



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 2 MARCH 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 3rd February 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.

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|----------|--|--|--------------------|------------------------|
| 5 | A5 19/01464/FUL | RSPB, Leighton Moss, Storrs Lane, Yealand Redmayne | Kellet Ward | (Pages 4 - 11) |
| | | Alterations to land levels to create ditches, bunds, pools and an island feature and the installation of a sluice to form an area of raised water. | | |
| 6 | A6 19/01549/VCN | The Tractor Yard, Capernwray Road, Capernwray, Carnforth | Kellet Ward | (Pages 12 - 17) |
| | | Demolition of existing buildings and erection of eight industrial units comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and parking(pursuant to the variation of condition 2 on planning permission 17/00731/FUL to amend the approved cladding and rooflight sizes and to include an extension to unit 1). | | |
| 7 | Quarterly Reports (Pages 18 - 25) | | | |
| 8 | Delegated Planning List (Pages 26 - 33) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

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

(iii) Queries regarding this Agenda

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

(iv) Changes to Membership, substitutions or apologies

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

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

Published on 18th February 2020.

Agenda Item	Committee Date	Application Number
A5	2 March 2020	19/01464/FUL

Application Site	Proposal
RSPB Leighton Moss Storrs Lane Yealand Redmayne	Alterations to land levels to create ditches, bunds, pools and an island feature and the installation of a sluice to form an area of raised water

Name of Applicant	Name of Agent
Mr Richard Miller	Mr Calum Booth

Decision Target Date	Reason For Delay
28 February 2020	Committee Cycle

Case Officer	Mrs Eleanor Fawcett
Departure	No
Summary of Recommendation	Approval

1.0 The Site and its Surroundings

- 1.1 The site is located at Leighton Moss Nature Reserve within the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB). Leighton Moss is a nature reserve which hosts a range of habitats, including reed beds, woodland and limestone grassland. It is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar Site, highlighting its particular ornithological importance. It is also functionally linked to Morecambe Bay, which is located approximately 550 metres to the southwest and designated as a SSSI, SPA, Special Area of Conservation (SAC) and Ramsar Site. Leighton Moss allows visitors to the reserve and contains a number of hides and footpaths.
- 1.2 The site predominantly contains reed bed habitat, with small areas of shrubs and a pond in the centre connecting with the wider water network. It is rectangular in shape and has an area of approximately 9 hectares and is wholly within Flood Zone 3. The site abuts existing wetland habitat at the reserve along the northeast, northwest and southwest boundaries. Adjacent to the southeast boundary is agricultural land, beyond which is woodland that is partly ancient and semi-natural. On the northwest edge of part of this wooded area is a public footpath. The nearest residential property is Moss House Farm, located approximately 110 metres to the south, with associated agricultural buildings and hardstanding approximately 50 metres from the site. The site is also within the Countryside Area, as identified on the Local Plan Proposals map, and is within a Mineral Safeguarding Area.

2.0 The Proposal

- 2.1 Planning permission is sought for the alteration of land levels to create an independent hydrological cell, formed by earth bunds, to provide an improved habitat for Bittern, a species of European nature conservation importance. The works proposed within this area include the creation of bunds along two sides, the increase in depth of the existing pool, the creation of an island feature within the pool and the installation of a sluice to control the water levels within this area. Whilst the area of the site extends to 9 hectares, the works would mostly be based around enhancing existing features.

3.0 Site History

- 3.1 There is some planning history in relation to the nature reserve, mainly associated with the visitor centre. The only history with this part of Leighton Moss relates to a request for pre-application advice and a screening opinion for the current proposal. The details are set out below:

Application Number	Proposal	Decision
19/01039/PRETWO	Pre-application advice request for the installation of an independent hydrological cell	Pre-application advice
19/01081/EIR	Screening opinion for the installation of an independent hydrological cell comprising the raising and lowering of land levels	Closed

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No comments received during the statutory consultation period.
County Highways	No objection.
Lead Local Flood Authority (LLFA)	No comments received during the statutory consultation period.
County Archaeology	No objection , subject to a condition requiring a programme archaeological monitoring.
Greater Manchester Ecological Unit (GMEU)	No objection subject to conditions requiring: work outside the breeding bird season, unless demonstrated that there are no active bird nests present; precautionary mitigation in relation to otters
Natural England	No objection , subject to conditions requiring works to only be undertaken between July and the end of October; and before works commence a breeding bird survey is undertaken to ensure that no SPA/Ramsar breeding birds are nesting in or adjacent to the site.
Environment Agency	No objection.
Arnsdale and Silverdale AONB Unit	No objection.

5.0 Neighbour Representations

- 5.1 One letter of objection has been received, on behalf of Leighton Hall Estate, which raises the following concerns:

- The proposal will exacerbate current issues that exist in this location regarding drainage problems and increase flood risk to neighbouring farm land, buildings and associated livestock, resulting from the proposal to hold back water and increase water levels. There is no guarantee that the water will be held north-west of the boundary dyke and low bunds so that the adjacent land and buildings do not flood as part of the work and question whether the proposals are adaptable to the likely effects of climate change;
- Detrimental impact on employment as a result of flooded farmland; and
- Large scale/area of the proposal.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

Paragraphs 155, 158, 159 and 163 – Flood risk and sequential test
 Paragraph 170 and 172 – Protecting valued landscapes and development within AONBs
 Paragraphs 170, 171, 175 and 176 – Protecting and enhancing biodiversity
 Paragraphs 189, 192, 193, 194, 197 and 199 – Designated and non-designated heritage assets

6.2 Local Planning Policy Overview – Current Position

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

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

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

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

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

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

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
 SC5 – Achieving Quality in Design

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

E3 – Areas of Outstanding Natural Beauty
 E4 – Countryside Area

6.5 Development Management Development Plan Document (DM DPD)

DM27 – Protection and Enhancement of Biodiversity
 DM28 – Development and Landscape Impact
 DM32 – The Setting of Designated Heritage Assets
 DM34 – Archaeological Features and Scheduled Monuments
 DM35 – Key Design Principles
 DM38 – Development and Flood Risk
 DM39 – Surface Water Run-Off and Sustainable Drainage
 DM40 – Protecting Water Resources and Infrastructure

6.6 Arnsdale & Silverdale AONB Development Plan Document (DPD)

AS01 – Development Strategy
 AS02 – Landscape
 AS04 – Natural Environment

AS07 – Historic Environment

AS08 – Design

AS12 – Water quality, sewerage and sustainable drainage

6.6 Other Material Considerations

Arnside and Silverdale AONB Landscape Character Assessment

7.0 Comment and Analysis

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

- Principle of the development
- Lancaster and visual impacts
- Ecological Impacts
- Flood Risk
- Impacts on Heritage Assets

7.2 Principle of the development

7.2.1 The site is located at Leighton Moss Nature Reserve within the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB). The proposal is to create an independent hydrological cell formed by earth bunds in order to provide an improved habitat for Bittern, a species of European nature conservation importance. The site has an area of approximately 9 hectares and would therefore constitute a major planning application. Paragraph 172 of the NPPF sets out that planning permission should be refused for major development in AONBs, other than in exceptional circumstances. However, footnote 55 clarifies that, for the purposes of this, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated.

7.2.2 The works proposed solely relate to habitat improvement, associated with the existing function and purpose of the land as part of the nature reserve. Whilst the site occupies a large area, the plan provided shows that the works would be focussed on several areas of this, predominantly enhancing existing features. In particular, the works will involve the creation of bunds along two sides, the increase in depth of the existing pool, the creation of an island feature within the pool and the installation of a sluice to control the water levels within this area. Given the nature scale and purpose of the works, it is considered that they would not constitute 'major development' for the purpose of paragraph 172 of the NPPF and are considered to be acceptable in principle in this location.

