regarding how to develop the site to ensure that the development delivers a standard of outlook that is considered acceptable to future occupiers of the development, and secondly which protects the outlook for those properties on Brock Street, and also the rear elevations of the 1<sup>st</sup> and 2<sup>nd</sup> floor windows along Dalton Square. The applicant has sought to address concerns by utilising angled windows, which not only serve to limit the visual intrusion to those properties on Brock Street but allow there to be an appropriate level of outlook for future occupiers. It is important to note the existing rear outlook on Brock Street is significantly compromised by the massing structure of the former cinema. The applicant has sought to address the concerns of Officers in a proactive way via the use of angled windows and a reduction in the volume of the building.

- 7.3.3 As already noted, all bedrooms associated with the development exceed the Council's minimum standards. The main concern with the application relates to outlook, privacy and limitation of daylight for future residents, and those that reside in living accommodation above the retail units on Brock Street/Dalton Square. The layout shows a series of rooms split over 4 main storeys. A concern at pre-application stage was how could an appropriate outlook for future occupants be provided, whilst being mindful of the residential accommodation that exists above the retail units predominately on Brock Street. The Council's general standards are for there to be 21 metres between facing windows serving habitable rooms in different properties. Where a window serving a habitable room faces onto a blank elevation (i.e. a wall with no window), there should be 12 metres separation provided.

- 7.3.4 With respect to the loss of daylight associated with the rear properties on Brock Street, the existing built form, which would be demolished to make way for this development, is likely to restrict light to these properties already. Furthermore, the present structure is closer to the existing dwellings, and therefore on balance, it is considered that the situation would not be exacerbated by this development proposal. With this in mind, the availability of daylight to properties on Brock Street is likely to be increased by this proposal.

- 7.3.5 The second question relates to outlook. The scheme has sought to use angled windows in an attempt to provide an acceptable outlook for future occupiers. The scheme seeks to maintain a boundary wall between the development site and the rear dwellings on Brock Street. This is in the region of 3 metres in height (although for a short section on Mary Street will be in the region of 6 metres), and involves lowering the existing wall that currently exists. On the ground floor it is expected that whilst there would be an outlook, this is far from ideal which is in the region of 5-7 metres from the boundary wall. Policy requires for 12 metres separation and whilst the applicant has provided examples of other schemes which offer a similar arrangement, namely Cityblock on Penny Street (Victoria Court) and the new Cityblock development on Penny Street, all schemes should be treated on its own merits.

- 7.3.6 All the rooms that are proposed are single aspect rooms, and as with many student schemes they are narrow long profiles which do have a limited outlook. The ground, and first floor all overlook a retaining wall, which will be circa 3 metres in height and will in essence limit the outlook of the ground and first floor. The relief between windows serving habitable rooms and the retaining wall is circa 5-7 metres. The rooms are all south facing, but the units are considered to have access to a reasonable amount of natural light (but could be bettered by a larger window). However, their outlook would generally be poor. The poor living conditions associated with the ground floor units is likely to be exacerbated by the potential need for curtains and such like to be drawn to provide for privacy. Notwithstanding this, a small-scale balcony is proposed on studios 1-5 and the use of privacy glass could be utilised to provide some privacy.
- 7.3.7 With respect to outlook associated with the residential accommodation above the retail units to the rear of Brock Street, given the wall will be retained at a height of circa 3 metres between the site and the rear of those properties on Brock Street, overlooking would only occur from the 1<sup>st</sup> to 3<sup>rd</sup> floors of the development. Whilst no objections from those properties on Brock Street have been forthcoming, protecting the amenity of these properties and future occupiers of the scheme are critical. The angled windows assist with separation distances from windows serving habitable rooms and these are in the region of 15 metres. It is considered that whilst there has been an honest attempt by the applicant's architect to design the scheme in such a way to minimise potential overlooking the situation is less than ideal. The scheme therefore cannot fully accord with Policy DM35 of the Development Management DPD. There are three windows in the eastern elevation (that serve a bedroom each) that have the potential to overlook habitable rooms associated with properties on Dalton Square. The applicant has been made aware of the concern and Councillors will be updated verbally at the Committee meeting.
- 7.3.8 The use of the angled windows which were advocated to the applicant during pre-application discussions on the site will inevitably help to protect against privacy concerns on this site, though it is inevitable that privacy will be compromised associated with the development. However, it is important to consider that the site is within the city centre and therefore some relaxation of the standards could be considered acceptable. With the above in mind Officers consider that it would be appropriate to allow for some relaxation of the standards here, and this is not dissimilar to how other student accommodation within the city centre has been treated.
- 7.3.9 The Council has been supportive of student accommodation, and the location within the city centre can be found acceptable. It cannot be considered that the living accommodation provided as part of this scheme fully fulfils the criteria of the Development Management DPD, in particular Policy DM35. Whilst some deviation from the required standards can be expected, the deviation here is uncomfortable with direct overlooking in the region of 15 metres. The ground floor in particular has the potential to feel oppressive. When determining the application, Councillors should be mindful of the need to protect residential amenity.
- 7.4 Noise Considerations
- 7.4.1 The proposed development is located adjacent to the Dalton Rooms / Glow Room Nightclub who operate for 5 nights a week between 22.00 – 06.00 (Monday, Wednesday, Thursday, Friday and Saturdays). Noise is therefore a principle consideration given the presence of the nightclub. Officers have to be sure that the scheme is capable of being built to ensure the amenity of future occupants is protected, but also that the existing established business which offers an important amenity is protected.
- 7.4.2 A detailed noise assessment has been submitted in support of the planning application, with noise measurements undertaken to determine the pre-development noise levels impacting upon the proposed site. The survey involved measuring noise from the adjacent nightclub, and the survey took place over a bank holiday to ensure that the assessment was robust. Vibration measurements were also undertaken in order to determine whether there was any appreciable levels of vibration at the proposed site resulting from music from within the nightclub. The applicant has demonstrated that the vibration values were significantly below the criteria relating to human comfort in dwellings and therefore vibration is considered acceptable.
- 7.4.3 A recommended glazing and ventilation specification has been provided to enable the recommended internal noise limits to be achieved within the units, including the low frequency (bass) noise in respect of music noise. The most onerous specifications are required in those bedrooms overlooking Mary Street and those on the top floor with elevations to the nightclub below.

