



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 8 NOVEMBER 2021

**Venue:** MORECAMBE 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 11<sup>th</sup> October 2021 (previously circulated).

### 3 Items of Urgent Business authorised by the Chair

### 4 Declarations of Interest

To receive declarations by Councillors of interests in respect of items on this Agenda.

Councillors are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 9 and in the interests of clarity and transparency, Councillors should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Councillors are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

## Planning Applications for Decision

### Community Safety Implications

In preparing the reports for this agenda, regard has been paid to the implications of the proposed developments on community safety issues. Where it is considered that the proposed development has particular implications for community safety, the issue is fully considered within the main body of the individual planning application report. The weight

attributed to this is a matter for the decision-taker.

### Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to local finance considerations when determining planning applications. Local finance considerations are defined as a grant or other financial assistance that has been provided; will be provided; or could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has, will or could receive in payment of the Community Infrastructure Levy. Whether a local finance consideration is material to the planning decision will depend upon whether it could help to make development acceptable in planning terms, and where necessary these issues are fully considered within the main body of the individual planning application report. The weight attributed to this is a matter for the decision-taker.

### Human Rights Act

Planning application recommendations have been reached after consideration of The Human Rights Act. Unless otherwise explicitly stated in the report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

5	A5 <a href="#">20/01145/FUL</a>	<b>Lune Industrial Estate, New Quay Road, Lancaster</b>	<b>Marsh Ward</b>	<b>(Pages 5 - 15)</b>
		Partial demolition and redevelopment of industrial estate including erection of new buildings to create 15 industrial blocks (Use Class B2/B8), erection of amenity block containing nursery, cafe and retail unit (all Use Class E) with associated access, parking and landscaping.		
6	A6 <a href="#">21/00469/FUL</a>	<b>The Britannia 101 - 103 Ullswater Road Lancaster</b>	<b>Bulk Ward</b>	<b>(Pages 16 - 23)</b>
		Change of use of drinking establishment into ten 1-bed self-contained student studios with associated cycle and bin stores.		
7	A7 <a href="#">21/00975/VCN</a>	<b>University Of Cumbria, Bowerham Road, Lancaster</b>	<b>John O'Gaunt Ward</b>	<b>(Pages 24 - 29)</b>
		Demolition of buildings including Sarah Witham Thompson, Gressingham and Melling Halls, Black Box Theatre, Old Dining Room and the Long Corridor and erection of a 4 storey Extra Care residential building (use class C3),		

partial demolition, conversion and change of use of the Art Studio from education facility (use class D1) to ancillary space associated with the Extra Care residential building and change of use and conversion of Barbon Hall and Hornby Hall from education facility (use class D1) to provide affordable residential apartments (use class C3) with associated landscaping, parking, access and service infrastructure (pursuant to the variation of conditions 2 and 26 on planning permission 20/00554/FUL to enlarge the building footprint, amend the site layout, fenestration and car parking (including reduction by one space) and addition of lift overruns and a safety railing to the roof on the extra care building and to update the Energy Statement).

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|--|--|---|---------------------------------|------------------------|
| <b>8</b>                                 | <b>A8 <a href="#">21/00498/FUL</a></b> | <b>Lancaster City FC The Giant Axe West Road Lancaster</b>  | <b>Marsh Ward</b>               | <b>(Pages 30 - 32)</b> |
|  |  | Installation of a water supply pipe.  |                                 |                        |
| <b>9</b>                                 | <b>A9 <a href="#">21/00825/FUL</a></b> | <b>27 Arrow Lane Halton Lancaster</b>   | <b>Halton-with-Aughton Ward</b> | <b>(Pages 33 - 35)</b> |
|  |  | Erection of a single storey side extension and construction of a raised decking area to the rear elevation. |                                 |                        |
| <b>10 Delegated List (Pages 36 - 48)</b> |  |   |                                 |                        |

## **ADMINISTRATIVE ARRANGEMENTS**

### **(i) Membership**

Councillors Keith Budden (Chair), Sandra Thornberry (Vice-Chair), Paul Anderton, Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Kevin Frea, Mel Guilding, Janice Hanson, Cary Matthews, Joyce Pritchard, Robert Redfern and Malcolm Thomas

### **(ii) Substitute Membership**

Councillors Alan Biddulph (Substitute), Mandy Bannon (Substitute), June Greenwell (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute) and Peter Yates (Substitute)

**(iii) Queries regarding this Agenda**

Please contact Eric Marsden - Democratic Services: email [emarsden@lancaster.gov.uk](mailto:emarsden@lancaster.gov.uk).

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

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

KIERAN KEANE,  
CHIEF EXECUTIVE,  
TOWN HALL,  
DALTON SQUARE,  
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Published on 26<sup>th</sup> October 2021.

<b>Agenda Item</b>	A5
<b>Application Number</b>	20/01145/FUL
<b>Proposal</b>	Partial demolition and redevelopment of industrial estate including erection of new buildings to create 15 industrial blocks (Use Class B2/B8), erection of amenity block containing nursery, cafe and retail unit (all Use Class E) with associated access, parking and landscaping
<b>Application site</b>	Lune Industrial Estate, New Quay Road, Lancaster
<b>Applicant</b>	Mr Sam Ashworth
<b>Agent</b>	Mr Jack Appleton
<b>Case Officer</b>	Mr David Forshaw
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approve (subject to Section 106 Agreement being entered into)

## 1.0 Application Site and Setting

- 1.1 The site relates to 10.12 hectares of previously developed land and premises forming part of the Lune Industrial Estate in Lancaster. It also forms part of a larger employment and regeneration priority area known as Luneside. A sliver of land along the western boundary extends into land designated as open space. The site is irregular in shape and excludes a number of buildings and plots on the wider industrial estate.
- 1.2 The site is located south of the River Lune and New Quay Road; east of Freeman's Wood and land allocated as Urban Greenspace (including recreational land) and north and west of existing residential areas (Luneside West, Marsh and Abraham Heights). It is approximately 1.5km west of the city centre.
- 1.3 The principal point of access and egress into the industrial estate is off New Quay Road, although access/egress is also available from Europa Way/Paragon Way through the wider estate via Willow Lane. The roads within the estate are not adopted highways. The closest bus stops/bus routes to the site are located on Willow Lane, Lune Road and St Georges Quay. The Strategic Cycle Network passes along New Quay Road following the River Lune. The city's railway station is located approximately 1km east of the site.
- 1.4 The topography of the site is relatively flat and low lying given its location close to the River Lune. Existing site levels range from approximately 7.5m Above Ordnance Datum (AOD) along New Quay Road gradually sloping towards the southern boundary to approximately 6.2m AOD. On average, the levels are around 6.5m AOD. The site is located within flood zones 1, 2 and 3 and benefits from flood defences.
- 1.5 There are a number of protected trees along the site frontage and into the site (TPO No: 623 (2017)). The adjacent River Lune is a Biological Heritage Site. Approximately 700m west of the site the River

Lune enters the Lune Estuary (recognised as a Site of Special Scientific Interest (SSSI)) and Morecambe Bay (internationally protected as a Special Area of Conservation/Special Protection Area/Ramsar Site). The site is outside the city centre's Air Quality Management Area but within its consultation zone. The site is also outside the city's Conservation Area and does not include or directly affect any designated heritage assets.

**2.0 Proposal**

2.1 The proposal is to redevelop the existing industrial estate through demolition of 5 existing buildings and replacement of them and 2 already demolished buildings with 15 blocks of industrial units and a block of ancillary E use classes (children's nursery, café and pharmacy). In total, 62 new industrial units and 3 new ancillary units are being provided of the following sizes:

BLOCK REF	USE CLASS	NO OF UNITS	UNIT FLOORSPACE (SQ METRE)	BLOCK EAVES HEIGHT (M)	BLOCK RIDGE HEIGHT (M)
1	B2	6	195	5.1	7
2	B2	1	100	5.1	6.2
3	B2	2	100	5.1	6.2
4	B2	16	72 (14 no.) 111 (2 no.)	5.2	7.2
5	B2	10	74	5.2	6.9
6	B2	2	100	5.1	6.2
7	B2	8	151 (6 no.) 187 (2 no.)	5.1	6.8
8	B2/B8	1	2322	5.2	8.4
9	B2/B8	1	2322	5.2	8.4
10	B2/B8	1	1853	5.2	7.9
11	B2/B8	1	934	5.2	8.1
12	B2/B8	1	934	5.2	8.1
13	B2	6	96	5.2	6.5
14	B2	2	100	5.1	6.2
15	B2	4	96	5.2	6.5
<b>Total B2/B8</b>		<b>62</b>	<b>14,449</b>		
16	E	3	478 (retail unit) 155 (café) 211 (nursery)	4.2	6.3
<b>TOTAL</b>		<b>65</b>	<b>15, 293</b>		

2.2 The industrial estate currently comprises 21,790 sqm of industrial floorspace. The proposal is to retain 14,754sqm of the existing and provide an additional 14,449 sqm. This will result in a total of 29,203 sqm of industrial floorspace, an increase of approximately 34%. The ancillary E uses will add a further 844 sqm.