7.3 Landscape and visual impact

7.3.1 The site is low lying and predominantly contains reed bed habitat, with small areas of shrubs and a pond in the centre connecting with the wider water network. It abuts existing wetland habitat at the reserve along the northeast, northwest and southwest boundaries. Adjacent to the southeast boundary is agricultural land, beyond which is woodland that is partly ancient and semi-natural. On the north west edge of part of this wooded area is a public footpath.

7.3.2 The Arnside and Silverdale AONB Landscape Character Assessment identifies the landscape character of the site as Lowland Moss, sub category C2: Leighton Moss and Barrow Scout. This sets out the key values as:

- Diverse landscape of low lying rushy farmland used for pasture, reeds along ditches, with hedges and wet woodland, and some mosses with areas of open water;
- Open views and sunsets over varied landscape;
- Marsh and wetland habitats attract a diversity of wildlife, including birds, otters, red deer;
- Seasonality is visible in changing colours in the landscape, the variable presence or absence of water across low lying areas prone to flooding, and wildlife phenomena; and
- Variety of access opportunities and a visitor facility at Leighton Moss.

- 7.3.3 As set out above, the proposal involves the alteration of land levels to create bunds and features, including an island and a deeper pool. A general plan has been provided to show the existing and proposed features within the site, in addition to more detailed level plans and sections. These show that there would not be significant increases in levels, in particular relation to existing levels adjacent to the site and would general be focussed around existing features. Existing land levels across the site slightly vary, although these cannot be easily discerned due to the presence of vegetation, in particular reeds. On the basis of the information provided and the existing character of the site, it is considered that there would be not be a detrimental impact on the character and appearance of the landscape, and the features which are proposed to be created or enhanced are already characteristic of this area.
- 7.3.4 The most likely visual impacts would be during and immediately after the works have been undertaken as a result of the removal of vegetation. Policy AS02 of the Arnside and Silverdale AONB DPD sets out that proposals should include a landscape assessment and the level of detail would be proportionate to the scale of the proposal and level of impact on the landscape. An assessment has been provided with the application. In relation to this particular issue the report sets out that revegetation of any bare ground, for example on the tops of the new bunds, will occur naturally and the areas will be totally revegetated within a few months. No remedial works will be needed as the revegetation will come from the existing soil seed bank and/or adjacent seed/plant sources within the reserve. It goes on to say that, the rest of the working area will be open water, ditches and reedbed so will remain visually coherent with the rest of the reserve as soon as the machines are no longer present, and the water levels rise. The temporary bare ground areas on the bund top and any higher points (less than 1m relative) will not be visible from adjacent footpaths or access points due to the surrounding tall reed vegetation. It also emphasises that small patches of bare ground within a wetland mosaic such as Leighton Moss are desirable as they offer habitat for invertebrates and allow growth of pioneer plant species that are adapted to colonising areas of bare ground.
- 7.3.5 The project involves the installation of a new sluice to control water levels within the newly created cell. The sluice is small, less than 2m across at ground level and will be keyed into the bund. The sluice chamber and wing walls will be precast concrete with a steel tilting weir installed within the sluice chamber. The entire structure is small and will not exceed the height of the new bund. The location and height of the sluice mean it will not be visible from accessible viewpoints and will be screened by surrounding vegetation in the same manner as the clay bund.
- 7.3.6 Overall it is considered that the proposal will not have a detrimental impact on the character and appearance of the Arnside and Silverdale AONB. The works are based around existing features within the reserve and are in keeping with the landscape character. There may be some minor visual impacts, from more distant and elevated views, during and immediately after the works. However, these impacts should be removed once revegetation occurs.

7.4 Ecological Impacts

- 7.4.1 Leighton Moss is designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar Site, highlighting its particular ornithological importance. The site is also functionally linked to Morecambe Bay, located approximately 550 metres to the southwest, which is designated as a SSSI, SPA, Special Area of Conservation (SAC) and Ramsar Site. The submission sets out that Leighton Moss reedbed is a valuable and rare fragment of once widespread reedbed and early transitional wetland habitat which supports a range of nationally and internationally protected wildlife, most notably species of bird. Breeding bird species such as bittern, bearded tit, marsh harrier, water rail, spotted crane and a suite of warbler species are present on site and primary considerations for the RSPB's management of the site.
- 7.4.2 The development would create a hydrologically independent cell within the reedbed, allowing an early successional stage of wetland habitat with deeper ditches and pool features. The intention of the proposal is to improve the habitat for Bittern. The creation of new ditches, scrapes and wet features within the site, in combination with better control over water levels throughout the season, will improve the quality and extent of habitat for European eel, a primary prey source for bittern.
- 7.4.3 The Local Planning Authority must consider the requirement for a Habitats Regulations Assessment to assess the impacts of the proposals on the European Designated Sites. Article 6(3) of the European Habitats Directive dealing with the conservation of European protected sites states that: *"Any plan or project not directly connected with or necessary to the management of the site but likely to have a*

significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives". An ecological appraisal has been submitted with the application. As an appendix to this, a shadow Habitats Regulations Assessment has been submitted. This reaches a conclusion that the proposed works are necessary for the management of the SPA. This view is shared by Natural England and therefore no further assessment under the Habitats Regulations is required. Natural England has raised no objection to the proposals and have set out that the works are necessary for the management of breeding bittern (a SPA and Ramsar feature) and will create a hydrologically independent area where water levels can be easily manipulated to create a larger area of 'wet reed' habitat for bittern to feed and nest in. They have also advised that the proposed development will not damage or destroy the interest features for which the site has been notified as a SSSI.

- 7.4.4 Natural England has requested a condition to ensure that the works will be only be undertaken between July and the end of October. The submission sets out that the works are likely to take a maximum of 8 weeks to complete and are projected to take place between July and August 2020. However, this is likely to be influenced by ground conditions, dictated by rainfall quantities, and therefore the period of the works may extend into September and October. This may overlap into the breeding bird season and Natural England has also requested that a breeding bird survey is undertaken, and agreed in writing, to ensure that no SPA/Ramsar breeding birds are nesting in or adjacent to the site, before the works commence.
- 7.4.5 Greater Manchester Ecological Unit (GMEU) has provided advice in relation to other ecological considerations in relation to the proposal, including protected species. In addition to providing a suitable habitat for a number of breeding birds, a number of schedule 1 species are also known to breed on the site including marsh harrier, cettis warbler and bearded tit. These species receive additional protection from disturbance whilst breeding, and therefore work on the site will be heavily constrained should Schedule 1 species be recorded breeding during the works. The submission proposes intensive breeding bird surveys for spring/summer 2020 to map the locations of nesting birds in the area, and regular checks during the work are proposed. The timetable of the work will be dependent on the findings of the updated breeding bird survey, and this is acknowledged within the ecology report. Mitigation measures to manage the reed bed to reduce the likelihood of nesting birds utilising the site prior to works commencing are suggested, and GMEU has advised that these be undertaken. If Schedule 1 species are found to be breeding, work must be timed until after the young have fledged or sufficient mitigation (such as buffer zones) implemented to ensure no disturbance of the nest takes place.
- 7.4.6 Otter are known to be present at Leighton Moss and the survey of the site found evidence of otters using the area (spraint), but no evidence of a couch or holt. Given the presence of otters and suitable habitat on the reserve, they are likely to be present on the site and possibly using the area while the work is being undertaken. Given that the day to day management of the site involves similar activities to those proposed in the application, albeit on a smaller scale, otter are habituated into management activities on the site. Equally the wardens and site workers are aware of the legislation protecting otters, signs of otters being present on the site and how to reduce disturbance of them. However, there is still a risk that otters will be disturbed as a result of the proposed works, and Reasonable Avoidance Measures have been included within the submitted report. GMEU has advised that, if these are followed, there should not be a negative impact on otter during the works, and in the long term the works will improve the site for otter, increasing the food source and improving the habitat for them.
- 7.4.7 In relation to Great Crested Newt, the habitat on the site is not optimal for this species, becoming largely terrestrial in the summer months as the succession of the reedbed has taken place. Survey data from Leighton Moss confirms a high level of predators (fish and water fowl) present on the site which further reduces the suitability of the site for great crested newts. The proposed work will have an overall benefit to amphibians in the area, creating areas of permanent open water for displaying and breeding. GMEU has advised that it is not necessary to require great crested newt surveys as part of this application.
- 7.4.8 Other species (such as water vole, fish etc.) have been surveyed for and considered within the ecological information submitted with the application. No evidence of other protected species were found/identified as being negatively impacted as a result of the proposals. GMEU has advised that an informative should be used to make the applicant aware of the laws which are in place to protect biodiversity. If at any time any protected species are discovered on site and are likely to be negatively

impacted upon as a result of the proposed development, work should cease and an ecologist consulted for advice.