- 7.4.4 The transfer of music noise from the nightclub to the proposed accommodation via structure-borne routes is expected to be adequately controlled, provided that the proposed building is structurally isolated from the existing nightclub building. In conclusion, with the implementation of the mitigation measures detailed in the noise report, it is considered that a suitable and commensurate level of protection against noise will be provided to the occupants of the proposed accommodation.
- 7.4.5 As with many recent schemes the Council has sought the expertise of a third-party acoustician (Martec Environmental Consultants Limited) to determine whether low frequency base noise would cause amenity concerns for future occupiers. Martec on behalf of the Council has undertaken a number of reviews of different noise reports submitted by the applicant and in general is now satisfied with the scheme.
- 7.4.6 The Senior Environmental Health Officer has considered the application and has concluded that following the most recent survey effort, it is considered that there is sufficient information to inform a robust mitigation strategy to ensure that there are 'no observed effect levels' and 'lowest observed adverse effect levels' in respect of noise, taking into account any marginal differences to specified criteria in respect of low frequency sound and applying context. In order to protect the future amenity of occupiers it is recommended that if Councillors are to support the scheme to ensure the glazing specification, external wall specifications and roof constructions, in conjunction with the mechanical ventilation that has been proposed, are controlled to ensure that NPSE objectives are met. Whilst an objection has been lodged by the adjacent music venue, given the survey effort and the additional mitigation which has adopted a fabric first approach, it is considered that the scheme can be considered acceptable.

## 7.5 Drainage

- 7.5.1 The site lies within Flood Zone 1 - the lowest possible risk of flooding from fluvial sources (rivers and sea), although the frontage of the site is known to suffer some flood risk associated with surface water flooding. There are already existing buildings on the site, and therefore the proposal reduces the overall volume of water to be discharged into the existing sewer as the proposal reduces the effective area of the roof from 749 m<sup>2</sup> to 488 m<sup>2</sup> by reducing the building footprint and using flat roofs rather than pitched roofs. The applicant proposes to utilise attenuation in the form of underground storage to allow for a controlled discharge rate. Given it would be impractical to drain the site via infiltration methods, and there are no watercourses to connect into, the only logical way of draining the site is via the existing drainage network. United Utilities has raised no objection to the development although have requested a number of planning conditions associated with drainage matters and restricting drainage to 5 litres per second should it enter the existing drainage network (as endorsed by the Lead Local Flood Authority).
- 7.5.2 Whilst the detailed drainage design has not been submitted with this planning application, the LLFA raises no objection to the development and therefore planning conditions should be imposed regarding the detail of the drainage scheme and its subsequent long-term maintenance.

## 7.6 Ecology

- 7.6.1 The application has been supported by a bat survey, which was undertaken in September 2017. The habitat around the site offers a low potential for foraging. There is poor connectivity between the site and higher quality foraging areas. No indication of use of the site by bats was found during the survey. Developments should promote net gain, but given green walls are being included, this will offer some biodiversity benefit and will also assist with much needed greening. Given there will be little to no light afforded to the green wall, the applicant has sought their own advice on what species could work in this context. This could be addressed by means of planning condition.

## 7.7 Air Quality Matters

- 7.7.1 The Lancaster City Centre Air Quality Management Area partially covers the development site. The monitoring results of the nearby diffusion tubes indicate that concentrations of NO<sub>2</sub> are likely to be above the long term and short term objectives within areas of the proposed development site.
- 7.7.2 Air quality mitigation is normally provided by the installation of a whole house mechanical ventilation system which takes air from a "cleaner" part of the building. The cleaner area in this case would be the western side of the building, which is furthest from Dalton Square and where pollutant concentrations

are likely to be below the annual mean objective. As pollution levels decrease with height the roof level would be the recommended intake point. It is noted that, there are a number of hot food takeaway shops on Brock Street which have the potential to cause an odour nuisance. It is, therefore, recommended that the clean air be taken from the north western section of the development, at roof level, furthest from Dalton Square and Brock Street. This will also overcome any issues regarding odours from surrounding hot food takeaways. No response has been received from the Council's Environmental Health Officer on the matter, but a condition is recommended requiring the use of mechanical ventilation systems throughout the proposed building.

## 7.8 Highways

7.8.1 The scheme is located centrally in Lancaster city centre and therefore no car parking has been proposed as part of the scheme. The nearest public car park is located 170 metres to the east of the site off Nelson Street. The views of County Highways have been sought on the planning application who raised no objection to the scheme on the basis of planning conditions being attached the consent requiring a review of existing traffic regulations orders (for disabled parking and goods vehicle loading and unloading on Mary Street). County has requested a condition ensuring the frontage along Mary Street is reinstated following construction works, but these works would be covered under a street works permit in any event.

## 7.9 Other Matters

7.9.1 Given the Council's climate change emergency declaration in January 2019, it is considered reasonable to expect that the building is constructed with a fabric first approach in mind. Whilst Policy DM36 of the Development Management DPD concerns sustainable design and encourages the likes of BREEAM and Passivhaus, it merely encourages as opposed to insists. It had been suggested to the applicant to design the building to BREEAM 'excellent' standard during the course of the determination process. However, to enable this to occur it would require a wholesale design review, given how the BREEAM scoring process works to enable the higher level to be achieved. The applicant is amenable to going one step further than current building regulations (accepting that there is a review into Part L of Building Regulations under the Future Homes Standard consultation at the time of drafting this report) and therefore with this in mind a condition is suggested to encompass these matters.

7.9.2 Lancaster University has suggested to the Council it would be prudent to establish how much additional student accommodation is required in the district given a number of large-scale approvals over the course of the last 5 years. From reviewing the Universities' own masterplan proposals, this suggests the University intends to progress its own accommodation proposals which equate to 840 student rooms as part of Phase 1 and potentially 1056 rooms as part of Phase two. Whilst these are valid concerns to be raised by the University, given their own aspirations involve nearly 2000 purpose-built rooms, and policy still encourages purpose-built student accommodation within the city centre, Officers still consider the principle is acceptable.

## 8.0 Planning Obligations

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

## 9.0 Conclusions

9.1 The development is located within the heart of Lancaster city centre and therefore a location which can be supported by the Local Planning Authority for purpose-built student accommodation. The proposed development has undergone a series of subtle changes throughout the planning process, with the number of bedrooms from the original pre-application reduced from 47 through to 33, a reduction in scale of the building by 2 storeys, use of angled windows and an improvement to the choice of materials. It is considered that whilst the applicant has underplayed the impact associated with the ground floor units, where officers feel that owing to the separation distances and blank facades amenity would be affected, overall the development is acceptable, based on the existing arrangement, the improvement to the Dalton Square and Mary Street elevation.