2.3 The existing road pattern will be retained and replicated with the blocks in a loose grid iron design. The current industrial estate is aging with a number of buildings in poor condition. Parking is haphazard along the roads and on rough external areas around the buildings. The proposal will rationalise the layout and provide demarcated parking and access roads.

2.4 The existing stone wall along the frontage with New Quay Road is to be retained and extended to the west. New secure fencing will be provided along the boundary with the adjacent open space (apart from where a proposed public right of way crosses the site); 2.4m and 3m high acoustic fencing will reflect the current fencing to the boundary with housing and in other locations existing fencing will be retained. Landscaping to the north and western boundaries and within the site are proposed.

2.5 The B2/B8 units are of typical shallow pitched roof portal frame design with external cladding to the roofs and walls. The majority of blocks are multiple units of between two and sixteen in number.

Blocks 8, 9 and 10 are individual units but joined into a terrace of three. Each unit has its own entrance and parking and some have individual external yard areas. All will be externally clad in goosewing grey/marlin grey to the front elevations, goosewing grey to the side/rear walls, merlin grey roofs and anthracite grey doors and rainwater goods.

2.6 The ancillary uses block will be L shaped of modern design. It is single storey with a flat roof apart from above the retail unit where it is mono pitch sloping down to the flat roof over the rest of the row. Wall materials will be grey cladding with buff masonry infill.

2.7 Access to the site will be, as now, mainly from New Quay Road to the north via an improved access. Access is also possible from the south off Willow Road via the private roads within the wider industrial estate but evidence shows this is secondary to the New Quay Road access and there is no reason to suggest this will change. The primary point of access for both the north and south entrances in the city centre is Damside Street onto Cable Street.

2.8 In order to mitigate the effects of the development on the local and strategic road network and air quality, improvements include an access with a new pedestrian refuge, bus turnaround facility and new stop and extension of the cycle/foot way on the north side of New Quay Road up to the site access. The applicant has agreed to provide funding for up to 5 years for a new bus service. County Highways has amended its earlier request to fund the bus service for 3 years and additional contributions towards the City Centre Movement and Public Realm Strategy. This is discussed further below.

### 3.0 Site History

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

Application Number	Proposal	Decision
20/01149/EIR	Screening opinion for the demolition and redevelopment of land at Lune Industrial Estate to provide 15 industrial blocks, an amenity block containing a nursery, cafe and retail unit, along with access and highway improvements, parking and landscaping	EIA not required
20/00408/PAD	Prior approval for demolition of industrial buildings (Units 125, 125R And 126 Paragon Way)	Refused
19/00691/PRE3	Erection of 220 dwellings, 50 light industrial /workshop units (B1b and B1c), with associated access roads, bus turning facility and public open space	Advice provided
16/00276/OUT	Outline application for the demolition of industrial buildings and the erection of up to 249 dwellings with associated access points	Refused
07/01605/FUL	Erection of industrial units 1 and 2 plus associated parking	Permitted
07/00195/REM	Reserved matters application for the erection of 10 units and upgrading of existing building (block N), provision of ancillary car parking and landscaping	Permitted
05/01628/OUT	Outline application for the redevelopment of land at Lune Industrial Estate including amended access	Permitted

### 4.0 Consultation Responses

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

Consultee	Response
LLFA	<b>No objection</b> to the preliminary surface water drainage proposals. Conditions proposed requiring submission of a detailed scheme following completion of investigations
United Utilities	<b>No objections-</b> standard conditions requested requiring detailed scheme to be

	submitted
Civic Society	<b>Objects</b> – inadequate infrastructure, particularly transport. Additional traffic on New Quay Road will add to the already congested gyratory and the alternative access and route is unsuitable for HGVs. Negative impact from traffic and pollution on the St George's Quay conservation area and historic buildings. Location of community facilities at extremity of the site furthest from housing is wrong. Development of the site should be subject of a comprehensive plan including a river crossing to handle traffic.
Natural England	<b>No objection</b> subject to the impact of the development on the SPA/SAC/RAMSAR sites being mitigated through a condition requiring a CEMP
County PROW Officer	<b>No objections.</b>
Environment Agency	<b>No objections</b> subject to conditions requiring 1) flood risk mitigation measures set out in the FRA to be implemented and 2) submission of a remediation strategy to deal with contamination and 3) that no SuDS drainage system for the infiltration of surface water to the ground is permitted.
Arboricultural Officer	<b>No objections</b> as previous comments have been incorporated to reduce parking spaces and increase planting along the boundary with Freeman's Wood.
Fire Safety Officer	Standard advice
Environmental Health	<b>No objections</b> subject to conditions requiring mitigation measures from the air quality and noise assessments to be implemented, hours restriction on some units, submission of a construction environmental management plan, asbestos removal plan and traffic plan.
Planning Policy	Whilst the principle of uses proposed is in accordance with the policy framework in DOS2, careful consideration should be given to whether the application addresses the fundamental issues set out in criteria I-III, particularly in relation to traffic movements and air quality in Lancaster City Centre.
County Highways	An acceptable site access including a bus turnaround facility and new stop can be delivered as well as an extension to the existing cycle/pedestrian path up to the site entrance. Details of this can be conditioned for approval. A wider strategy is being developed to support the cumulative scale of development in the City. A piecemeal approach would place a severe risk on delivery of the local plan. Therefore, £300,000 is sought towards the Lancaster City Centre Movement and Public Realm Strategy in addition to site specific contributions to support a travel plan (£6,000) and public transport (£300,000). Without the requested conditions and funding County Highways cannot support the proposal.
Public Realm	No comments received
Engineering	No comments received
Waste and Recycling	No comments received

4.2 Objections from six neighbours (including an adjoining landowner on the industrial estate) have been received making the following comments:

- Increased traffic in area, particularly on New Quay Road and Willow Lane
- A full traffic survey should be carried out
- Application states traffic will use St George's Quay but all current HGV traffic uses West Road which is inappropriate
- Increased noise, pollution, congestion, disturbance and damage to residential roads from traffic
- The application does not follow the requirements of policy DOS2 which requires development proposals to come forward comprehensively including the consideration of all areas of the industrial estate.
- The industrial estate should be relocated to take advantage of Bay gateway and the site redeveloped for housing

Two of the objectors express support in principle to the proposed investment in the industrial estate but remain concerned about specific points included above.



## 5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle of development
- Traffic and highways
- Noise and Residential Amenity
- Air quality and Odour
- Drainage and flood risk
- Contamination (site and river)
- Ecology and loss of trees
- Loss of Public Open Space and Effect on Public Right of Way
- Energy and Sustainability

5.2 **Principle of Development** (SPLA policy DOS2; DMDPD policies DM14, DM19)

5.2.1 Lune Industrial Estate is covered by Policy DOS2 of the Strategic Policies & Land Allocations (SPLA) DPD as a development opportunity site. The purpose of development opportunity sites is to provide a more flexible planning framework to assist in the regeneration of particularly challenging sites within the district. With regard to potential uses for this site, Policy DOS2 sets out support for a mixed-use regeneration of the site to include residential, employment and economic uses. Any proposals should come forward in a comprehensive manner which include all elements of the whole site. This proposal is for a range of economic uses, including the creation of new B2 / B8 units and a range of Class E commercial uses. The principle of delivering such uses on the site is consistent with the direction of Policy DOS2.