- 7.4.9 Overall, subject to appropriate mitigation being put in place, it is considered that the development would not have a detrimental impact on biodiversity and should provide improvements for various species, including bittern.

7.5 Flood Risk

- 7.5.1 The site is located within Flood Zone 3, so a flood risk assessment has been submitted with the application. Whilst a neighbouring land owner has raised some concerns in relation to potential flooding as a result of the proposal, the Environment Agency have advised that the development would be safe, it would not be at an unacceptable risk of flooding and would not exacerbate flood risk elsewhere.
- 7.5.2 Whilst the development is small in scale and principally involves alterations to land levels, it does not appear to be exempt from the Sequential Test approach, as set out in the NPPF. The aim of this is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, flood risk vulnerability of land uses and reasonably available sites in Flood Zone 2 should be considered and then Flood Zone 3, applying the Exception Test if required. In terms of the flood risk vulnerability, the proposal is considered to be a water compatible use, being for nature conservation, and is therefore appropriate development in Flood Zone 3, and no exception test is required. The proposal relates to the improvement of habitat within the reserve by creating an independent hydrological cell. Therefore there are no other locations at a lower probability of flooding where the development could be located and it is considered that the sequential test is passed.

7.6 Impacts on Heritage Assets

- 7.6.1 A Heritage Statement has been submitted with the application due to the potential impacts on buried archaeology and County Archaeology has provided comments in relation to this. They have advised that the most likely location for prehistoric activity around wetlands, such as the mosses of the Leighton valley, is along the edges where the rising ground of the limestone hills meets the edge of the wetlands. The probability is that any occupation around the edge of the mosses is dated to the later end of the Mesolithic period and into the Neolithic (about 3,500 to 4500 BC) as was demonstrated by a small excavation on the edge of Storrs Moss in the 1960s. There is also a possibility of traces of activity reaching out into the wetlands, structures and timber trackways being well known from wetlands in various areas of the UK, although so far very few from Lancashire. Mitigation measures have been proposed in the report for inspections for archaeological deposits, recording of finds and archaeological recording if required. County Archaeology has advised that the mitigation proposed seems appropriate for the scale of work, the areas affected and the known archaeological potential of the moss. However, they have requested that this is regularised and have advised that a condition requiring a Written Scheme of Investigation is produced and agreed before works commence. This approach is reasonable and ensures that the mitigation can be adequately controlled.

8.0 Planning Obligations

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

9.0 Conclusions

- 9.1 The proposal will provide improved habitat for a number of species, in particular Bittern which is a species of European nature conservation importance. Given the nature, scale and extent of the proposed works and the surrounding landscape, it is considered that there would not be a detrimental impact on ecology, including European designated sites, the character and appearance of the AONB, flood risk and archaeology, subject to appropriate mitigation secured by condition. The development is therefore considered to be acceptable.

Recommendation

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

1. Standard three year timescale
2. Approved plans
3. Archaeological Watching Brief
4. Ecological mitigation – timing of works informed by breeding bird surveys; otter mitigation

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

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

Background Papers

None

Agenda Item	Committee Date	Application Number
A6	2 March 2020	19/01549/VCN

Application Site	Proposal
The Tractor Yard Capernwray Road Capernwray Carnforth	Demolition of existing buildings and erection of eight industrial units comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and parking(pursuant to the variation of condition 2 on planning permission 17/00731/FUL to amend the approved cladding and rooflight sizes and to include an extension to unit 1)

Name of Applicant	Name of Agent
Mr S Wightman	Dan Ratcliffe

Decision Target Date	Reason For Delay
16 March 2020	N/A

Case Officer	Mrs Eleanor Fawcett
Departure	No
Summary of Recommendation	Approval subject to the receipt of an amended tree report and acceptable landscaping scheme

1.0 The Site and its Surroundings

- 1.1 The site relates to an area of land located within the dispersed hamlet of Capernwray, approximately 2.3km to the north of Over Kellet and 3.9km to the north east of Carnforth. It comprises a large area of hardstanding, a single storey rendered building with a metal roof and a portable building, and is used for the sale, hire and servicing of agricultural vehicles. The site was originally part of the adjoining farm complex, Capernwray Old Hall Farm, and is still under the same ownership. This includes a number of large modern agricultural buildings, and a Grade II Listed farmhouse located approximately 90m from the application site. Most of these buildings appear to be used in association with the applicant's caravan site for the storage of caravans. However, part of the building to the north of the application site is used as a workshop in association with the tractor yard.
- 1.2 The site has an existing access from Capernwray Road and adjoins a field to the east. The south west, south east and north east boundaries comprise stone walls and a row of mature trees which are predominantly conifers. There are some other smaller groups of trees within the site. There is a group of residential properties located to the east, the closest boundary of which is approximately 60m from the site. Two of the buildings within this group, Rose Cottage and New Capernwray Farm, are Grade II Listed. The Lancaster Canal is located approximately 130m to the west and is a Biological Heritage Site. The site is located within the Countryside Area, as identified on the Local Plan Proposals Map, and is within a Radon Affected Area where basic radon gas protection measures are necessary.

2.0 The Proposal

- 2.1 Planning permission was granted by the Planning and Highway Regulatory Committee in September 2017 for the erection of four buildings in order to provide eight industrial units with a mixed use of light industrial and storage and distribution. The proposal also included the removal of an existing building on the site, the creation of a shared access road and provision of 54 parking spaces. The current application seeks to vary condition 2 which relates to the approved plans. The amendments consist of changes to the extent of the cladding on the buildings, the location and size of doors, the increase in size of the roof lights and a small addition to the side of one of the buildings. The number of units have

not been increased, however how the buildings are divided has changed slightly which has also altered the location of some of the parking spaces. In addition, whilst the overall length of the building adjacent to the southeast boundary is not increasing, the length of three individual sections is changing slightly. A small section of close boarded fence is also shown on the plans, which appears to correspond to what has been erected on the site.

- 2.2 Works have started on the site, with part of one of the buildings constructed. However, this is now in use, with the other existing use continuing on the site, contrary to the conditions on the planning permission. There are also other unauthorised uses taking place at the site which are currently being investigated.