9.2 The development is located within a Conservation Area, but following amendments to the design of the scheme, the development has been found to be acceptable in the context of the Conservation Area. Whilst the proposal results in the loss of a Non-Designated Heritage Asset, there is sufficient justification provided to allow for its loss. There are no statutory consultees objecting to the development on technical

matters and those issues that have been raised as a concern by consultees can be addressed by means of planning condition. This is a finely balanced decision on the basis of amenity for proposed students, but on balance it is recommended that Councillors support the scheme subject to the conditions noted within the recommendation section.

### **Recommendation**

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

1. Time Limits for implementation;
2. Approved plans;
3. Surface water drainage scheme;
4. Surface water management;
5. Foul water drainage scheme;
6. Archaeological recording;
7. Student restriction;
8. Noise attenuation;
9. Mechanical ventilation systems;
10. Cycle and refuse;
11. Materials;
12. Archaeological Watching Brief;
13. Development in accordance with the noise report;
14. No development to be occupied until the noise mitigation has been installed;
15. Sustainable construction design ethos.

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

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

### **Background Papers**

None

Agenda Item	Committee Date	Application Number
A6	3 February 2020	19/01412/VCN

Application Site	Proposal
Land Adjacent To Bulk Road Lancaster Lancashire	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (pursuant to the variation of conditions 2 and 3 on approved application 19/00962/RCN to extend the completion date for Phase 1 access to May 2020, and Phase 1 offsite highway works to be fully implemented by May 2020)

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

Decision Target Date	Reason For Delay
18 February 2020	Not applicable

Case Officer	Mr Mark Potts
Departure	No
Summary of Recommendation	Approval

## 1.0 The Site and its Surroundings

- 1.1 The development site is located to the north of Lancaster city centre located between Back Caton Road and Bulk Road, and the site area is in the region of 0.9 hectares. Planning consent was granted in January 2017 for a new student village and amended in January 2019 under application 18/00820/FUL. Phase 1 was modified under application 18/01363/VCN in June 2019 and then later again in 2019 under application 19/00962/RCN. The site was previously scrubland; formally accommodating the K-Shoes factory and a vehicle dismantler. To the west of the site lies Back Caton Road with industrial development beyond this in the form of the Dana car wash, carpet shop and laundry cleaning business, together with Kingsway Retail Park. To the far north of the site lies residential properties and beyond this is the former bus depot apartment block (eight storeys in height), and properties on Bulk Road and Gladstone Terrace are located to the west of the proposal. To the south lies Bulk Road beyond which is the former Crown Inn on St Leonards Gate. Adjacent to the former Crown Inn is St Leonards Court (retirement apartments), Britten Hall and a computer shop. Parliament Street Retail Park is located to the south. Phase 1 is now fully complete barring off-site highway improvements works.
- 1.2 There are no Listed Buildings or Scheduled Ancient Monuments located within the development site, and the development does not fall within the Lancaster Conservation Area. The Grade II\* Listed 38-42 Parliament Street are located 60 metres to the west of the proposal, and Skerton Bridge which is Grade II\* Listed and a Scheduled Ancient Monument is located 100 metres to the west of the proposal. The Lancaster Conservation Area is located 130m to the south of the proposal and Gladstone Terrace, Ridge Street, Green Street, Hinde Street and Albion Street are all locally designated heritage assets.

## 2.0 **The Proposal**

2.1 Phase 1 of the development was opened in autumn 2019, and all the offsite highway works should have been fully implemented by November 2019. None of the off-site highway works were implemented by this date, and it is for this reason the applicant has made an application to vary the timescales of the condition to request that all offsite highway works are implemented by May 2020. There is also a vehicular access off Bulk Road that should have been constructed to adoptable standards by November 2019. However, due to utility services within the pavement on Bulk Road the required licences were not sought in time to allow for the access to be formally put in place. The relevant conditions that the applicants are seeking to modify are noted below.

2.2 Condition 2 states:

*'By no later than 15 November 2019 the offsite highway works in connection with Phase I of the development, in general agreement with Section 278 Works General Arrangement A104405 P10 October 2019, but exclude the proposed access to staff car park Phase II, but shall provide include signalised traffic controls on Bulk Road/Caton Road, shall be fully implemented. For the avoidance of doubt the offsite works are detailed below;*

- *Amendments to Traffic Regulation Orders on Bulk Road to accommodate access;*
- *Bus Boarding Area and bus stop improvement on Bulk Road;*
- *The various servicing areas (including loading bays and refuse collection); Extension of the footways, pedestrian crossing facilities (to include dropped kerb, tactile paving and push button facilities) together with the extension of the footway provision to provide continuous level surface for pedestrians, including the retention of the left turn closure from Caton Road.*

*Reason: The above works are required to ensure that the pedestrian movement from the site can be undertaken in a safe and controlled way which puts pedestrian safety first'.*

Condition 3 states:

*'By 15th November 2019 the vehicular/pedestrian access onto Bulk Road entitled Permanent Service Vehicles on Drawing Section 278 works General Arrangement A104405 Drawing 100 Revision P10, adjacent to Gladstone Terrace, as also shown on Drawing Number Detail General Arrangement 2 of 2 RF16-385 L06 Revision C02 shall be fully implemented and be made available for use at all times.*

*Prior to any works associated with Phase II taking place the full detailed plans, including constructional details of the access road and servicing bays and connection to the existing highway and connections from the development site (including the proposed footpath crossing the site and the surfacing treatment between the shared pedestrian and vehicular access), shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include a timetable for the implementation of the proposed works for Phase II. No part of the development hereby permitted shall be occupied until the approved details for Phase II have been implemented and completed in accordance with the approved timetable associated with its respective Phase, and the cross route access route shall be constructed and available for use prior to the occupation of the final block of accommodation'.*

*Reason: In the interests of highway safety and to enable the safe access and egress from the site.*

2.3 The applicant has entered into a Section 278 agreement with the County Council (December 2019). The early phases of the Section 278 agreement are currently being built out (namely the pedestrian crossing on Bulk Road). There is a pedestrian crossing (with associated traffic lights that has been temporarily included as an interim measure whilst the permanent crossing facility on Bulk Road is built out.