5.2.2 **Comprehensiveness of the Proposal**

Policy DOS2 seeks to ensure that any proposals which come forward for the industrial estate are considered in a comprehensive manner. The importance of comprehensiveness is to ensure that some of the key challenges to regeneration of the site, for instance the management of traffic and amenity impacts, can be satisfactorily considered. This was a key challenge for past applications for residential-led redevelopment of the estate. The nature of this application is more employment-led which reflects many of the retained and existing uses on the site. Therefore, it is accepted that this application can be considered on its merits despite the fact it does not include the rest of the industrial estate. Notwithstanding this, consideration will still have to be given to wider issues such as impacts of residential development along the Quay (particularly the proposal's relationship with residential properties on Luneside West and within the Marsh area and the highway implications on the City Centre Gyratory, considered below)

5.2.3 **Retail Development**

The proposed regeneration of the Estate includes the provision of a retail element (a gross area of 478sqm). This falls into the NPPF definition as a main town centre use. The proposal does not fall within either a defined town centre or local centre and is considered to represent an out of centre location. Paragraph 86 of the NPPF states that Local Planning Authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Para 86 goes on to state that main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. Paragraph 87 states that when giving consideration to edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

5.2.4 In a local policy context, Policy DM19 of the Development Management DPD deals with retail development outside of defined town centres. DM19 provides a supportive position towards retail proposals which deliver under 150sqm (gross) of retail space. Proposals over this threshold should be directed towards town centre locations. Given the scale of the proposal (478sqm gross floorspace) the proposal is contrary to the provisions of Policy DM19. However, the generic policy approach of Policy DM19 should be balanced against the site-specific Policy DOS2 which provides a

more flexible framework for future uses on Lune Industrial Estate. Whilst Policy DOS2 was drafted and examined prior to the Government's changes to the Use Class Order, it is reasonable for the local planning authority to consider the appropriateness of E Class uses within the policy framework provided by DOS2.

5.2.5 To support their application, the applicants have provided a Town Centre Sequential Assessment which seeks to address the requirements of the NPPF. The assessment notes the existing lack of local service provision in the Luneside area, particularly in the context of recent residential development at both Luneside West and Luneside East. It is correct there has been significant residential growth in the Luneside area over recent years. Whilst these developments are well positioned in relation to Lancaster City Centre they have not in themselves provided any form of new local service provision for basic services for new residents living there. The Luneside East development does have scope to deliver some form of commercial floorspace flexibility but it is not possible to say whether this will be implemented in a way which will support local service improvement for the residents of the wider Luneside area. The lack of such services has relied on expectations that new residents will walk to Lancaster City Centre to access basic services. Whilst this is not an unreasonable expectation to make there would also be great benefit in providing more opportunity for basic service provision in the Luneside area.

5.2.6 The applicant's assessment goes on to suggest that there are no alternative sites for the proposed uses in Lancaster City Centre given that the proposed retailing use cannot be disaggregated from the wider scheme. It is not accepted there are no alternative sites in the City Centre and that this small commercial element is genuinely critical to delivering the wider scheme and therefore could not be disaggregated.

5.2.7 However, the provision of facilities to deliver basic local services to residents of Luneside is a strong case to make and tips the balance in favour of support for the provision a retail element in this scheme. This support is provided on the basis that the scale of retailing which is proposed for the site is restricted in scale allowing for local service provision only for the residents of Luneside and the employees of the Industrial Estate.

5.2.8 Application of Policy DOS2  
Whilst the principle of uses proposed is in accordance with the policy framework in DOS2, consideration needs to be given to whether the application addresses the issues set out in the criteria in the policy, particularly in relation to traffic movements and air quality in Lancaster City Centre. The County Council is currently in the process of preparing a 'Movement Strategy' for Lancaster City Centre which will seek to address congestion and traffic management issues on the gyratory system. Some of the options which could be taken forward may have significant implications on how traffic is able to flow through the city centre in the future. The implications of this proposal on future traffic management in the city centre and is considered below. In summary, it is considered the proposal meets the relevant criteria and therefore the principle of the development in respect of DOS2 is acceptable.

### 5.3 Traffic and highways (DMDPD Policies DM29, DM60, DM61, DM62, DM63, DM64)

5.3.1 Following extensive negotiations between the applicant and County Highways it has now been agreed by County that traffic counts and trip generation data is acceptable. Although traffic surveys were carried out in September 2020 (during lockdown), the applicant has demonstrated that the results represent similar conditions to those pre-covid. Existing trip generation has been observed and analysed against proposed vehicle movements. The new floorspace is likely to increase the number of vehicles by 19 in the AM peak and 17 in the PM peak resulting in a total of 119 AM peak movements and 162 PM peak movements.

5.3.2 The junction of Damside Street/Cable Street has been assessed by the applicant but County consider this understates the level of congestion and queuing, particularly in the morning. Exiting from Damside Street onto the gyratory is increasingly difficult and the development will exacerbate this further.

5.3.3 There is not an under provision of parking that could result in an impact on the highway network. County is also satisfied that a new access which incorporates a bus turnaround facility and bus stop can be delivered (two options have been submitted that are acceptable in principle). The

improvements to the cycle/foot way are a benefit to the area and air quality and enhance the site's linkage to the city centre. All these improvements are subject to conditions to agree their details and implementation. A travel plan is required and can be secured by condition.

- 5.3.4 County consider the privately owned roads within the estate are not in a suitable condition to serve road users. The applicant has control of part of Europa Way from Willow Lane to Fife Street which County have asked to be improved due to the likely increased use of this road. The applicant does not agree such improvements are necessary and while this is a missed opportunity, County accepts the applicant is doing all that is reasonable to support sustainable movements across the whole site.
- 5.3.5 The site is poorly served by public transport and the applicant has agreed to make a financial contribution towards a new bus service that runs Mondays to Fridays of £100,000 per annum for up to 5 years. This agreement is subject to monitoring to ensure no further contributions are required after 5 years or once the new service is self-sustaining, whichever is soonest.
- 5.3.6 Since the above bus service financial contribution was negotiated and agreed with County as being justified and properly costed, County has changed its stance on s106 contributions. In its latest comments reference is made to the Lancaster local plan growth ambitions and the need to ensure all development across the district contributes towards mitigating the cumulative effects. In this way, County suggests, a piecemeal approach is negated which would jeopardise the local plan. Therefore, the request is now for £300,000 towards public transport, £6,000 towards travel plan support and £300,000 towards the overall programme of works in south Lancaster and the city centre under the Housing Infrastructure Fund (specifically in this case the City Centre Movement and Public Realm Strategy). County justifies this request based on the fact local contributions are needed in addition to the HIF funding to deliver the full programme of works.
- 5.3.7 Unfortunately, as County recognises in its comments, the development of these measures is ongoing and it will be some months before this is completed and costs known. While County's stance is understood, developments such as this should not be held up pending completion of this work and until such time as the precise details of the design and costs of these schemes are known a request such as this does not meet the statutory tests and cannot be justified. Of further concern is that the new request reduces the contribution towards a new bus service. Provision of a bus service for up to 5 years has already been agreed as suitable mitigation and it is this contribution officers can justify including as part of the s106.

## 5.4 **Noise and Residential Amenity (DMDPD Policy DM29)**

- 5.4.1 There is one area where housing abuts the application site. This is on Fife Street adjoining to the north and east where houses either back onto the site or face it across the single sided Fife Street carriageway. These residents could potentially be affected by noise, particularly from activities at the 12 units in blocks 13 to 15. There is existing 2.5-3m high fencing along the boundary between the site and Fife Street and its houses. However, this is not an acoustic fence. The applicant's noise assessment modelling has assumed acoustic fencing in situ of 2.4m in height north of blocks 14 and 15 and 3m in height along the boundary with the carriageway of Fife Street. The results indicate that acoustic fencing in addition to conditions limiting noise levels across the site and working hours at blocks 13 to 15 nuisance is suitably mitigated. The Environmental Health Officer agrees with this conclusion and proposes relevant conditions.
- 5.4.2 The suitability of introducing the nursery use in close proximity to the industrial units has been assessed in the applicant's noise study. The conclusion, which is accepted by the Environmental Health Officer, is that there is no need for any specific mitigation measures beyond normal construction of the nursery building
- 5.4.3 The relationship between blocks 13 to 15 and houses on Fife Street is the only location where the size and design of the proposed units needs careful assessment due to the rest of the site being surrounded by existing industrial premises on the wider industrial estate. There is an existing brick building located 7m at its closest point immediately rear of nos. 52 to 60 and 74 Fife Street on the site of proposed blocks 14 and 15. This building measures approximately 66m long along the boundary with those properties by 33m along the Fife Street frontage, approximately 20m from the fronts of nos. 15 to 31 Fife Street. Its height is 8.5m to eaves and 11m to ridge.

5.4.4 This building is to be replaced with 6 units in two separate blocks. Block 14 will measure 19m x 12m x 5.1m to eaves and 6.2m to ridge. The longest elevation will be approximately 13.5m from the nearest house. Block 15 will measure 29m x 15m x 5.2m to eaves and 6.5m to ridge and will have its shortest elevation approximately 4.5m from the nearest house. Although block 15 will be closer to nos. 46-52 Fife Street than the existing building the overall height and bulk will be significantly less and therefore will improve the outlook and reduce overshadowing for those houses from the current situation.