3.0 Site History

- 3.1 Planning permission was granted in September 2017 at the Planning and Highway Regulatory Committee for the demolition of existing buildings and the erection of eight industrial units comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and parking. This was following the refusal of a similar proposal, also at the Planning and Highway Regulatory Committee, in December 2016. The relevant site history is set out below:

Application Number	Proposal	Decision
18/00071/DIS	Discharge of conditions 3, 5 and 7 on approved application 17/00731/FUL	Split decision (Condition 3 – contamination was only partly agreed as two parts of this can only be agreed after the works have been undertaken)
18/00015/DIS	Discharge of conditions 3, 5, 6, 7 and 8 on approved application 17/00731/FUL	Split decision (Condition 3, 5 and parts of 7 not agreed)
17/00731/FUL	Demolition of existing buildings and erection of eight industrial units comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and parking	Approved
17/00263/ELDC	Existing lawful development certificate for the use of land and building for agricultural engineering, sales, hire, repair and storage	Approved
16/01060/FUL	Demolition of existing buildings and erection of four industrial buildings comprising mixed use Light Industrial (B1) and Storage and Distribution (B8) with associated access road and parking	Refused
16/00392/PRETWO	Change of use and erection of industrial units (B1 and B8)	Advised that planning permission would not be supported
06/00243/FUL	Construction of an open air wash bay for the use of forestry, agricultural and construction, plant and equipment.	Withdrawn
04/00362/FUL	Erection of an building for the storage of tractors and combine harvesters	Approved
03/00250/CU	Change of use of vacant agricultural building to storage use	Approved
01/00786/ELDC	Application for Certificate of Lawful use for land and buildings used for agricultural engineering, sales and support workshop	Approved
01/00052/ELDC	Application for certificate of lawfulness for land and buildings used for agricultural engineering, sales and support workshop	Refused

4.0 **Consultation Responses**

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

Consultee	Response
Parish Council	No comments received during the consultation period
County Highways	No comments to make
Environmental Health	No comments received during the consultation period
Natural England	No comments to make
Canal and River Trust	No comments to make
Lancaster Canal Trust	No comments to make
Lancashire Fire and Rescue Service	No comments received during the consultation period

5.0 **Neighbour Representations**

5.1 1 piece of correspondence, from three separate properties, has been received which raises an objection to the proposal and sets out the following concerns:

- Unacceptable increase in the height of blockwork which is obtrusive particularly given the removal of trees along the boundary;
- Concerns about potential reduction in the height of trees and crown raising to accommodate the development; and
- Increased light pollution from increase in size of rooflights, also making units more noticeable;

6.0 **Principal National and Development Plan Policies**

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

Paragraphs 7, 14 and 17 – Sustainable Development and Core Principles
 Paragraph 28 – Supporting economic growth in rural areas
 Paragraph 32 – Access and Transport
 Paragraphs 56, 58 and 60 – Requiring Good Design
 Paragraph 109 – Protecting valued landscapes and minimising impacts on biodiversity
 Paragraph 118 – Conserving and Enhancing Biodiversity

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

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

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

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

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

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

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

6.3 Lancaster District Core Strategy (adopted July 2008)

SC1 – Sustainable Development
SC5 – Achieving Quality in Design

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

E4 – Countryside Area

6.5 Development Management Development Plan Document (DM DPD)

DM7 – Economic Development in Rural Areas
DM15 – Proposals Involving Employment Land and Premises
DM20 – Enhancing Accessibility and Transport Linkages
DM21 – Walking and Cycling
DM27 – Protection and Enhancement of Biodiversity
DM28 – Development and Landscape Impact
DM29 – Protection of Trees, Hedgerows and Woodland
DM35 – Key Design Principles
DM39 – Surface Water Run-Off and Sustainable Drainage

7.0 Comment and Analysis

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

- Design and impact on the character and appearance of the area

7.2 Design and impact on the character and appearance of the area

7.2.1 The proposed changes to the buildings are relatively minor. They do alter their appearance, with a smaller area of cladding and a larger area of blockwork on the lower section. Through the discharge of condition application it was agreed that the blockwork would be finished in a grey render. The agent has been asked to clarify this and provide a schedule of the materials, with a sample of the render. It is now more likely to be visible outside the site, so details of the precise colour and finish are more important. A blockwork finish would not be acceptable. If not provided before determination, it could be covered by a condition. A small extension has been added to the southwest elevation of the building closest to the road. Given its size, position and materials, it is in keeping with the appearance of the other proposed buildings and would not have a detrimental impact on the character and appearance of the area.

7.2.2 The size of the roof lights has been increased and these are visible on the roof outside the site on the section of one of the buildings that has been constructed. Rooflights have been previously agreed, although they were smaller, and it is considered that this alteration would not have a significant adverse impact on the appearance of the buildings of the character and appearance of the area. The main concern relates to the removal of some trees which have opened up views inside the site. There was originally a slight gap and at least one dead tree, but more trees have been removed. An amended landscaping scheme has been requested, and it is accepted that additional trees would take time to mature. However, it is a small part of the site boundary and landscaping would mature in time and the alterations proposed to the building are not considered to result in a detrimental impact.

7.2.3 Some timber fencing has been erected along the boundary of the site where trees have been removed and this is included on the proposed site plan. This was not approved by the previous discharge of condition application in relation to the boundary treatments. Given the rural location of the site and the

character of the adjacent land and surrounding landscape, a timber fence is considered to have a detrimental impact on the character and appearance of the area and would not be supported. The agent has been asked to remove this from the proposed plans. A condition could be added if this is not done.

- 7.2.4 As part of the condition on the original scheme, the large conifer trees were proposed to be retained to ensure that screening was retained to the industrial site in order to protect the character and appearance of the surrounding landscape and the area in general. In addition to the removals set out above, significant works have also been undertaken to trees along the boundary which appears to have removed several metres from the top. The approved landscaping scheme referred directly to the original tree report in terms of the trees to be retained. For these reasons and those set out above, the approved landscaping scheme needs to be updated and could be approved through this application. Whilst a reduction in height may still allow the buildings to be screened, given the extent of the work, there are concerns whether the trees could and would be retained. It is considered that a landscaping scheme could only be conditioned if it is adequately demonstrated that the trees can be retained following these works, and they will not result in the decline of the trees. As such, an updated tree report has been requested so that a full assessment can be made and also inform an appropriate landscaping scheme that would meet the aims of that originally agreed.
- 7.2.5 Neighbours have also raised concerns about the potential for the crown raising of the trees, which would open up views of the buildings and site. This was not set out within the original tree report and as such it has also been requested that any tree works are clearly set out, with a maintenance scheme that covers the existing trees in addition to the proposed by the planting scheme. However, it has been advised that the landscaping scheme, including any proposed works, should ensure that the development is adequately screened in the interests of the character and appearance of the countryside.

8.0 **Planning Obligations**

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

9.0 **Conclusions**

- 9.1 The proposed alteration to the buildings are relatively minor and it is considered that these, in themselves would not have a detrimental impact on the character and appearance of the area. There are concerns regarding the proposed boundary treatment and amended plans have been requested. However, a condition could be worded to ensure that other appropriate details were agreed. This is all subject to an appropriate landscaping scheme being secured, which does need to be amended to reflect tree removals and works that have been undertaken, supported by an updated assessment of the trees. As there are now significant concerns whether the trees can be retained, it would be preferable if this information was provided and considered before the determination of this application. Subject to being satisfied that trees can be retained in a good condition, and additional landscaping can mitigate the current losses, the proposed changes, except the fencing, are considered to be acceptable.

Recommendation

That Planning Permission **BE GRANTED** subject to the receipt of an amended tree report and landscaping scheme and the following conditions:

1. Approved plans
2. Contamination
3. Tree protection measures
4. Surface water drainage
5. Finished floor and site levels
6. Materials, boundary treatments and external lighting
7. Landscaping scheme
8. Implementation of car parking and turning
9. Creation of visibility splays
10. Hours of construction
11. Hours of operation and deliveries
12. Restriction of permitted development to B1(c) and B8

13. Only occupied/ operated as individual business units, not amalgamated or subdivided and no one business shall operate from more than one unit
14. No external storage or materials or equipment

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

Planning & Highways Regulatory Committee - Quarterly Reports

(a) **Planning Application Determination Timescales**

The table provides performance figures for the determination of Major Applications, Minor Applications and Other Applications by Planning Officers in accordance with national timescales.

(b) **Number of Planning Applications and Related Cases**

The table lists the number of planning applications and other planning application-related cases that are received by the Development Management Service per quarter.

(c) **New Tree Preservation Orders Made**

The table lists the location of new Tree Preservation Orders (TPOs) made during the last quarter.