## 3.0 **Site History**

3.1 There has been a number of applications made on this site over the course of the last 3 years, and these are documented below:

Application Number	Proposal	Decision
19/00962/RCN	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (pursuant to the removal of condition 20 on planning permission 18/01363/VCN in relation to the implementation of sustainable energy measures and amendment to condition 25 in regard to the approved foul drainage proposal)	Approved
18/01363/VCN	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (Pursuant to the variation of condition 7 on planning permission 17/01413/VCN to allow for an amended offsite highway scheme)	Approved
18/00820/FUL	Erection of four buildings up to six storeys in height to create student accommodation comprising fourteen two bedroom apartments (C3), 19 shared townhouses (sui generis), with ancillary communal facilities, new vehicular and pedestrian accesses, car parking, servicing bays, retaining walls and structures, public realm and landscaping	Approved
17/01413/VCN	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping (Pursuant to the variation of condition 2 on planning permission 16/01084/FUL to amend the approved plans relating to the fenestration of Blocks A, C1 and C2; and Block B from a pitched to flat roof, and condition 4 with respect to modification to the pedestrian route across the site and amendment to the phase 1 vehicular and pedestrian access)	Approved
16/01084/FUL	Erection of eight buildings up to eleven storeys in height to create student accommodation comprising 125 studios (C3), 50 cluster flats (C3/sui generis), 19 shared townhouses (sui generis), with ancillary communal facilities, study library (D1), gymnasium (D2), new vehicular and pedestrian accesses, car parking, servicing bays, public realm and landscaping.	Approved
15/01622/PRETWO	Erection of a student village	Advice Provided

#### 4.0 Consultation Responses

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

Consultee	Response
County Highways	No Objection



## 5.0 **Neighbour Representations**

5.1 No representations have been received.

## 6.0 **Principal National and Development Plan Policies**

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

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

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

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

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

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

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

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

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

### 6.3 **Lancaster District Local Plan 2004 (saved policies)**

H3 – Housing Opportunity Site

### 6.4 **Development Management Development Plan Document (DM DPD)**

DM35 – Key Design Principles  
DM36 – Sustainable Design  
DM39 – Sustainable Drainage

## 7.0 **Comment and Analysis**

7.1.1 The student village is to be constructed across two phases. Phase 1 of the development was occupied in September 2019, and this totals over 400 bedrooms across the 3 blocks of accommodation that have been erected on the site. There had been protracted discussions with the applicant since autumn 2018 regarding the offsite highway works, but it was always envisaged (and required) to have the pedestrian crossing facility that crosses Bulk Road to be put in place prior to occupation. The main access and egress into the student village should have been via the main access to the south of the site. Given the delay with the offsite works, the main access into the accommodation has been via the north. A temporary pedestrian crossing with associated traffic lights has been put in place on Bulk Road and despite initial teething problems has been working effectively since its introduction in October 2019. This is only a temporary arrangement, and will be removed following the pedestrian crossing on Bulk Road being available for use.

- 7.1.2 As noted above, there have been lengthy discussions for the best part of 18 months on the extent of the offsite works and it should be noted that delays in the implementation measures have been down to the applicant and not County Highways. An application was submitted in October 2018 to amend the timescales for the implementation of the offsite highway works until November 2019. It is therefore frustrating that the Council is having to entertain a further application to amend the timescales, especially given the extent of the offsite works are relatively modest when compared with the development that they serve. Whilst it is pleasing that the Section 278 Agreement for Phase I has now been signed, and executed, it was poor planning on the applicant's side to leave matters until now. Officers did consider taking enforcement action in the form of an injunction (to prohibit the use of the buildings until such time the offsite highway works were implemented). This motivated the applicant to implement the temporary crossing, and with that, it was considered that there was at least a safe means of students accessing and leaving the site, and consequently no formal enforcement action commenced.
- 7.1.3 The applicant through agreement with the County Council has removed the crossing onto Back Caton Road (given it would have crossed onto Dana Car Wash), and have proposed a toucan crossing on Back Caton Road opposite Pizza Hut (which officers endorsed on Phase II of the development under 18/00820/FUL). This is welcomed, but it is only capable of being implemented if a length of footway is included along Caton Road allowing for increased movement in and around the site. Officers are liaising with colleagues in County Highways and the applicant's agent as to what is possible here.
- 7.1.4 Given County Highways has agreed to the amended timescales for implementation and to the scope of the offsite highway works, it is considered acceptable to permit this application. However, further clarification will be sought in connection with how the proposed toucan crossing adjacent to Pizza Hut could be delivered.

## 8.0 Planning Obligations

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

## 9.0 Conclusions

- 9.1 Officers have been frustrated that the required offsite highway works were not implemented within the permitted timescales, and then furthermore the development was occupied in advance of any of the highway works being carried out. The Section 278 works have now commenced on the site, but given the phased delivery of the works (with the most critical component the pedestrian crossing on Bulk Road), and the need to manage the vehicular approach into Lancaster, the works will be undertaken in a series of phases. Officers support the application on the basis that the pedestrian crossing on Bulk Road is fully constructed and available for use no later than 31 January 2020 with the remainder of the works being implemented no later than 30 May 2020. Councillors are encouraged to support the application on the basis of the conditions noted below.

## Recommendation

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

1. Approved Drawings;
2. Offsite Highway works implementation by May 2020 (with pedestrian crossing in place by 31 Jan 2020);
3. Access Works implementation by May 2020;
4. Written Scheme of Investigation for Phase II;
5. Surface Water Drainage Scheme;
6. Retention of measures for refuse provision, drop off, cycle storage and cycle runners. Detail for Phase II to be agreed separately.
7. Phase II offsite highway works to be submitted;
8. Ventilation scheme for Phase I in accordance with approved scheme;
9. Landscaping for Phase I in accordance with approved scheme;
10. Public Realm surfacing for Phase I in accordance with approved scheme;
11. External materials for Phase I in accordance with approved scheme;
12. Boundary Treatments for Phase I in accordance with approved scheme;
13. CEMP to be submitted associated with Phase II;

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

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

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

**Background Papers**

None

Agenda Item	Committee Date	Application Number
A7	3 February 2020	19/01286/FUL

Application Site	Proposal
47 South Road Lancaster Lancashire LA1 4XJ	Change of use of a dwellinghouse (C3) to a 7-bed HMO for student accommodation (Sui Generis)

Name of Applicant	Name of Agent
Mrs Thagia	

Decision Target Date	Reason For Delay
21 January 2020	Committee Cycle

Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	Approval

## (i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, 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 Regulatory Committee to be determined.

## 1.0 The Site and its Surroundings

- 1.1 The property that forms the subject of this application is a 3 storey mid-terrace property, with a basement floor located on the eastern side of South Road in Lancaster. To the western side of South Road there is a mixture of 3 storey terrace properties and buildings that are part of Royal Lancaster Infirmary. The property comprises stone elevations under a slate roof, with white uPVC windows installed throughout. To the front of the building is a small front garden. To the rear of the building is a two storey outrigger with a single storey extension projecting from the outrigger.