5.4.5 Opposite nos. 31 to 45 Fife Street, block 13 will be introduced where there is no building at present. However, the separation distance will be approximately 53m at the nearest point to the new building which will measure 43m long (facing housing) x 14.8m x 5.2m (eaves) and 6.5m (ridge). Between the units and facing housing will be the 3m acoustic fence, internal car parking and access road. Overall, the amenities of residents and appearance in the street scene on Fife Street will be improved by the replacement of the existing building with the proposed.

5.5 **Air Quality and Odour (DMDPD Policy DM31)**

5.5.1 Accompanying the application is a study assessing the demolition and construction phases of the development and potential air quality impacts of additional road traffic and odour generation from activities on site. This study concludes that mitigation measures will reduce potential impact from the demolition and construction to negligible significance. These measures are, following negotiations involving County Highways, implementation of a travel plan to promote sustainable means of transport, provision of 30 electric vehicle charging points, extension of the cycle/pedestrian path along New Quay Road, up to 5 years' funding of a bus service to the site and a new bus stop and turning facilities. Odour is shown to be negligible and not requiring mitigation. These conclusions are agreed by Environmental Health and a range of conditions are proposed.

5.6 **Drainage and Flood Risk (DMDPD Policies DM33, DM34)**

5.6.1 The site is within flood zone 3 but defended from flooding from the River Lune by existing defences. Risk of flooding from other sources is low. The sequential test is satisfied. To ensure the site is protected should the defences be breached the finished floor levels of all buildings will be 300mm above current ground levels. During extreme flood events a safe and dry route for escape, and access for emergency vehicles is assured along Paragon Way to the south.

5.6.2 Applying the SuDS hierarchy, the River Lune is the most suitable outfall for the new surface water drainage system either directly or via existing private surface water drainage. Below ground attenuation is proposed using tanks and oversized pipes as the site is predominantly brownfield. No infiltration is allowed by the Environment Agency due to potential contamination of the river and Morecambe Bay waters (see below).

5.6.3 Foul flows will be directed through new sewers into the existing networks running through the site before discharging into the public network to the north.

5.6.4 The flood risk assessment and mitigation measures and principles of the foul and surface water schemes are acceptable to the Environment Agency, United Utilities and LLFA as appropriate. Standard conditions are proposed to agree final scheme designs and their implementation as well as flood risk mitigation measures.

5.7 **Contamination (Site and River) (DMDPD Policy DM32 and DM36)**

5.7.1 The site has a history of industrial uses since the early years of the 20<sup>th</sup> century, first when crossed by the railway, then as a linoleum works before development of the current industrial estate starting in the 1970s. Previous intrusive site surveys have been used to formulate a remediation method statement for this development. The site is formed of made ground which is heavily contaminated.

5.7.2 The remediation strategy is to excavate, screen, crush and re-use safe material under a capping layer of clean material to create a safe usable development platform. It has been demonstrated that risk of effects from contaminants to controlled waters can be managed. The Environment Agency and Environmental Health Officer raise no objection subject to approval of the detailed remediation process. Further, the EA require a condition preventing use of an infiltration SuDS drainage system

to prevent groundwater contamination.

## 5.8 **Ecology and Loss of Trees (DMDPD Policies DM44, DM45)**

5.8.1 The majority of the site's habitats contains hardstanding bare ground and bare earth and offer little to no ecological value. No evidence of protected species has been found on site although one large building has moderate bat roost suitability. Therefore, further bat surveys are required prior to commencement of development. A pond lies within 250m which should be subject to an eDNA survey to determine the presence or absence of great crested newts. However, given the lack of favourable terrestrial habitat it is considered unlikely GCNs use the site. If a positive eDNA test is returned the site clearance and development could proceed with Reasonable Avoidance Measures.

5.8.2 Peripheral vegetation offers some habitat value which is being retained and enhanced through appropriate landscaping. This landscaping is made up of a mainly 6m wide habitat buffer along the western/southwestern boundary comprising native trees, shrubs and wildflower grassland mix (a small length will be 3m wide). A biodiversity net gain is therefore achieved along with a suitable mitigation buffer between the development and Freeman's Wood open space and Biological Heritage Site beyond.

5.8.3 The site lies approximately 700m from the closest part of the Morecambe Bay and Duddon Estuary SAC, SPA and RAMSAR sites. A Habitat Regulation Assessment/Appropriate Assessment has been carried out due to the potential effects of the development on them from water pollution. There is a direct potential pollution pathway between the site and River Lune along the existing ground surface and surface water drainage network. During the construction phase this could lead to pollutants entering the designated sites. In order to manage this risk a condition is proposed requiring submission of a Construction Environment Management Plan which will detail all mitigation measures to be taken during construction. During the operational phase the proposed surface water drainage strategy is to discharge into the River Lune via the existing surface and water drainage networks. Onsite below ground attenuation is proposed which will reduce run-off rates from the existing situation therefore not increasing flood risk. Silt will be prevented from entering the drainage system by use of trapped gullies, silt traps and, if appropriate, oil separators. The Environment Agency raises no objection to this strategy and specifically prohibits any infiltration SuDS measures due to the potential for it to pollute the river. Natural England agrees with this assessment of the risk and proposed mitigation.

5.8.4 Specific trees and woodland both within and bordering the site are the subject of a Tree Preservation Order (TPO). The submitted Arboricultural Statement identifies 37 individual trees and eight groups both within and bordering the industrial estate. The existing trees and shrubs are visible from a range of public domains, including New Quay Road and Freemans Wood which can be accessed from the northwest corner of the site. All trees to the southwest of the site provide an important buffer between Freemans Wood and the development site. To develop the proposals the statement identifies eight trees and one group as requiring removal with a further two trees to be removed due to their condition. All trees to be removed have been categorised as Category C indicating that they are of low quality with a limited retention span.

5.8.5 Individual street trees are proposed across the site, and the western boundary with Freemans Wood will be boosted with the habitat buffer containing trees. Planting of this scale will compensate for the trees to be lost.

## 5.9 **Loss of Public Open Space and Effect on Public Right of Way (SPLA Policy DOS3, SC3; DMDPD Policies DM27, DM29)**

5.9.1 Land to the west is Freeman's Wood, an area of public open space and opportunity site for enhancements to the open space and its amenity and biodiversity value (DOS3). The open space boundary appears to overlap the existing industrial estate boundary on the local plan policies map and extends further than the DOS3 boundary onto private land within the industrial estate. On the ground this boundary was within a wooded/scrub area which straddled the boundary but not defined. Work has been carried out from the industrial estate side to clear trees (some of which may have been protected by a preservation order) and vegetation, alter land levels and form a track in this location. Some of this work has been rectified. As part of the investigation into this breach, the boundary between the sites has been informally marked with a temporary fence which is reflected in

the application site red edge. The effect of this is that a small area of open space will be lost to the development but due to the uncertainty of where the precise boundaries lie this is not possible to quantify. It is implicit by approving this application that change of use of this land for use in the industrial estate will occur.

5.9.2 This development will define and provide an enduring boundary between the industrial estate and open space. Following negotiations, additional tree planting to that originally proposed has been secured which provides a 3-6m wide wooded buffer between the built development and agreed open space boundary. In this way an appropriate woodland edge has been created to separate the open space and industrial estate. Furthermore, the new planting will provide a much greater wooded area than that to be lost and therefore satisfactorily mitigates for that loss of open space (which was wooded/scrub and on private land) in a location where the boundary was uncertain. The matter of the protected tree removal is currently under investigation.

5.9.3 There is a Definitive Map Modification Order (DMMO) with the County Council to create a new formal public right of way in this part of Freeman’s Wood. This path cuts across the application site in the extreme northwest corner for an approximate length of 18 metres where the open space wraps around the site. The applicant has agreed to make provision for this path by keeping the route open and landscaping its setting. The County Public Rights of Way Officer has no objection to this. Should the DMMO not be confirmed the applicant will be entitled to fence the route off.

5.10 **Energy and Sustainability (DMDPD Polices DM29, DM30)**

5.10.1 The development will utilise Passivhaus principles and be designed with a fabric first approach to achieve the necessary carbon reduction without the need for renewable technologies. The development will exceed Part L of the building regs for carbon emission reduction by 26.8%.

**6.0 Conclusion and Planning Balance**

6.1 The proposal represents a significant investment to improve an aged industrial estate and protect and increase job opportunities. Although not a master planned approach as envisaged by DOS2, the fact similar uses predominate surrounding the site reduces the importance of this. Where residential amenity is threatened, conditions can secure adequate protection. Ancillary out of centre uses are proposed but in this case are justified. Some loss of open space is caused but this is unable to be quantified with certainty and mitigation is provided which will provide a defensible boundary. Overall, the development will not have a severe impact on the local highway network. Any impact on the strategic network is mitigated by provision of a new bus service for up to 5 years. Although further contributions are sought by County Highways, these are not considered justified or appropriate.