(d) **Number of Applications for Works to Trees**

The table lists the number of Tree Works applications received in respect of protected trees (protected by TPO or by Conservation Area status)

(e) **Planning Appeal Decisions**

The table lists the planning appeal decisions issued by the Planning Inspectorate during the last quarter.

(a) Planning Application Determination Timescales

Period	Major Applications Determined In Time *	Major Applications Determined In Under 13 Weeks	Minor Applications Determined In Time *	Minor Applications Determined In Under 8 Weeks	Other Applications Determined In Time *	Other Applications Determined Under 8 weeks
Jan - Mar 2018	100%	70%	100%	78%	97%	88%
Apr - Jun 2018	100%	30%	98%	72%	98%	87%
Jul - Sep 2018	100%	77%	100%	75%	100%	84%
Oct - Dec 2018	100%	25%	98%	73%	97%	82%
Jan - Mar 2019	100%	40%	98%	59%	99%	83%
Apr - Jun 2019	100%	69%	100%	73%	99%	84%
Jul - Sep 2019	90%	30%	97%	69%	99%	89%
Oct - Dec 2019	100%	73%	98%	74%	98%	86%

Year	Major Applications Determined In Time *	Major Applications Determined In Under 13 Weeks	Minor Applications Determined In Time *	Minor Applications Determined In Under 8 Weeks	Other Applications Determined In Time *	Other Applications Determined Under 8 weeks
2017 Average	97.5%	75%	99%	71.5%	99.5%	83%
2018 Average	100%	50.5%	99%	74.5%	98%	85%
2019 Average	98%	52.5%	98%	69%	99%	85.5%

* Total applications determined in time includes those where the applicant and the local planning authority have agreed an extension of time.

Annual Average to Date Only

(b) Number of Planning Applications and Related Cases

	2017 TOTAL	Jan-Mar 2018	Apr-Jun 2018	Jul-Sep 2018	Oct-Dec 2018	2018 TOTAL	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	2019 TOTAL
Major Applications	76	9	18	18	18	63	18	12	13	12	55
Minor Applications	289	83	82	85	73	323	66	80	96	77	319
Other Applications	751	188	195	183	186	752	180	221	179	166	746
Discharge of Planning Condition Applications	201	55	45	51	44	195	41	62	48	61	212
Non-Material Amendment Applications	47	9	12	13	8	42	12	13	13	10	48
Variation of Legal Agreement Applications	10	2	1	1	0	4	0	0	1	2	3
Prior Approval (Commercial/ Householder PA, Flexible Use etc) or Ecclesiastical Applications or Permission in Principle	47	10	13	17	9	49	8	9	18	12	47
TOTAL NUMBER OF DECISION-MAKING APPLICATIONS	1421	356	366	368	337	1428	325	397	368	340	1430
Environmental Screening and/or Scoping Opinions	24	7	3	6	2	18	6	4	2	4	16
Infrastructure Planning Commission Consultations	0	0	0	0	0	0	0	0	0	0	0
Pre/Post-Application Advice Submissions or Charged Meetings (inc. Specialist Heritage Advice)	175	45	54	59	53	211	45	53	47	46	191

(c) New Tree Preservation Orders Made

Tree Preservation Order Number	Date Made	Location	Extent of Protection
668(2019)	22 Jan 2019	Braemar Court, Broadway, Morecambe	T1 – Willow
669(2019)	27 Feb 2019	Embankment adjacent to Lancaster Canal, rear of 1 Bath Mill Lane, Lancaster	T1 – Alder
670(2019)	27 Feb 2019	Moorside Hall, Wyresdale Road, Lancaster	T1 – Ash
671(2019)	6 Mar 2019	Waltons Farm, Cantsfield Road, Cantsfield	T1 & T2 – Sycamore
672(2019)	14 May 2019	Land north of Royal Oak Meadow, Hornby	T1-T6 – 3 Oak, 1 Ash, 1 Hawthorn and 1 Sycamore
673(2019)	30 May 2019	The Travellers Choice Coach and Travel Centre, Scotland Road, Carnforth	T1-T4 – 3 ash and 1 Sycamore
674(2019)	5 Jun 2019	Land off Warton Road between Carlisle Terrace and Midland Terrace, Carnforth	A1 - various
675(2019)	19 Jul 2019	10 Briarlea Road, Nether Kellet	T1 – Pine
676(2019)	10 Oct 2019	Land off Warton Road between Carlisle Terrace and Midland Terrace, Carnforth	W1 & W2 – various

** T = Individual Tree; G = Group of Trees; W = Woodland of Trees; A = Area of Trees.*

(d) Number of Applications for Works to Trees

	Applications for Works to Trees Protected by Tree Preservation Orders	Applications for Works to Trees Protected by Conservation Area Status
January-March 2017	18	19
April-June 2017	21	25
July-September 2017	18	27
October-December 2017	16	19
TOTAL APPLICATIONS 2017	73	90
January-March 2018	28	30
April-June 2018	17	19
July-September 2018	22	27
October-December 2018	22	26
TOTAL APPLICATIONS 2018	89	102
January-March 2019	19	24
April-June 2019	17	24
July-September 2019	24	13
October-December 2019	21	20
TOTAL APPLICATIONS 2019	81	81

(e) Planning Appeal Decisions

Application Number	Application Site	Proposal	Appeal Decision
17/01575/FUL	Green Farm, Mewith Lane, Tatham LA2 8PJ	Change of use of former stables and erection of single storey extension to form holiday accommodation	Dismissed
18/00489/FUL	Clearwater Fisheries, Kellet Lane, Over Kellet	New decorative wall to car park entrance, permission for existing otter protection boundary fence	Dismissed
18/00213/FUL	Hawthorn Bank, Cove Road, Silverdale	Erection of a two storey dwelling (C3), alterations to existing access arrangements and extension to existing vehicular access road	Dismissed
18/00761/FUL	1 Lea Lane, Heysham	Erection of 2 semi-detached dwellings and associated vehicle access	Dismissed
18/01412/FUL	65 Lymm Avenue, Lancaster	Erection of a single storey extension to rear to replace existing conservatory, 2 storey extension to side to form granny flat with bedroom over	Dismissed
18/01391/FUL	185 Brookhouse Road, Brookhouse	Erection of a single storey extension to the side and rear elevation	Dismissed
18/00766/FUL	1 Hazelmount Drive, Warton	Change of use from land designated as public open space to domestic curtilage and retrospective approval for boundary fencing	Dismissed
Enforcement case	Land at Thwaite End Barn, Main Road, Bolton-le-Sands	Change of use of the land from agricultural use to a mixed use agricultural and commercial use in connection with a business (All Seasons Paving) – Notice to cease the use of the Land, edged red, for any purpose in connection with the operation of a driveway/paving/landscape business, including the parking of vehicles associated with that use, and the storage of plant, machinery and trailers and the storage of materials	Allowed
Enforcement case	Land at 121 Meldon Road, Heysham	Change of use of the land for the siting of a container, with alterations to land levels, including the provision of a retaining structure and construction of a raised deck area, steps and screening – Notice to remove the container and the raised deck area, timber steps, timber screen and concrete segment wall and to reinstate the land levels to their former condition and re-grass	Dismissed
18/00779/FUL	Ryelands Service Station, Owen Road, Lancaster	Erection of timber screening and siting of a portacabin for use as stock storage	Dismissed