## 2.0 The Proposal

- 2.1 This application seeks consent for the change of use of the building from a dwelling to a 7-bed HMO used for student accommodation. The change of use has included the alteration of the internal layout to include a dining room to the ground floor and the reduction of the number of bedrooms from 8 to 7.

## 3.0 Site History

- 3.1 There is one planning application associated with the property that is for the single storey extension that projects from the two outrigger to the rear of the property.

Application Number	Proposal	Decision
04/00070/FUL	Erection of a single storey extension to rear	Permitted

## 4.0 Consultation Responses

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

Consultee	Response
<b>County Highways</b>	No objection, subject to a condition relating to details of the covered and secure cycle storage facilities to be submitted
<b>Lancaster City Council Strategic Housing Services</b>	The provision of a fire escape window is required in the lounge to mitigate the inner rooms to the ground floor, which are of highest risk.
<b>Environmental Health Officer</b>	No comments received during the statutory consultation period.
<b>LUSU Housing</b>	No comments received during the statutory consultation period.
<b>University of Cumbria</b>	No comments received during the statutory consultation period.
<b>Fire Safety Officer</b>	No comments received during the statutory consultation period.

## 5.0 Neighbour Representations

5.1 No comments received during the statutory consultation period.

## 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

### 6.2 Development Management DPD

DM20 – Enhancing Accessibility and Transport Linkages  
 DM21 – Walking and Cycling  
 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:

- (i) The Strategic Policies and Land Allocations DPD; and,
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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 eastern side of South Road is 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 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 Councillor Hamilton-Cox 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-ambles 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, the 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 lack of evidence of demand for student accommodation on the part of Lancaster University and Lancaster City Council, there is sufficient justification to support the provision of this 7-bed student accommodation.

7.2.5 Furthermore, having considered the floor plan and the existing use of the property, 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 up to 6 bedrooms. However, the subject property is of a large scale, over 3 storeys and already is used as a six bedroom dwelling. The 7 bedrooms provided are all considered to be of acceptable floor area and have demonstrated on the proposed floor plan that all of the furniture listed within Appendix D of the DM DPD can be accommodated within the proposed bedrooms. All rooms are well proportioned including the three rooms that are located on the second floor in respect of headroom within the roof

space. All rooms benefit from acceptable outlook and daylight, including the three bedrooms located on the second floor as they have windows positioned in the front and rear elevations.

7.3.3 In terms of communal areas, a separate kitchen, dining area and a lounge area are provided on the ground floor. Sufficient space for communal facilities such as chairs, fridges and freezers as well as worktop surfaces are also available. Appendix D of the DM DPD states that kitchens and kitchen/diners must not serve more than six residents. The proposed scheme has been reduced from 8-bedrooms to 7-bedrooms to provide a separate dining room to the ground floor. Therefore the kitchen and dining room will serve more than six residents, but on this occasion this is seen as acceptable given a separate dining room has been provided and there are 3 separate communal areas for the 7 residents. A total of 3 communal bathrooms are to be provided, two to the ground floor and one to the first floor. Whilst a bathroom has not been provided per floor, the proposal is utilising the existing bathrooms, which is deemed to be acceptable.

7.3.4 The property benefits from an accessible rear garden in which there is sufficient space for the storage of seven bicycles. Three bins are to be provided within the front garden. The existing bin storage is within the front garden, as the passageway that connects the front garden to the rear garden is of an insufficient width to be able to accommodate the bins within the rear garden and transport them to the front. This is to remain as per the existing arrangements.

## 7.4 Design

7.4.1 No external alterations are proposed to the dwelling itself. The change of use is facilitated by internal works that do not require planning permission, including the installation and removal of partition walls.

## 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 or immediately adjacent to 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 7-bed unit is considered to be acceptable. The rooms provided are all of an adequate size and proportion and adequate communal facilities are provided. 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. Standard 3 year timescale
2. Development to accord to amended plans
3. Details of bike storage facilities to be submitted prior to the occupation of the property
4. 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

## LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
18/00195/DIS	Warton Grange Farm, Farleton Close, Warton Discharge of conditions 3,4,6,7,9,10,11,12,13,14,15,16,17 on approved application 15/00847/OUT for L & W Wilson (Warton Ward 2015 Ward)	Split Decision
19/00165/DIS	Lancashire Care NHS Foundation Trust, The Junction, Piccadilly Discharge of condition 3 on approved application 19/00216/CU for Mr Clive Durkin (Scotforth West Ward 2015 Ward)	Application Permitted
19/00167/VCN	Field Number 6950, Lancaster Road, Overton Change of use of former football field to paddock for grazing horses, creation of a hardstanding and siting of 2 stables and a storage shed for 3 years (pursuant to the variation of condition 3 on planning permission 16/01169/FUL to extend the current usage until 07/11/2022) for Mr David Clarke (Overton Ward 2015 Ward)	Application Withdrawn
19/00178/DIS	The Sports Centre, Bigforth Drive, Bailrigg Discharge of conditions 4,8,9 and 10 on approved application 19/00163/FUL for Mr Frank McCabe (University And Scotforth Rural Ward)	Application Permitted
19/00183/DIS	55 Yealand Road, Yealand Conyers, Carnforth Discharge of condition 3 on approved application 19/00776/FUL for Mrs Christine Morgan (Warton Ward 2015 Ward)	Application Permitted
19/00193/DIS	91 King Street, Lancaster, Lancashire Discharge of conditions 3,4 and 5 on approved application 18/00416/LB for Mr Wuyi He (Castle Ward 2015 Ward)	Split Decision
19/00197/DIS	Lower Lee Farmhouse, Rakehouse Brow, Abbeystead Discharge of condition 3 and 4 on approved application 19/00588/FUL for Mr Declan Hoare (Ellel Ward 2015 Ward)	Split Decision
19/00198/DIS	Low Abbey, Bay Horse Lane, Bay Horse Discharge of conditions 3,4 and 5 on approved application 18/00054/OUT for Mr Michael Stainton (Ellel Ward 2015 Ward)	Split Decision
19/00202/DIS	Lower Lee Farmhouse, Rakehouse Brow, Abbeystead Discharge of conditions 3 and 4 on approved application 19/00589/LB for Mr Declan Hoare (Ellel Ward 2015 Ward)	Split Decision
19/00803/FUL	Highland, Littlefell Lane, Lancaster Demolition of front porch, construction of a raised roof to create first floor accommodation and construction of a dormer extension to the rear elevation for Mr & Mrs S. Slater (University And Scotforth Rural Ward)	Application Permitted