**7.0 S106 Requirements**

- 7.1 A s106 legal agreement is required to secure financial contributions towards:
- New bus service (£500,000)
  - Travel Plan support (£6,000)

**Recommendation**

That Planning Permission BE GRANTED subject to a Legal Agreement and the following conditions:

Condition no.	Description	Type
1	Standard Timescale 3 years	Standard
2	Approved Plans	Standard
3	Construction Environment Management Plan	Prior to Commencement
4	Protected Species Method Statement (GCN and Bats)	Prior to Commencement
5	Eradication of Invasive Species	Prior to Commencement
6	Employment and Skills Plan	Prior to Commencement
7	Contaminated Land	Prior to Commencement
8	Asbestos Remediation Plan and Verification Statement	Prior to Commencement
9	Sustainable Surface Water Drainage Scheme	Prior to Commencement

10	Construction Phase SW Management Plan	Prior to Commencement
11	Access, Visibility, Bus Turning and Bus Stop Scheme	Prior to Commencement
12	Bus Turning Facility Delivery/Management	Prior to Commencement
13	Cycle/footway Scheme	Prior to Commencement
14	Travel Plan	Prior to Commencement
15	Materials Samples	Above Ground
16	Finished Floor levels	Above Ground
17	Boundary treatment Details	Above Ground
18	Cycle Parking Details	Prior to Use/Occupation
19	Landscape Management/Maintenance Plan	Prior to Use/Occupation
20	Drainage Management Plan/Verification Report	Prior to Use/Occupation
21	Access and off site highway works Provision	Prior to Use/Occupation
22	External Lighting and Security Details	Prior to Use/Occupation
23	Electric Vehicle Charging Points	Prior to Use/Occupation
24	Parking Provision	Prior to Use/Occupation
25	Provision of Acoustic Fencing	Prior to Use/Occupation of units 13, 14, 15
26	Landscaping Implementation	Time Specific
27	Nesting Birds	Time Specific
28	Development in Accordance with FRA	Control
29	Approved Tree Details	Control
30	Approved Biodiversity Enhancements	Control
31	Separate Foul Drainage System	Control
32	No SW Infiltration System	Control
33	Plant and Machinery Noise Limit	Control
34	Sustainable construction and energy efficiency	Control
35	Hours of Operation Restriction (Blocks 13, 14, 15)	Control
36	Hours of Construction	Control
37	Protection of Visibility Splays	Control

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

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

### **Background Papers**

<b>Agenda Item</b>	A6
<b>Application Number</b>	21/00469/FUL
<b>Proposal</b>	Change of use of drinking establishment into ten 1-bed self-contained student studios with associated cycle and bin stores
<b>Application site</b>	The Britannia 101 - 103 Ullswater Road Lancaster Lancashire
<b>Applicant</b>	60 Church Street Ltd
<b>Agent</b>	Mr Michael Harrison
<b>Case Officer</b>	Mr Robert Clarke
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

## 1.0 Application Site and Setting

- 1.1 The property forming the subject of this application is The Britannia Pub located on the corner of Ullswater Road and Moor Gate in close proximity to Lancaster City Centre. The building is over two storeys and features stone elevations underneath a slate roof. There is a small yard area to the northern side of the building.
- 1.2 The site is surrounded by a mixture of uses including residential properties and commercial premises. The area is characterised by its stepped uniform terraces particularly on Moor Gate.

## 2.0 Proposal

- 2.1 This application seeks planning permission for the change of use of the public house to form student accommodation comprised of 10 independent studios. The proposal also includes minor alterations to form secure cycle storage within an existing outbuilding.

## 3.0 Site History

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

Application Number	Proposal	Decision
06/00618/FUL	Creation of two new pedestrian entrances and new metal gates and fence	Permitted
07/00719/FUL	Erection of an outdoor covered smoking area	Permitted



## 4.0 Consultation Responses

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

Consultee	Response
County Highways	<b>No objection</b> subject to a condition requiring the submission and agreement of a construction traffic management method statement.
Natural England	<b>No objection</b> subject to a condition requiring homeowner information packs to be provided to each unit of accommodation.
Environmental Health	<b>No objection.</b>
Fire Safety Officer	Advice provided regarding Building Regulation requirements.
Lancashire Constabulary	Advice provided regarding Secured by Design standards.
Waste and Recycling	Advice provided regarding the provision, layout and operation of waste storage facilities.
Planning Policy	No response.
Engineering Team	No response.
Lancaster Civic Society	<b>Objection</b> to development due to the prevalence of student accommodation in the locality and the resultant harm to the character of the area.
LUSU Housing	No response.
Lancaster University	Comments provided regarding evidence of the supply and demand for student accommodation, recommendation for the development to form part of the LU Homes scheme, adherence to relevant fire safety requirements and provision of sufficient amenity for residents with respect to outlook, daylight, noise, air quality.
Lead Local Flood Authority	<b>No objection.</b>

4.2 At the time of writing this report, the following responses have been received from members of the public:

117 letters of objection and 1 letter neither supporting nor objecting to the proposal have been received and which raise the following concerns:

- Prevalence of students and student accommodation and resultant harm to the demographic balance and character of the area and building
- Proposal does not meet identified housing need/provide affordable housing
- Proposal exceeds 10% restriction for House in Multiple Occupation (HMO)
- Loss of public house and community asset
- Public house could be made viable with alternative business models
- Small scale of the building unsuitable for 10 studios
- Impact on residential amenity by virtue of noise and anti-social behaviour and loss of privacy
- Lack of parking provision and highway safety
- Waste provision
- Air quality concerns

## 5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle of residential development and loss of community facility
- Highway Safety and parking
- Residential amenity
- Design
- Other material considerations

**5.2 Principle of residential development and loss of community facility SPLA DPD Policies SP1: Presumption in Favour of Sustainable Development, SP2: Lancaster District Settlement Hierarchy. Development Management DPD Policies. DM1: New Residential Development and Meeting Housing Needs, DM7: Purpose Built Accommodation for Students DM13: Residential Conversions, DM56: Protection of Local Services and Community Facilities. National Planning Policy Framework sections 2, 6, 8, 9, 11 and 12.**

5.2.1 The supporting text to Policy DM56 of the DPD sets out the role that local services can play in ensuring that communities are sustainable in the long term is recognised. The ability to access local services that are located in close proximity to where people live has a significant relationship with well-being and a positive quality of life. To this end, the Council will protect the buildings and premises used by local services that benefit the local community both socially and economically. The Council will also resist the loss of local services where it is demonstrated that they are valued by the community they serve.

5.2.2 Furthermore, the National Planning Policy Framework sets out in Paragraph 93 that planning policies and decisions should plan positively for the provision and use of shared spaces and community facilities, such as public houses amongst other uses; and should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the communities ability to meet its day-to-day needs.

5.2.3 Policy DM56 sets out that proposals that would result in the loss of buildings or uses which currently (or have previously) provided the community with a local service, must provide compelling and detailed evidence. Proposals will be expected to ensure that:

- A robust and transparent marketing exercise has taken place demonstrating that the retention of the existing use is no longer economically viable or feasible. This should include a realistic advertising period of at least 12 months at a realistic price (confirmed by independent verification), making use of local and (if appropriate) national media sources. Information on all offers made, together with copies of the sales particulars will also be required to accompany the application;
- Alternative provision of the key service exists within a rural settlement or within a nearby neighbouring settlement, that can be reasonably accessed by pedestrians and public transport; and
- The current / previous use no longer retains an economic and social value for the community it serves.

5.2.4 The submission sets out that the viability of the public house use had deteriorated over a number of years. The pub had been operated by a national brewing company before then being purchased by a local operator in 2016. It was then operated as a public house until its closure in April 2020 following the introduction of Covid-19 restrictions. The property was first marketed by Christie & Co, a nationwide agent specialising in commercial premises, in July 2019 at an initial guide price of £345,000. At this time the property was marketed and displayed on the Christie & Co. website. In January 2020, the price was reduced to £285,000, it was also displayed on Rightmove Commercial, and the sales particulars sent via email to 11,175 parties registered with Christie & Co. During the marketing period a total of 5 viewings were registered which resulted in 2 offers being made. However, it is stated that these offers were made not with the intention of continuing the public house, but instead these related to a potential office use and conversion to residential use.