17/01257/FUL	Woodland House, 95 Balmoral Road, Morecambe	Change of use for which a certificate of lawful use or development is sought is a single dwellinghouse	Dismissed
19/00126/FUL	8 Wyresdale Gardens, Lancaster	Retrospective application for the retention of an incidental outbuilding	Allowed
Enforcement case	11 Springfield Street, Lancaster	Erection of a rear extension - Notice to remove extension and all associated building material from the site	Allowed
Enforcement case	Land at Langthwaite Farm, Langthwaite Road, Quernmore	Change of use of part of the agricultural building (Sui Generis) as shown hatched red on the attached plan to a residential dwelling (C3) – Notice to cease use and remove all fixtures and fittings from the building, including kitchen and bathroom Change of use of the Land from the use of agriculture, forestry or other uses appropriate to the rural area, to the stationing of 5 (five) caravans for residential purposes – Notice to cease use, remove caravans from the site and reinstate land	Part allowed, part dismissed
19/00107/FUL	6 Drewton Avenue, Heysham	Erection of a single storey side extension and a detached garage, and construction of dormer extensions to the front and both side elevations incorporating a balcony to the front	Dismissed
19/00057/FUL	33 Ashfield Avenue, Lancaster	Installation of a dormer extension to the rear elevation	Dismissed
18/01333/VCN	2 Oxcliffe Road, Heysham	Retain the existing access onto Oxcliffe Road	Dismissed
19/00329/FUL	7 Meldon Road, Heysham	Erection of a 2 storey side extension	Dismissed
18/01342/CU	Castle View Caravan Park, Borwick Road, Capernwray	Change of use of agricultural land into caravan sales area, including laying of hardstanding, alterations to land levels and erection of retaining walls	Dismissed
18/00351/OUT	Land north of 1 Melling Hall, Melling	Outline application for the erection of a detached dwelling and creation of an access	Dismissed
18/01250/LB	6 Packet Lane, Bolton-le-Sands	Installation of 7No. external CCTV cameras and associated wiring and containment onto the external walls of the buildings	Dismissed
18/01588/FUL	4 Main Street, Heysham	Erection of a detached garage and log storage building	Allowed
19/00468/FUL	11 Africe Drive, Lancaster	Creation of an area of hardstanding to the front	Dismissed
18/01106/OUT	Land at Higher Bond Gate, Abbeystead Road, Dolphinholme	Outline planning application for 9 dwellings, public open space and associated infrastructure with access	Allowed
18/01219/REM	Moss Side Farm, Moss Road, Heaton with Oxcliffe	Erection of an agricultural worker dwelling – details of access, appearance, landscaping, layout, scale	Dismissed
19/00014/PAA	Keer Holme Barn, Keer Holme Lane, Capernwray	Change of use of agricultural barn to a 3 bed dwelling	Dismissed

19/00385/FUL	36 Silverdale Road, Yealand Redmayne	Demolition of existing dwelling and erection of a replacement dwelling	Dismissed
18/01605/FUL	Land adjacent to Westbourne Road, Sunny Hill, Westbourne Road, Lancaster	Erection of a three-storey building comprised of 6 two-bed apartments (C3) with associated parking, landscaping and creation of a pedestrian access	Dismissed
19/00569/FUL	6 Monkswell Drive, Bolton-le-Sands	Retrospective application for single storey rear extension with balcony over	Dismissed
19/00217/FUL	Land to side of 5 Main Road, Nether Kellet	Erection of 4 dwellings and associated access	Allowed

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
18/00002/FUL	Land At Mill Lane, Low Mill, Mill Lane Erection of 9 dwellinghouses with associated access, engineering works to provide sustainable drainage pond, construction of internal roads and footways and the provision of a package treatment plant for Mr & Mrs John & Anne Collis (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/00076/DIS	Land North East Of St Johns Church, Chapel Lane, Galgate Discharge of conditions 5,6,8,9,10,12,13 and 14 on approved application 18/00335/FUL for Mr Dave Devine (Ellel Ward 2015 Ward)	Application Permitted
19/00169/DIS	14 Damside Street, Lancaster, Lancashire Discharge of conditions 3, 4, 6 and 7 on approved application 17/01563/FUL for AHB Property Holdings Ltd AHB Property Holdings Ltd AHB P... (Bulk Ward 2015 Ward)	Split Decision
19/00171/DIS	14 Damside Street, Lancaster, Lancashire Discharge of conditions 2,3,4 and 5 on approved application 17/00702/VCN for AHB Property Holdings Ltd AHB Property Holdings Ltd AHB P... (Bulk Ward 2015 Ward)	Split Decision
19/00179/DIS	Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Discharge of condition 3 on approved application 19/01018/LB for Mr Mark Drinkall (Kellet Ward 2015 Ward)	Application Permitted
19/00191/DIS	Bay Scaffolding, Northgate, White Lund Industrial Estate Discharge of conditions 3, 4, 5, 6, 7, 8, 9 and 11 on approved application 18/00234/FUL for Bay Scaffolding Ltd Bay Scaffold Ltd Bay Scaffolding Ltd (Westgate Ward 2015 Ward)	Split Decision
19/00194/DIS	Development Land Field 0068, Wagon Road, Dolphinhholme Discharge of conditions 3 and 4 on approved application 18/01640/FUL for Mr John Klotz (Ellel Ward 2015 Ward)	Split Decision
19/00195/DIS	The Friary, 116 St Leonards Gate, Lancaster Discharge of condition 3 on approved application 19/00400/LB for Bargh (Bulk Ward 2015 Ward)	Application Permitted
19/00201/DIS	Gleaves Hill Barn 1, Gleaves Hill Lane, Bay Horse Discharge of conditions 2 and 5 on approved application 19/00661/PAA for Duchy of Lancaster (Ellel Ward 2015 Ward)	Application Permitted
19/00203/DIS	Gowan View, Kirkby Lonsdale Road, Arkholme Discharge of condition 3 and 4 on approved application 18/00473/FUL for Mr Archer (Kellet Ward 2015 Ward)	Application Permitted
19/00204/DIS	6 Thurnham Street, Lancaster, Lancashire Discharge of condition 3 on approved application 17/00460/VCN for Amaren Ltd Amaren Ltd Amaren Ltd (Castle Ward 2015 Ward)	Split Decision

LIST OF DELEGATED PLANNING DECISIONS

19/00205/DIS	6 Thurnham Street, Lancaster, Lancashire Part discharge of condition 3 on approved application 17/00461/LB for Amaren Ltd Amaren Ltd Amaren Ltd (Castle Ward 2015 Ward)	Split Decision
19/00207/DIS	Green Pastures, Capernwray Road, Capernwray Discharge of condition 3 and 4 on approved application 19/00595/FUL for Mr Stephen Wightman (Kellet Ward 2015 Ward)	Application Permitted
19/00208/DIS	71 North Road, Lancaster, Lancashire Discharge of condition 2 on approved application 19/00496/FUL for Mrs Ranjit Uppal (Castle Ward 2015 Ward)	Application Permitted
19/00209/DIS	Gowan View, Kirkby Lonsdale Road, Arkholme Discharge of conditions 3 and 4 on approved application 18/00474/LB for Mr Archer (Kellet Ward 2015 Ward)	Application Permitted
19/00212/DIS	Animal Care Sanctuary, Blea Tarn Road, Scotforth Discharge of conditions 3, 5, 6, 7 and 8 on approved application 17/01452/FUL for Animal Care (University And Scotforth Rural Ward)	Application Refused
19/00216/DIS	2 Golgotha Village, Wyresdale Road, Lancaster Discharge of condition 3 on approved application 19/00745/LB for Mrs Susan Crookall (John O'Gaunt Ward 2015 Ward)	Application Permitted
19/00217/DIS	Land For Proposed Bailrigg Business Park, Bailrigg Lane, Lancaster Discharge of condition 19 on approved application 16/00117/VCN for Mr Jason Homan (University And Scotforth Rural Ward)	Application Permitted
19/00495/VCN	Former Filter House, Kellet Road, Carnforth Demolition of existing building and erection of a new building to be used as a church conference and resource centre (use class D1) and associated new car parking (pursuant to the variation of condition 2 on planning permission 15/01578/FUL to amend the approved plans) for Mr John Carter (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
19/00526/FUL	38 Middleton Road (Land Adjoining Curwen Avenue), Heysham, Morecambe Erection of a detached bungalow with detached garage for Mr L Ashdown (Heysham South Ward 2015 Ward)	Application Withdrawn
19/00548/FUL	Greendales Stables, Carr Lane, Middleton Change of use of equestrian building and land to a dwelling (C3) for equestrian worker with associated residential land, installation of a package treatment plant, creation of an area of hardstanding incorporating 2 car parking spaces and associated landscaping. for Mrs Helen Beswick (Overton Ward 2015 Ward)	Application Permitted
19/00728/FUL	2 Rydal Road, Lancaster, Lancashire Change of use of from 6-bed house in multiple occupation (C4) to 7-bed house in multiple occupation (sui generis) for Mr Tariq Malik (Bulk Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