## LIST OF DELEGATED PLANNING DECISIONS

19/00971/LB	The Stables, 2 Crookhey Gardens, Cockerham Listed building application for the demolition of existing lean to porch, removal of internal walls, works to partition walls, installation of windows/french doors, demolition and relocation of stairwell and installation of two rooflights for Mrs Sarah Hurst (Ellel Ward 2015 Ward)	Application Permitted
19/01066/FUL	Land Adjacent To 27 The Drive, Carnforth, Lancashire Erection of two semi-detached dwellings and creation of new vehicular access for Mr Philip Brown (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
19/01131/ELDC	Longmoor Lodge, Bay Horse Road, Quernmore Existing Lawful Development Certificate for the continued use of property as a permanent residential dwellinghouse for Mr John Kidd (Lower Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
19/01151/FUL	Dog And Partridge Hotel, Bare Lane, Morecambe Erection of a single storey rear extension and siting of a refrigeration/freezer unit with a freestanding canopy above for Mr Antony Pilkington (Bare Ward 2015 Ward)	Application Permitted
19/01160/FUL	Cliff Top Substation 641964, Ocean Edge Holiday Park, Moneyclose Lane Installation of a shelter over existing substation for Mrs Katreena Carr (Overton Ward 2015 Ward)	Application Permitted
19/01176/FUL	48 Coulston Road, Lancaster, Lancashire Erection of a single storey side/rear extension for Mr Peter Charnley (John O'Gaunt Ward 2015 Ward)	Application Permitted
19/01215/FUL	Land Adjacent To 108 St Leonards Gate, Lancaster, Lancashire Relevant demolition of existing workshop and the erection of a 3 and 4 storey building to create student accommodation comprising eighteen 1-bed studios and one 2-bed cluster flat (C3) and excavation to form basement to accommodate laundry room, plant room and bike store for Mr Mister (Bulk Ward 2015 Ward)	Application Refused
19/01216/LB	Land Adjacent To 108 St Leonards Gate, Lancaster, Lancashire Listed building application for removal of the buttresses and stone boundary wall from 108 St Leonards Gate and the erection of a 3 and 4 storey building and excavation to form basement. for Mr Mister (Bulk Ward 2015 Ward)	Application Refused
19/01225/OUT	Land West Of Castle Hill, Wagon Road, Dolphinholme Outline application for the erection of 2 dwellings (C3) and alterations to existing access for G Troughton (Ellel Ward 2015 Ward)	Application Permitted
19/01240/FUL	Garage Off, Brookhouse Road, Brookhouse Change of use of commercial garage and associated land to a dwelling with associated residential land (C3), and creation of a new driveway, regrading of land and installation of drainage infrastructure for Mr Ian Quinn (Lower Lune Valley Ward 2015 Ward)	Application Refused
19/01246/REM	Woodside, Ashton Road, Ashton With Stodday Reserved matters application for the erection of 1 residential dwelling for Mr Michael Blackwell (Ellel Ward 2015 Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

19/01256/PLDC	Unit 2 And Unit 31, Lansil Industrial Estate, Lansil Way Proposed lawful development certificate for the subdivision of the existing 2 industrial units (B1/B2) into 5 industrial units (B1/B2) and the installation of a replacement roof and windows, enlarged and new roller shutter openings, new door openings and cladding to the front and side for Mr Matthew Bint (Bulk Ward 2015 Ward)	Lawful Development Certificate Granted
19/01268/FUL	Ravenswood Barn, Ravens Close Road, Wennington Excavation of land and erection of an outbuilding, alteration to land levels, installation of solar panels on the south east facing roof, two flues to the north west facing roof, and erection of a wind turbine (17.75m from ground to blade tip) for Mr Steve Johnson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/01278/FUL	7 Westbourne Road, Middleton, Morecambe Erection of single storey rear extension and conversion of existing store and utility room into ancillary accommodation for Mr & Mrs C. Greenhalgh (Overton Ward 2015 Ward)	Application Permitted
19/01298/FUL	4 Hoghton Close, Lancaster, Lancashire Erection of a single storey front extension, a front canopy and a first floor side extension with Juliet balcony to rear for Mr & Mrs M. White (Marsh Ward 2015 Ward)	Application Permitted
19/01307/FUL	Moss Side Racing Stables, Crimbles Lane, Cockerham Erection of boarding kennels, change of use of stables to boarding kennels and boarding kennels to cattery for Mr Jeffrey Brough (Ellel Ward 2015 Ward)	Application Withdrawn
19/01308/ADV	20B Queen Street, Lancaster, Lancashire Advertisement application for the display of 1 externally illuminated fascia sign and 5 non-illuminated wall mounted signs for Dignity (Castle Ward 2015 Ward)	Application Permitted
19/01316/FUL	Post Office And Stores, Main Street, Wray Change of use of Post Office (A1) to mixed use unit comprising Post Office (A1) and Cafe/Takeaway (A3/A5) and installation of a flue to the rear elevation for Mr & Mrs Nixon (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01324/FUL	Land North East Of Ash Cottage, Ball Lane, Caton Erection of a 2 storey dwelling, creation of a vehicular access, installation of drainage infrastructure and associated hard landscaping for Mr & Mrs Birkett (Lower Lune Valley Ward 2015 Ward)	Application Refused
19/01331/LB	The Cottage, Halton Green West, Green Lane Listed building application for the installation of two rooflights to the rear elevation for Mr Chris Queen (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
19/01333/NMA	Land Opposite 26 To 38, Lancaster Road, Overton Non material amendment to planning permission 16/01136/FUL to remove garages and change house types for Stanley Investments And Jigsaw Homes (Overton Ward 2015 Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