5.2.5 Criteria I of Policy DM56 requires a robust and transparent marketing exercise of the public house use to be undertaken. It sets out that the marketing period must be a minimum of 12 months and

set at a realistic price using local and national agencies. The purpose of the marketing exercise is to demonstrate that the existing use of property is no longer economically viable or feasible. In other words, Policy DM56 assumes that if no offers are forthcoming within the required marketing period for the continuation of the community facility, then that use is considered to be unviable and unfeasible. Other information such as a commercial viability report assessing previous trading performance and outlining potential alternative or theoretical business plans is not required by this policy. Information such as previous years profit and loss trading figures and the final sale value were requested by the Case Officer in an attempt to better understand the financial performance of the business, however, this information has not been forthcoming from the applicant.

- 5.2.6 In total, the public house had been marketed for a period of 18 months until its sale in January 2021. Whilst the initial guide price of £345,000 was perhaps an unrealistic value, this was later reduced in January 2020 to £285,000. The final purchase price of the property has not been confirmed, despite this being requested by the Case Officer. However, the reduced guide price of £285,000 is considered a realistic price for this property and business. The property was marketed at this reduced price for a period of 12 months in addition to the initial 6-month period. Furthermore, the marketing exercise utilised a national commercial property agency and utilised widely accessible advertising websites and extensive mailshots targeted at potentially interested parties. From the information provided, the marketing exercise appears to be appropriately robust. Whilst the marketing exercise did partly take place throughout the period of economic uncertainty created by the Covid-19 pandemic, which should be given some weight, the fact remains, the marketing resulted in no commercial offers related to the use of the building as a public house or for another community use. As such, it is considered that the marketing exercise undertaken is sufficient and satisfies the first part of the policy.
- 5.2.7 The second criteria of Policy DM56 requires there to be alternative provision for that which is being lost as part of the proposed development. However, the wording of this criteria is particular in that this relates to rural settlements rather than development within larger urban centres in which a larger service provision would be expected. In light of the wording of this criterion, it is considered that this is not a relevant requirement for this particular development proposal. In terms of alternative service provision, other facilities do exist within the area notably The Gregson Centre and Freeholder's Arms, 70 metres and 160 metres away respectively. As noted within some of the comments received from the local community, the nature of these establishments differ slightly from the Britannia, the Gregson Centre being a mixed use community centre (though with a pub and food offering) and the Freeholders Arms focussing on wet sales. However, between these establishments, and the various other commercial premises along Ullswater Road and Moor Gate it is considered that the loss of the subject community facility would not reduce the community's ability to meet its day-to-day needs. In addition to this, residents of the local community are within 500 metres of the centre of Lancaster where there is a more expansive service offering. Whilst the requirements of the second criteria are not strictly relevant to this proposal, it is considered there is alternative service provision within easy reach of The Britannia.
- 5.2.8 The final criteria of Policy DM56 sets out that the current/previous use should no longer retain an economic and social value for the community. This criteria is again specific in that the community use must provide both an economic and social value rather than one or the other. The proposal for the change of use of the public house for student accommodation has garnered some significant objection from the local community including objection to the loss of the public house use/community facility amongst other concerns. Whilst it is clear that the public house is regarded within the community, it has been established by the marketing exercise that the use of the premises as a public house is economically unviable and unfeasible. Furthermore, the property is not listed as an asset of community value through the community right to bid which gives community organisations the chance to bid for, and if successful, purchase and take over the running of assets that are of value to the local community. Ultimately, by reason of the limited success of the public house use over recent years, the lack of offers for the continuation of the use resulting from the marketing exercise and range of alternative service offerings within close proximity of the site, it is concluded that the use no longer retains an economic value nor carries significant social value. The loss of this facility would not prevent the local community from meeting its day-to-day needs. For this reason, it is considered that the loss of the community use for residential purposes can be supported.
- 5.2.9 The site is situated in a central sustainable location, close to local services and facilities. It is within walking distance of the University of Cumbria and close to good public transport (bus routes) to

Lancaster University. Policy DM7, whilst relating to purpose-built student accommodation rather than residential conversions, states that student accommodation should be situated in Lancaster City Centre (or adjacent) subject to the development being appropriate to the character of the local area in terms of design, layout and materials. Policy DM7 also states that proposals for student accommodation may be supported where they would provide an appropriate standard of self-contained accommodation (in accordance with Appendix G of this DPD) and would accord with all other relevant planning policies. Policy DM29 states that development should contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palette of materials, separation distances, orientation and scale.

5.2.10 Concerns have been raised by members of the local community regarding the prevalence of student accommodation, particularly within Houses in Multiple Occupation, and the resultant demographic imbalance. Policy DM13 imposes a restriction as to the percentage proportion of HMOs within at 100 metre radius. However, the accommodation being proposed is independent studio accommodation which does not meet the definition of an HMO (*shared houses or flats occupied by a group of unrelated people who share some, but not necessarily all, basic facilities such as a toilet, bath/shower room and cooking facilities – Residential Conversion and Houses in Multiple Occupation Supplementary Planning Document – Adopted 8 December 2020*). For this reason, the restrictions imposed by Policy DM13 are not relevant to this proposal.

5.2.11 However, the requirements of policy DM29 which requires proposals to contribute positively to the identity and character of the area and promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses would apply. Comments received by the Local Planning Authority assert that the local area is saturated with students and HMOs, however, there is no evidence to justify this statement. Whilst the proposal does not relate to HMO accommodation, a review of the HMO density in the local area around the Britannia (in accordance with the methodology set out in Appendix A of the Residential Conversion and Houses in Multiple Occupation SPD) helps to exemplify the demographic mix within the locality given HMOs in this area are mostly likely to be occupied by students. The percentage of HMOs within 100 metres of the site is only 10.95%. Such a percentage (of HMOs) is relatively low in light of the density of built form within the locality and it is considered that such a proportion would not create an imbalanced community nor create an undesirable demographic mix within this urban environment.

5.2.12 Comments received also question the need and demand for student accommodation more generally. In this respect, Lancaster University's own Masterplan 2017-2021 sets out ambitious growth targets both in respect of teaching and residential facilities in on-campus and off-campus locations. In particular, section 6.4 sets out that current supply will not meet projected future demand. In addition to this, the University of Cumbria has aspirations for continued development. In this respect the proposed development will contribute towards meeting current demand and future growth for this type of accommodation.

5.3 **Highway Safety and parking Development Management DPD DM29: Key design principles, DM60: Enhancing Accessibility and Transport Linkages; DM61: Walking and Cycling; DM62: Vehicle Parking Provision. National Planning Policy Framework sections 9 and 12.**

5.3.1 Numerous objections have been received expressing concerns regarding the impact of residential occupation upon parking provision and highway safety. The proposal would provide accommodation for 10 students, however, it does not include off-street parking. The application has been reviewed by the Highways Officer at Lancashire County Council who has no objection to the proposed development. The site is located within a sustainable location with easy access to public transport facilities. Furthermore, the proposal includes sufficient cycling storage provision for the occupants of the accommodation. Whilst there is no provision for off-street parking, and there would be no restrictions (other than surrounding parking restrictions including lengths of double yellow lines) preventing occupants from parking on surrounding roads, without objection from County Highways for justified highway safety concerns, a reason for refusal based on parking provision could not be sustained at appeal. A condition requiring the number and details of the cycle storage facilities and their installation prior to occupation is recommended.

5.3.2 The County Highways Officer has requested a condition requiring the submission, agreement and implementation of a construction traffic management method statement. The control and use of the highway during the construction phase of the development should be managed through appropriate

highways legislation by the County Council themselves rather than through the planning process. As such this condition is not recommended.