19/00883/FUL	Lancaster Motorhomes & Caravans, 70 Slyne Road, Bolton Le Sands Retrospective application for the retention of two air source heat pumps for Mr Stephen Hall (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/01193/FUL	Rear Of 7 Peel Crescent (Land Adjoining Porritt Avenue) & Ley Court, Westfield War Memorial Village, Lancaster Erection of two mobility scooter stores and creation of two parking spaces for Paul Heaton (Marsh Ward 2015 Ward)	Application Withdrawn
19/01197/OUT	Gaitbarrow Farm, Brackenthwaite Road, Yealand Redmayne Outline application for the erection of an agricultural workers dwelling and installation of a package treatment plant for Mr And Mrs Tyson (Silverdale Ward 2015 Ward)	Application Refused
19/01201/LB	23 Castle Hill, Lancaster, Lancashire Listed building application for the replacement of existing third floor windows on the front elevation with timber framed units incorporating original glazing and the replacement of lead flashing and roof tiles to the roof slope below these windows for Mr Siraj Bapu (Castle Ward 2015 Ward)	Application Permitted
19/01209/FUL	25A Main Road, Bolton Le Sands, Carnforth Erection of a two storey front extension, erection of a detached outbuilding, installation of a glazed screen to the front and widening of existing access including installation of gate and railings to front boundary for Mr & Mrs J Cook (Bolton And Slyne Ward 2015 Ward)	Application Permitted
19/01264/FUL	29 Ashfield Avenue, Lancaster, Lancashire Erection of a first floor rear extension for Mr & Mrs Tom and Phillipa Charrier (Marsh Ward 2015 Ward)	Application Permitted
19/01317/FUL	1 The Chase, Stankelt Road, Silverdale Erection of a single storey outbuilding for Mr Steve Parry (Silverdale Ward 2015 Ward)	Application Permitted
19/01329/FUL	Priory Farm, Priory Lane, Hornby Erection of a milking parlour building for Mr Graeme Surtees (Upper Lune Valley Ward 2015 Ward)	Application Permitted
19/01352/FUL	2 Burford Drive, Heysham, Morecambe Retrospective application for the retention of a canopy to the side elevation for Mr Michal Kwiecinski (Heysham South Ward 2015 Ward)	Application Permitted
19/01357/ADV	B And Q Superstore, Aldcliffe Road, Lancaster Advertisement application for the display of 2 externally illuminated fascia signs, 1 non-illuminated totem sign and 1 non-illuminated window sign for Mr Adam Robson (Castle Ward 2015 Ward)	Application Permitted
19/01389/FUL	Edenmount, Well Lane, Yealand Redmayne Construction of a menage for Mrs J Holgate (Silverdale Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

19/01398/LB	Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Listed building application for re-roofing, replacement lead flashings, re-pointing of stonework, installation of 3 rooflights to the rear, removal of external staircase, installation of replacement doors and removal of an internal wall and suspended timber floor and installation of a steel frame for Mr Mark Drinkall (Kellet Ward 2015 Ward)	Application Withdrawn
19/01400/FUL	Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Partial demolition of existing outbuilding, erection of a detached garage, installation of metal railings and a gate to front boundary wall and installation of stone paving and gravel surfacing for Mr Mark Drinkall (Kellet Ward 2015 Ward)	Application Permitted
19/01401/LB	Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Partial demolition of existing outbuilding and lowering of resulting boundary wall, installation of stone paving and gravel surfacing, installation of metal railings and gate to front boundary wall for Mr Mark Drinkall (Kellet Ward 2015 Ward)	Application Permitted
19/01402/LB	Gowan Hall, Kirkby Lonsdale Road, Arkholme Listed building application for the installation of a replacement roof and the rebuilding of gable wall apexes on attached barn for Mr W Archer (Kellet Ward 2015 Ward)	Application Permitted
19/01405/FUL	7 - 17 Market Street, Lancaster, Lancashire Subdivision and change of use of existing retail unit (A1) into 3 restaurant/cafe units (A3) at ground floor level and 1 retail unit (A1) at ground and first floor level, creation of a bin store to the rear and installation of ventilation, plant and servicing equipment to the roof. for Ms R Roberts (Castle Ward 2015 Ward)	Application Permitted
19/01422/FUL	112 Aldcliffe Road, Lancaster, Lancashire Demolition of existing conservatory, erection of a single storey rear extension with canopy to rear and installation of roof lights to front and rear elevations for Mr Quick And Ms Booth (Castle Ward 2015 Ward)	Application Permitted
19/01435/FUL	1 Norland Drive, Heysham, Morecambe Retrospective application for the retention of a boundary wall for Mr J. Collingwood (Heysham Central Ward 2015 Ward)	Application Refused
19/01458/ELDC	Borrans Lane Caravan Park, Borrans Lane, Middleton Existing lawful development certificate for the continued siting of 5 caravans without restricting the occupancy to gypsies/travellers for Patrick Lee (Overton Ward 2015 Ward)	Lawful Development Certificate Granted
19/01460/OUT	Land At Grid Reference 346801 460087, Aldcliffe Road, Lancaster Outline application for the erection of 9 dwellings with associated access for Mr Stratford-Hall (Scotforth West Ward 2015 Ward)	Application Refused
19/01462/FUL	Land Adjacent To The Willows, Moor Close Lane, Over Kellet Erection of a two storey detached dwelling (C3) incorporating balconies with associated access and installation of a package treatment plant for Mr George Whiley (Kellet Ward 2015 Ward)	Application Permitted

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19/01466/FUL	Wellington View Farm, Bay Horse Road, Ellel Creation of a new field access for Mr Russel Sanderson (Ellel Ward 2015 Ward)	Application Refused
19/01478/FUL	1 Skipton Street And , 238 Marine Road Central, Morecambe Retrospective application for the installation of replacement UPVC windows and fascia for Dexland Ltd (Poulton Ward 2015 Ward)	Application Refused
19/01495/ELDC	28 Lancaster Road, Carnforth, Lancashire Existing lawful development certificate for the retained use of part of property as a bedroom for Mrs Angie Brett (Carnforth And Millhead Ward 2015 Ward)	Lawful Development Certificate Granted
19/01501/ADV	Cumberland Building Society, 26 - 28 Cheapside, Lancaster Advertisement application for the display of one externally illuminated fascia sign and one externally illuminated projecting sign for Mrs Jan Crosbie (Castle Ward 2015 Ward)	Application Permitted
19/01503/FUL	2A Moor Lane, Lancaster, Lancashire Change of use of mixed use premises comprising of shop/office/storage (A1/B1/B8) to mixed use unit comprising of offices/storage (A2/B1/B8) for Walker (Castle Ward 2015 Ward)	Application Permitted
19/01504/FUL	First Floor Flat, 120 Balmoral Road, Morecambe Part retrospective application for the erection of an outbuilding to the rear for Mr M. Harding (Harbour Ward 2015 Ward)	Application Refused
19/01505/FUL	11 Hyde Road, Morecambe, Lancashire Erection of a part first part two storey side extension for Miss N. Smith (Torrisholme Ward 2015 Ward)	Application Refused
19/01506/PLDC	37 Windsor Avenue, Lancaster, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the side and rear elevations for Miss B Wright (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
19/01508/FUL	2 - 4 High Road, Halton, Lancaster Demolition of existing rear store and erection of a single storey rear extension for Mr & Mrs Donald (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
19/01523/FUL	12 Clougha Avenue, Lancaster, Lancashire Demolition of existing rear extension and erection of a replacement single storey rear extension for Mr & Mrs S+K Potter (John O'Gaunt Ward 2015 Ward)	Application Permitted
19/01524/FUL	56 Pottery Gardens, Lancaster, Lancashire Erection of a part single storey and part two storey rear extension with glazed balustrade, construction of a canopy to side elevation of garage and conversion of existing garage to additional living accommodation for Dr Syed Kenvan Ahmed (John O'Gaunt Ward 2015 Ward)	Application Refused
19/01526/ADV	Adshel 3307 0126 Outside Number 82, Morecambe Road, Lancaster Advertisement application for the display of a double-sided internally illuminated freestanding digital advertisement screen for Mrs Jennifer Richards (Skerton West Ward 2015 Ward)	Application Permitted