19/01342/FUL	Cannondale, Westbourne Road, Lancaster Relevant demolition of existing garage, erection of replacement garage and erection of 2 single storey dwellings(C3) and retaining walls for Mr Chris Ashby (Marsh Ward 2015 Ward)	Application Refused
19/01344/FUL	6 Sidney Terrace, Lancaster, Lancashire Partially retrospective application for the retention of a part single part two storey rear extension for Mr Tareeq Ahmed (Bulk Ward 2015 Ward)	Application Permitted
19/01345/FUL	10 Wyresdale Road, Lancaster, Lancashire Demolition of outbuilding and erection of a single storey rear extension for Mr Roger Wilson (John O'Gaunt Ward 2015 Ward)	Application Permitted
19/01348/ADV	Tesco, Lancaster Road, Carnforth Advertisement application for the display of two non-illuminated flag signs and an internally illuminated freestanding digital advertisement screen for Mr Andy Horwood (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
19/01349/FUL	Flat 2, Barton Barn, 3 Barton Road Installation of replacement windows for Mr Stephen Mackenzie (Scotforth East Ward 2015 Ward)	Application Refused
19/01351/ADV	McDonalds Restaurant, Morecambe Road, Morecambe 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 (Torrisholme Ward 2015 Ward)	Application Permitted
19/01353/FUL	4 Bryn Grove, Hest Bank, Lancaster Demolition of existing garage and conservatory, erection of two single storey side extensions and a part single part two storey rear extension, construction of two dormer extensions to the front elevation and a raised rear terrace for Mr & Mrs D Furey (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/01355/VCN	5 Well Lane, Yealand Redmayne, Carnforth Demolition of existing bungalow and erection of a part single part two storey detached dwelling, alteration to land levels, installation of a sewage treatment plant, replacement boundary wall with gates and change of use of agricultural field to domestic garden (pursuant to the variation of condition 2 and 3 on planning permission 19/00480/VCN to amend the approved plans to alter the window arrangement, slate and replace a roof light with a dormer extension to the rear) for Mr F McGee (Silverdale Ward 2015 Ward)	Application Permitted
19/01356/ADV	60-62 Church Street, Lancaster, Lancashire Advertisement application for the retained display of an externally illuminated fascia sign, a non-illuminated hanging sign and a retractable awning for Mighty Student Living Ltd (Castle Ward 2015 Ward)	Application Permitted

## LIST OF DELEGATED PLANNING DECISIONS

19/01361/FUL	14 - 16 Stanley Road, Heysham, Morecambe Change of use of 2 Dwellings (C3) to 6 self-contained flats (C3) installation of railings to the front, construction of external steps to the front and construction of a dormer extension to the rear of number 16 for Mr M. Mussa (Heysham North Ward 2015 Ward)	Application Refused
19/01363/FUL	4 Winder Garth, Over Kellet, Carnforth Erection of a part single part two storey rear extension and construction of a dormer extension to the front elevation and a raised rear terrace for Mr R Barton (Kellet Ward 2015 Ward)	Application Permitted
19/01364/FUL	Ground Floor Flat, 258 Heysham Road, Heysham Erection of a single storey rear extension and installation of three windows to the side elevation for Mr & Mrs D. Hutton (Heysham Central Ward 2015 Ward)	Application Permitted
19/01374/PLDC	4 And 4A Victoria Parade, Morecambe, Lancashire Proposed lawful development certificate for the change of use of 2 flats (C3) to a single dwellinghouse (C3) for Mrs Rebecca Brook (Poulton Ward 2015 Ward)	Lawful Development Certificate Granted
19/01375/FUL	27 Lawnswood Drive, Morecambe, Lancashire Partially retrospective application for the retention of a hip to gable extension and a dormer extension to the rear elevation for Ms A. Lees (Westgate Ward 2015 Ward)	Application Permitted
19/01378/FUL	Medina, 9A Meadow Park, Galgate Erection of a single storey rear extension and construction of dormer extensions to the front and rear elevations for Mr & Mrs Watts (Ellel Ward 2015 Ward)	Application Refused
19/01381/FUL	Sandside Garage, Sandside, Cockerham Change of use of an existing storage building (B8) to a dwelling (C3), creation of an access and installation of drainage infrastructure for Mr & Mrs Winchester (Ellel Ward 2015 Ward)	Application Permitted
19/01382/FUL	7 The Green, Silverdale, Carnforth Erection of a replacement shed to the front for Mr Derek Lund (Silverdale Ward 2015 Ward)	Application Permitted
19/01384/LB	Old School, Main Street, Whittington Listed building application for the installation of a roof light and alterations to a door on the north elevation, alterations to a door on the west elevation and installation of internal partition walls for Mr Bernard Sampson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/01386/PLDC	36 Queens Drive, Morecambe, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the rear and side elevations, and two rooflights to the front elevation roof pitch for Mr & Mrs Tarbun (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
19/01390/OUT	Dale House, Burton Road, Tewitfield Outline application for the erection of 5 residential dwellings and creation of an access for Mr Alan Mousdale (Warton Ward 2015 Ward)	Application Refused

## LIST OF DELEGATED PLANNING DECISIONS

19/01393/FUL	2 Victoria Parade, Morecambe, Lancashire Change of use of residential land (C3) to residential institutional land, and of residential institutional land to residential land (C3), in association with care home at 390 Marine Road East (C2), and raising of the site levels for Mr Robert Wilson (Poulton 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 The Trustees Of The Fourth Duke Of Westminster 1964 Settlem (Ellel Ward 2015 Ward)	Prior Approval Granted
19/01410/FUL	20 Allandale Gardens, Lancaster, Lancashire Part conversion of existing garage to additional living accommodation and installation of a door to the rear for Mr Glynn Redgrave (Marsh Ward 2015 Ward)	Application Refused
19/01413/FUL	Physics Building, Physics Avenue, Lancaster University Erection of a single storey rear extension to house two compressors for Mr Darryl Jacovelli (University And Scotforth Rural Ward)	Application Permitted
19/01414/FUL	Brookdale Farm, Aughton Road, Gressingham Demolition of existing porch and erection of a single storey side extension for Mr And Mrs Parker (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/01416/PLDC	57 South Road, Morecambe, Lancashire Proposed Lawful Development Certificate for the construction of a hip to gable extension and construction of a dormer extension to the rear elevation for Mr & Mrs Tristan (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
19/01417/FUL	Farleton House, Farleton Old Road, Farleton Installation of a package sewage treatment plant and associated drainage infrastructure for Mr Peter Reynolds (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/01418/FUL	Broadband For The Rural North Limited, Station Yard, Melling Road Retrospective application for the temporary siting of two demountable units for use as office accommodation for 2 years for Mr T Rigg (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/01419/FUL	Broadband For The Rural North Limited, Station Yard, Melling Road Retrospective change of use of existing building and yard from general industrial (B2) to a mixed use comprising offices and workshop (Sui Generis) for Mr T Rigg (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/01421/FUL	168 And 170 Brookhouse Road, Brookhouse, Lancaster Erection of a single storey rear extension for Mr Anderson (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01423/PLDC	8 Shrewsbury Drive, Lancaster, Lancashire Proposed lawful development certificate for the demolition of existing rear extension, erection of a single storey rear extension, construction of a hip to gable roof extension, construction of a dormer extension to the rear elevation and insertion of roof lights to the front elevation for Mr & Mrs W Mclean (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted

## LIST OF DELEGATED PLANNING DECISIONS

19/01428/VCN	Land To The East Of The Old Vicarage, 56 Main Street, Hornby Demolition of existing outbuilding and erection of 2 detached three bedroom single storey dwellings and associated access (pursuant to the variation of conditions 2 and 7 on planning permission 15/00366/FUL to amend the approved plans to retain an increase in the height of the dwellings, amendments to the external works and to amend the approved planting scheme) for Mr G Jackson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/01429/FUL	21 Carr Wood Gardens, Galgate, Lancaster Erection of a conservatory to the rear for Mr Richard Gittins (Ellel Ward 2015 Ward)	Application Permitted
19/01430/FUL	Woodbank, Moneyclose Lane, Heysham Demolition of existing side extension and erection of a single storey side and rear extension for Mr & Mrs J. Smith (Overton Ward 2015 Ward)	Application Permitted
19/01431/FUL	78 Lancaster Road, Morecambe, Lancashire Change of use of a dwelling (C3) to 1 maisonette (C3) and 1 flat (C3), demolition of existing rear outrigger and erection of a replacement 2 storey rear extension for Mr Paul & Mark Hepworth (Bare Ward 2015 Ward)	Application Permitted
19/01433/FUL	14 St Johns Avenue, Silverdale, Carnforth Erection of a two storey rear extension and single storey link extension to garage, installation of a pitched roof to existing front porch and removal of a chimney for Mr Gareth Bolton (Silverdale Ward 2015 Ward)	Application Permitted
19/01434/FUL	12 Briarlea Road, Nether Kellet, Carnforth Erection of a single storey rear extension for Mr Bob Wallis (Kellet Ward 2015 Ward)	Application Permitted
19/01437/PLDC	98 Twemlow Parade, Heysham, Morecambe Proposed Lawful Development Certificate for the demolition of existing conservatory and erection of a single storey rear extension for Mr Michael Smith (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
19/01440/FUL	70 Wingate Avenue, Morecambe, Lancashire Erection of a single storey rear/side extension for Mr & Mrs E. Christian (Westgate Ward 2015 Ward)	Application Permitted
19/01441/PLDC	58 Manor Road, Slyne, Lancaster Proposed Lawful Development Certificate for the construction of dormer extension to the rear elevation and installation of a rooflight to the front elevation for Mr & Mrs J. Holiman (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
19/01442/PLDC	9 Manor Crescent, Slyne, Lancaster Proposed Lawful Development Certificate for the conversion of garage to ancillary living accommodation, removal of garage door and external door and installation of replacement window and door for Mr & Mrs J Wakeman (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted

## LIST OF DELEGATED PLANNING DECISIONS

19/01446/FUL	19 Mill Lane, Halton, Lancaster Erection of canopy to side elevation for Mr Stuart Smith (Halton-with-Aughton Ward 2015 Ward)	Application Withdrawn
19/01454/FUL	78 Osborne Road, Morecambe, Lancashire Construction of a hip to gable extension, construction of a dormer extension to the rear elevation and insertion of a window to the side elevation for Mr & Mrs Birkett (Harbour Ward 2015 Ward)	Application Permitted
19/01461/PLDC	13 Cyprus Road, Heysham, Morecambe Proposed lawful development certificate for the construction of a dormer extension to the rear elevation for Mr & Mrs C. Smith (Heysham South Ward 2015 Ward)	Lawful Development Certificate Granted
19/01463/CU	10 King Street, Lancaster, Lancashire Change of use of restaurant (A3) to create 3 hotel rooms (C1) in association with Crows Hotel for Mr J Crookall (Castle Ward 2015 Ward)	Application Permitted
19/01467/FUL	Vale Of Lune R U F C, Powderhouse Lane, Lancaster Erection of a single storey extension to the south elevation and construction of a porch to the west elevation for Mr Lee Turton (Skerton West Ward 2015 Ward)	Application Permitted
19/01469/PLDC	40 Scotforth Road, Lancaster, Lancashire Proposed lawful development certificate for the demolition of existing single storey rear extension and erection of a replacement single storey rear extension for Mr & Mrs D. Riggs (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Refused
19/01475/PLDC	75 Balmoral Road, Lancaster, Lancashire Construction of a dormer extension to the rear elevation for Mr S. Benniston (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
19/01476/FUL	34A Hest Bank Lane, Hest Bank, Lancaster Erection of a single storey side extension for Mr Robert Whitehead (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/01477/FUL	Tern Barn, 2 Braides Farm, Sandside Erection of an agricultural shed for Mr Richard Taylor (Ellel Ward 2015 Ward)	Application Permitted
19/01482/FUL	82 Meldon Road, Heysham, Morecambe Erection of a single storey rear extension for Mr Edward Frost (Heysham South Ward 2015 Ward)	Application Permitted
19/01486/AD	Old Parkside Farm, Denny Beck Lane, Quernmore Agricultural determination for the replacement of existing hardstanding area with concrete hardstanding for Mr Paul Metcalfe (Lower Lune Valley Ward 2015 Ward)	Prior Approval Not Required
19/01493/ADV	269 Marine Road Central, Morecambe, Lancashire Advertisement application for the display of one externally illuminated fascia sign for Mr Paul Broster (Poulton Ward 2015 Ward)	Application Permitted
19/01494/AD	Lawsons Farm, Shaw Lane, Nether Kellet Agricultural determination for the replacement of existing hardstanding area with concrete hardstanding for Mr H And C Halhead (Kellet Ward 2015 Ward)	Prior Approval Not Required

## LIST OF DELEGATED PLANNING DECISIONS

19/01498/FUL	73 Gringley Road, Morecambe, Lancashire Erection of a part single storey and part two storey side extension, erection of a single storey rear extension and construction of dormer extensions to the front and rear elevations for Mr & Mrs D King (Westgate Ward 2015 Ward)	Application Permitted
19/01502/PLDC	73 Pottery Gardens, Lancaster, Lancashire Proposed Lawful Development Certificate for the erection of a single storey rear extension for Mr G Elderton (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
19/01514/FUL	5 The Green, Silverdale, Carnforth Erection of a single storey side extension for Ms Helen Donoghue (Silverdale Ward 2015 Ward)	Application Permitted
19/01529/CCC	The Gatehouse Restaurant, White Cross Industrial Estate, South Road County Council Consultation for the change of use of restaurant to workshop units for Ms Janet Nielsen (Scotforth West Ward 2015 Ward)	No Objections
19/01542/FUL	155 Torrisholme Road, Lancaster, Lancashire Erection of a single storey side/rear extension for Mr & Mrs M. Hill (Skerton West Ward 2015 Ward)	Application Permitted
19/01543/AD	Old Parkside Farm, Denny Beck Lane, Quernmore Agricultural determination for the creation of an access track for Mr Paul Metcalfe (Lower Lune Valley Ward 2015 Ward)	Prior Approval Refused