- 5.4 **Residential amenity Development Management DPD DM7: Purpose Built Accommodation for Students, DM13: Residential Conversions, DM29: Key design principles, Appendix G: Purpose Built Student Accommodation, Appendix H: Flat Conversions. National Planning Policy Framework section 12.**
- 5.4.1 Whilst the proposal is not purpose-built studio accommodation but instead a conversion of an existing building, the standards required by Policy DM7 and associated Appendix G are the most appropriate criteria against which the standards of the proposed studio accommodation should be assessed. Policy DM13 of the DM DPD regarding residential conversions and associated Appendix H refers to flats rather than self-contained studio accommodation and so is not relevant in this sense.
- 5.4.2 Policy DM7 and associated Appendix G sets out the standard of accommodation that must be achieved. With respect to self-contained studios, rooms must be a minimum of 19m<sup>2</sup> in floor area, whilst plans must demonstrate the way in which required furniture can be accommodated. The smallest rooms measure the minimum required at 19m<sup>2</sup>, whilst some rooms are slightly larger. Furthermore, the plans show the way in which the stipulated furniture can be accommodated within each room and how each studio can be segregated into separate zones.
- 5.4.3 All studios must also benefit from acceptable outlook and daylight and in this regard, the proposal development is considered to provide acceptable levels of amenity. Studio 1 is located towards the rear northern corner of the site, the window and door serving this studio faces northwards and is within 7.5 metres of the side elevation of the adjacent building (Plumbstore) to the north. Whilst the separation distance is below the recommended distance of 12 metres for such instances (where habitable room windows face blank elevations), the adjacent property is single storey only and so adequate views over the sites yard area and views of open sky will be achieved from this window. It is considered that this space will benefit from adequate daylight internally.
- 5.4.4 Numerous letters of objection have been received by the Local Planning Authority expressing concerns regarding the impacts of the occupation of this building by students upon the amenity of surrounding occupants with particular reference to noise. In the first instance, the lawful use of the property as a licensed public house must be acknowledged. In light of this use and proximity of surrounding residents, it is considered that the residential occupation of the property would in fact be more suitable. Residents also express concerns regarding the student lifestyle and its compatibility with family life. In planning terms, the provision of open market residential dwellings and student accommodation in close proximity are compatible uses. Should noise and disturbance arise, for example from loud music, then this would be most appropriately investigated through Environmental Health legislation.
- 5.5 **Design Development Management DPD DM29: Key design principles, DM30: sustainable design. National Planning Policy Framework sections 12 and 16.**
- 5.5.1 Other than the infilling of an external wall to the rear of studio 1 and the installation of gates and fences to the cycle storage and bin storage areas, no external alterations are proposed. The infill walling will be rendered to match that of the adjacent walls, it will also not be viewed within the wider street scene. The existing metal gates to the yard area will serve the proposed waste storage area. As well as details of the cycle storage facilities, details of the appearance of the timber gates/fencing to the cycle storage building will be conditioned.
- 5.5.2 It has become apparent that a number of timber sliding sash windows have been replaced with very poorly designed and detailed white UPVC windows. The Britannia is a traditional building, typical of local vernacular featuring stone elevations underneath slate roof. It is also a prominent property on the corner of Ullswater Road and Moor Gate and is present on the 1890's OS Map. No permitted development rights exist for commercial premises such as this, furthermore, the replacement windows are considered to fundamentally alter and harm the character and appearance of the building. For this reason, the installation of replacement windows is considered to amount to unauthorised development in its own right. The replacement windows have been reported to the Council's Planning Enforcement Team for further investigation and with a view to appropriate enforcement action being taken. The installation of replacement windows is not required as part of

the change of use of the building to residential accommodation (for example, replacement windows are not required for noise mitigation purposes) and for this reason do not form part of the development proposal and is not detailed within the description of development. It is considered that the application can still be determined despite the unauthorised development which has already been undertaken.

**5.6 Other material considerations**

5.6.1 Waste Storage – The proposal includes the provision of waste storage facilities within the site. The Councils Waste and Recycling Officer has reviewed the proposal and has stipulated the number and type of bins that will be required. It is considered that the bin storage area will provide sufficient space for the required number of bins to serve the development.

5.6.2 Drainage – The application is supported by a drainage statement. This sets out that no external alterations are proposed which would alter the drained area or site permeability and therefore the rate or volume of run-off. As part of the development, the existing drainage infrastructure and arrangement, a connection to the mains sewer system, is to be retained.

5.6.3 Habitat Regulations Assessment – In accordance with the Conservation of Habitats and Species Regulations 2017 the Council have undertaken a Habitat Regulations Assessment in order to assess the impact of the development proposal upon the special characteristics of the European Designated habitat sites protecting Morecambe Bay. In consultation with Natural England, it has been determined that likely significant effects upon these designations can be mitigated through the provision of ‘Homeowner Information Packs’ to be supplied to each unit of accommodation. This can be controlled through planning condition.

**6.0 Conclusion and Planning Balance**

6.1 Whilst the Council acknowledges the role and important of community facilities for local communities, it is considered that the marketing exercise that has been undertaken is sufficiently robust and transparent. There were no offers relating to the continuation of the pub use, nor for any other community type use. For this reason, the loss of the public house use can be supported in this particular case. Furthermore, in light of the surrounding service provision within close proximity of the site and within the centre of Lancaster, the loss of this facility will not prevent the local community from meeting its day-to-day needs. The proposed development is considered to be acceptable with regard to the other specified material considerations on the basis of the imposition of the conditions as noted below.

**Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Time limit	Standard
2	Approved plans	Standard
3	Details and provision of Homeowner packs and information boards	Prior to occupation
4	Details and provision of cycle storage	Prior to occupation
5	Provision of bin storage facilities	Prior to occupation
6	Restriction to student accommodation	Control

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

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development

Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

**Background Papers**

None

<b>Agenda Item</b>	A7
<b>Application Number</b>	21/00975/VCN
<b>Proposal</b>	Demolition of buildings including Sarah Witham Thompson, Gressingham and Melling Halls, Black Box Theatre, Old Dining Room and the Long Corridor and erection of a 4 storey Extra Care residential building (use class C3), partial demolition, conversion and change of use of the Art Studio from education facility (use class D1) to ancillary space associated with the Extra Care residential building and change of use and conversion of Barbon Hall and Hornby Hall from education facility (use class D1) to provide affordable residential apartments (use class C3) with associated landscaping, parking, access and service infrastructure (pursuant to the variation of conditions 2 and 26 on planning permission 20/00554/FUL to enlarge the building footprint, amend the site layout, fenestration and car parking (including reduction by one space) and addition of lift overruns and a safety railing to the roof on the extra care building and to update the Energy Statement)
<b>Application site</b>	University Of Cumbria, Bowerham Road, Lancaster
<b>Applicant</b>	Progress Housing Group
<b>Agent</b>	Clare Bland
<b>Case Officer</b>	Mr David Forshaw
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

## 1.0 Application Site and Setting

- 1.1 Permission was granted in March 2021 for the conversion of two buildings to affordable residential accommodation, demolition of various surplus buildings and erection of a new 4 storey extra care accommodation building with ancillary facilities (20/00554/FUL).
- 1.2 This site is at the southern end of the University of Cumbria (UoC) campus near the junction of Coulston Road and Golgotha Road. The new build extra care element as approved is to be sited to the rear (northeast) of the converted Barbon and Hornby Halls, between them and the retained College North and South buildings with its southeast elevation facing and close to Coulston Road.
- 1.3 To the south, west and east are residential roads outside the campus. To the northwest is the site of the replacement student accommodation block (20/00550/FUL). To the north and northeast is the densely developed university campus buildings and circulation routes.
- 1.4 The precise location of this development is within the adopted Strategic Policies and Land Allocations DPD (SPLA) policy EC6 developable area of the campus and the heritage led residential site (H3.3). It is outside the key urban landscape (EN5).



## 2.0 Proposal

- 2.1 This application seeks to vary the approved development by enlarging the extra care building footprint, amending the site layout and car parking and adding lift overruns and a safety railing to the roof of the building. Permission is also sought to vary condition 26 of 20/00554/FUL to refer to an amended Energy Statement.
- 2.2 The amendments arise because the developer, Progress Housing, has undertaken detailed design with the objective of achieving as close to a zero-carbon building as possible. With amendments to the structural composition of the building envelope; incorporating passive fabric measures and improving thermal performance and air tightness it is possible to achieve up to a 65% improvement on Part L Building Regulations requirements. The specific amendments are:
- 2.3 **Building Footprint Increase** The footprint of the building has increased by 1m over the overall length and between 1.2m and 1.5m wide. The reason for this is use of traditional masonry construction which causes an increase in the thickness of both the inner and outer walls.
- 2.4 **Roof Level Railing** A permanent safety railing to the roof is proposed to protect residents and staff accessing the roof areas. The alternative of a collapsible system would require operation by trained staff. The railing will be positioned 1m back from the building edge, be of about waist height and of slim tubular proportions. Precise details will be submitted for approval under a proposed condition.
- 2.5 **Elevational Changes** The internal layout has been amended to improve access, fire escape and security which alters some window and door positions in the external elevations. Additional windows to the ground floor of the front elevation to create a double aspect for a corner apartment and a rear elevation bi-fold door add more interest to the elevations.
- 2.6 **Lift Overruns** Two small lift overrun structures are proposed in the middle of the building. These will be clad in grey material to match the third floor and measure approximately 2.5m x 3m x 2.5m high.
- 2.7 No changes are proposed to the demolition plan, conversion of the non-designated heritage assets or access arrangements.