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19/01530/LB	Grand Theatre, St Leonards Gate, Lancaster Listed Building application for the removal of render and repointing to the Lodge Street elevation, installation of one CCTV camera and installation of a defibrillator cabinet to the side elevation for Mr Michael Hardy (Bulk Ward 2015 Ward)	Application Permitted
19/01536/FUL	159 North Road, Carnforth, Lancashire Erection of a single storey side extension for Mrs R Halhead (Carnforth And Millhead Ward 2015 Ward)	Application Refused
19/01537/FUL	2 Coulston Road, Lancaster, Lancashire Demolition of existing rear outbuildings and erection of a single storey rear and side extension for Mr C. Nicholas (John O'Gaunt Ward 2015 Ward)	Application Permitted
19/01538/PLDC	North Lodge, Ashton Road, Lancaster Proposed lawful development certificate for the insertion of a new window the front elevation for Mr Stuart Maclean (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Granted
19/01544/FUL	Old Parkside Farm, Denny Beck Lane, Quernmore Creation of a new access road with associated walling, cattle grid and screen bund for Mr Paul Metcalfe (Lower Lune Valley Ward 2015 Ward)	Application Refused
19/01548/FUL	30 Coulston Road, Lancaster, Lancashire Demolition of existing rear outbuilding and erection of a single storey rear extension for Mr Peter Charnley (John O'Gaunt Ward 2015 Ward)	Application Permitted
19/01553/FUL	12 Deanpoint, Morecambe, Lancashire Creation of a dropped kerb for Mr Tom Bennett (Westgate Ward 2015 Ward)	Application Permitted
19/01557/LB	Lancaster Museum, Market Street, Lancaster Listed building application for the installation of display boards on internal staircase and installation of internal signage for Ms Carolyn Dalton (Castle Ward 2015 Ward)	Application Permitted
19/01571/VCN	West Penwyth, Kirkby Lonsdale Road, Over Kellet Demolition of existing dwelling (C3) and erection of a replacement dwelling (C3) (pursuant to the variation of conditions 2 and 4 on planning permission 19/00930/FUL to enlarge the footprint of the dwelling, alterations to window openings and include details of materials) for Mr & Mrs Oliver Whiley (Kellet Ward 2015 Ward)	Application Permitted
19/01578/FUL	62 Coastal Road, Hest Bank, Lancaster Construction of a dormer extension with balustrade to the rear elevation for Ms S. Fort (Bolton And Slyne Ward 2015 Ward)	Application Refused
19/01584/FUL	Lanshaw, Slaidburn Road, Lowgill Erection of a single storey extension to the west elevation for Mr & Mrs Brown (Lower Lune Valley Ward 2015 Ward)	Application Permitted
19/01585/FUL	2 Balmoral Road, Lancaster, Lancashire Erection of two storey rear extension for Tom Ferber, Charles Vaughan-Lee, Brian Linden (John O'Gaunt Ward 2015 Ward)	Application Permitted

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19/01588/LB	Judges Lodgings Museum, Castle Hill, Lancaster Listed building application for the construction of an internal glazed lobby for Mr David Stones (Castle Ward 2015 Ward)	Application Permitted
19/01601/FUL	6 Carr Lane, Heysham, Morecambe Erection of a single storey rear extension for Mr & Mrs G. Alston (Heysham Central Ward 2015 Ward)	Application Permitted
19/01607/FUL	10 Mayfield Drive, Morecambe, Lancashire Erection of a single storey side and rear extension for Mr & Mrs P. Tomlinson (Bare Ward 2015 Ward)	Application Permitted
20/00003/FUL	119 Aldcliffe Road, Lancaster, Lancashire Construction of a canopy to the rear elevation for Mr Mark Goodwin (Castle Ward 2015 Ward)	Application Permitted
20/00008/FUL	7 Sandown Road, Lancaster, Lancashire Erection of a single storey rear extension for Mr R. Shepherd (Scotforth East Ward 2015 Ward)	Application Permitted
20/00010/CCC	Claughton Wastewater Treatment Works, Low Lane, Claughton County Council Consultation for the construction of an access junction including relocation of boundary wall to create improved access to Claughton Wastewater Treatment Works for Mr Matthew Buckley (Lower Lune Valley Ward 2015 Ward)	No Objections
20/00015/DIS	Lancaster City Laundry, 10 King Street, Lancaster Discharge of condition 3 of approved application 19/01463/CU for Mr J Crookall (Castle Ward 2015 Ward)	Split Decision
20/00021/DIS	The Hawthorns Caravan Park, Main Road, Nether Kellet Discharge of conditions 3 and 4 on approved application 18/01310/CU for Deryck And Monika Wright (Kellet Ward 2015 Ward)	Application Permitted
20/00025/CCC	Hanson Plc, Whitegate, White Lund Industrial Estate County Council Consultation for the erection of building to provide undercover working conditions for sorting inert recyclable materials from domestic skips, installation of a weigh bridge and parking for Mr Matthew Catlow (Westgate Ward 2015 Ward)	No Objections
20/00034/NMA	B202 - B233, Bowland ASH House, Bowland Avenue North Non material amendment to planning permission 19/00590/FUL to amend the roof material and reduce the number of rooflights from four to two for Helen Wood (University And Scotforth Rural Ward)	Application Permitted
20/00044/ADV	Lancaster University Sports Centre, Bigforth Drive, Bailrigg Advertisement application for the display of one non-illuminated fascia sign for Mr David Griffiths (University And Scotforth Rural Ward)	Application Permitted
20/00052/PLDC	4 West Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Student Cribs (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted

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20/00065/PLDC	39 Woodrush, Morecambe, Lancashire Proposed Lawful Development Certificate for the demolition of existing conservatory and the erection of a single storey rear extension for Mr Warren Skelly (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
20/00067/PLDC	44 Clarendon Road East, Morecambe, Lancashire Proposed lawful development certificate for the construction of a dormer extension to the rear elevation for Mr Akbur Hussain (Harbour Ward 2015 Ward)	Lawful Development Certificate Granted
20/00089/PLDC	33 Anstable Road, Morecambe, Lancashire Proposed Lawful Development Certificate for the construction of a hip to gable extension, construction of a dormer extension to the rear elevation and erection of a detached garage for Mr Benson (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
20/00098/PLDC	10 Leachfield Road, Galgate, Lancaster Proposed lawful development certificate for the erection of a single storey rear extension for Mr & Mrs B. Gill (Ellel Ward 2015 Ward)	Lawful Development Certificate Granted
20/00126/NMA	Land Between Low Road And Forge Lane , Halton, Lancashire Non material amendment to planning permission 18/01117/REM to omit stone quoins from housetypes for Mr Martin Nugent (Halton-with-Aughton Ward 2015 Ward)	Application Permitted