## 3.0 Site History

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

Application Number	Proposal	Decision
20/00762/FUL	Erection of a 2-storey supported living facility (C3), erection of a bin and cycle store, creation of access road and parking, and alterations of existing ground levels including retaining walls and gabion terraces, associated landscaping and service infrastructure	Approved
20/00554/FUL	Demolition of buildings including Sarah Witham Thompson, Gressingham and Melling Halls, Black Box Theatre, Old Dining Room and the Long Corridor and erection of a 4 storey Extra Care residential building (use class C3), partial demolition, conversion and change of use of the Art Studio from education facility (use class D1) to ancillary space associated with the Extra Care residential building and change of use and conversion of Barbon Hall and Hornby Hall from education facility (use class D1) to provide affordable residential apartments (use class C3) with associated landscaping, parking, access and service infrastructure	Approved
20/00550/FUL	Demolition of buildings including William Thompson Tower, William Thompson Offices, Primary Curriculum	Approved

	Building, Estates & Secondary Centre buildings and erection of an 8, 9 and 10 storey building comprising residential student accommodation in cluster flat arrangements with ancillary laundry room, cycle store, refuse store, management office and reception, plant room and associated landscaping, access and service infrastructure	
20/00425/EIR	Screening request for a replacement student residential block in area A following the demolition of the existing 10 storey William Thompson Tower and surrounding buildings	ES not required
18/01225/PLDC	Proposed lawful development certificate for the erection of a fence and gates	Granted
18/01220/PREMTG	Demolition of existing teaching and accommodation blocks, conversion of 2 barrack buildings to 17 2-bed apartments, erection of 23 4-bed 3 storey townhouses and 2 4-storey student accommodation buildings comprising a total of 30 5-bed cluster flats	Advice provided
18/00399/PRETWO	Demolition of existing teaching and accommodation blocks, conversion of 2 barrack buildings to 17 2-bed apartments, erection of 23 4-bed 3 storey townhouses and 2 4-storey student accommodation buildings comprising a total of 30 5-bed cluster flats	Advice provided

**4.0 Consultation Responses**

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

Consultee	Response
County Highways	<b>No objections;</b> the amended parking is acceptable
Conservation Team	No comments to make
Policy	No comments received
Strategic Housing	No comments received
Civic Society	No comments received

4.2 Responses from **three members** of the public have been received stating objections on the following grounds:

- Height of building changing the skyline
- Adverse effect on heritage assets
- Junction on Golgotha Road is unsafe
- Increased traffic
- Loss of trees and green space
- Overlooking of houses
- Loss of character of street

**5.0 Analysis**

5.1 The key considerations in the assessment of this application are:

- Principle
- Design and visual impact
- Effect on neighbours
- Heritage
- Traffic and parking
- Energy Statement

- 5.2 **Principle of Development** (SPLA DPD Policies SP1; SP2; EC6; H3.3; Development Management DPD Policy DM8: NPPF Sections 2, 6, 8, 9, 11, 12 and 16.)
- 5.2.1 As this is an application to vary conditions attached to an extant permission the principle of the whole development has already been established.
- 5.3 **Design and Visual Impact** DMDPD Policies DM2; DM29; DM30; DM46; NPPF section 12
- 5.3.1 The overall design of the building does not change. The elevational changes are neutral or benefit the elevations. The addition of the roof top features will have an inconsequential outward impact given their relatively small size and set back from the edge of the building. As approved, the southeast elevation was between 10.5m and 12.5m from the boundary wall along Coulston Road. This proposal moves it to closer by approximately 0.5m. The width of this elevation will increase by 1.2m. The overall massing impact will increase slightly but not sufficiently to cause any significantly greater impact outside the site.
- 5.4 **Effect on Neighbours** DMDPD Policy DM29
- 5.4.1 As a result of the enlarged footprint the building will have a greater effect on the nearest neighbours on the opposite side of Coulston Road facing the building's southeast elevation. Following negotiations, the closest distance between the southeast elevation and facing houses has been increased to 26.7m. For a building containing windows in a 2<sup>nd</sup> floor the interface distance should be 27m, therefore the development will be 300mm closer than it should be at its closest point. However, over this distance and with intervening street trees which will filter views, even in winter, this very slight reduction from standards will not be perceived to the extent residents will feel an additional loss of privacy. Given the overall benefits this is not considered sufficient to justify refusal.
- 5.5 **Heritage** DMDPD Policies DM29; DM41; NPPF section 16
- 5.5.1 The amendments are limited in nature and will bring the building very slightly closer to the retained historic buildings. This does not change the overall impact on those historic buildings from the approved scheme. The Conservation Officer has no comments to make on the proposals.
- 5.6 **Traffic and Parking** SPLA Policy EC6; DMDPD Policies DM60; DM61; DM62; NPPF section 9
- 5.6.1 In order to provide additional parking for the mobility impaired, two standard car parking spaces are to be replaced with one mobility space. This reduces the overall parking by one space. Parking requirements are specified as maximum standards in the local plan. The proposed provision of 23 standard spaces and 4 mobility spaces therefore remains policy compliant. County Highways has no objection to the proposal.
- 5.7 **Energy Statement** DMDPD Policy DM30
- 5.7.1 The revised energy statement states that following the developer's request to design as close to a zero-carbon building as possible, energy calculations show a reduction of up to 65% carbon emission above current Building Regulations requirements can be achieved. The report confirms the following measures are to be incorporated into the extra care building to achieve this (many were included in the approved scheme):
- Passive fabric (including masonry construction necessitating the increase in building footprint)
  - Passive design (including review of glazing areas, use of window blinds, natural ventilation)
  - Active building services (including improved boiler efficiencies, low energy LED lighting)
  - Air source heat pumps (to provide heating and hot water)
  - Rooftop solar PV panels
  - Means to connect to potential campus wide district heating system
- 5.7.2 A combined heat and power unit included in the approved scheme has now been discounted in favour of more efficient measures. The approved energy statement considered a carbon reduction of 23.24% was achievable so the revised proposals is a vast improvement.

**6.0 Conclusion and Planning Balance**

- 6.1 Most of the proposed amendments are relatively minor in nature. The enlarged building footprint and reduced interface to nearest neighbours is an issue but will not give rise to any appreciably greater impact than the approved scheme. The increased carbon reduction is welcomed.
- 6.2 As this is an application to vary an extant permission the same conditions need to be imposed (unless discharged) because a new planning permission is issued. Due to the lack of detail on the roof top railing, an additional condition is proposed to secure their approval

**Recommendation**

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

Condition no.	Description	Type
1	Time limit (to be 3 years from the date of the original consent)	Standard
2	Approved plans	Standard
3	Final Sustainable Drainage Strategy	Pre-commencement
4	Construction Phase Surface Water Management Plan	Pre-commencement
5	Foul Water Drainage	Pre-commencement
6	Employment Skills Plan	Pre-commencement
7	Access construction	Pre-commencement
8	Contaminated land	Pre-commencement
9	Building recording and written scheme of archaeology	Pre-commencement
10	Finished floor levels (extra care building) and site levels	Prior to commencement other than demolition
11	Off site highway works	Prior to commencement other than demolition
12	Details of fenestration/rainwater goods/details for converted buildings	Above Ground
13	Materials samples	Above ground
14	Homeowner packs	Above Ground
15	Landscaping details	Above ground
16	Details of Roof Top Railings	Above ground
17	Completion of conversion	Prior to occupation of extra care units
18	Travel Plan	Prior to occupation
19	Drainage Operation and Maintenance Plan and Verification Report	Prior to Occupation
20	Security details	Prior to Occupation
21	Car parking management strategy, cycle store and EV charging points	Prior to Occupation
22	Approved tree works	Ongoing
23	Ecological mitigation measures	Ongoing
24	Hours of construction	Ongoing
25	Nesting birds	Specific time
26	Separate drainage	Control
27	Sustainable construction and energy efficiency	Control
28	Nationally described space standards and M4(2) and M4(3) standards	Control
29	Removal of Telecommunications Apparatus Permitted Development	Control
30	Extra Care Use within C3 Only	Control
31	Affordable Housing	Control
32	Retention of pedestrian/cycle routes	Control

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

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

**Background Papers**

<b>Agenda Item</b>	A8
<b>Application Number</b>	21/00498/FUL
<b>Proposal</b>	Installation of a water supply pipe
<b>Application site</b>	Lancaster City FC The Giant Axe West Road Lancaster
<b>Applicant</b>	Mr Graham Dockerty
<b>Agent</b>	
<b>Case Officer</b>	Mr Patrick Hopwood
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

**(i) Procedural Matters**

A scheme of this nature would normally determined under delegated powers, however the land to which the application relates to is within the ownership of the City Council and therefore has to be presented to Planning Committee.

**1.0 Application Site and Setting**

1.1 The site which forms the subject of this application is at Giant Axe Playing Field, which is used by Lancaster City Football Club and as a public recreation ground. The site is located to the west of Lancaster Railway Station.

1.2 Under the Strategic Policies and Land Allocations DPD the site is designated as Open Space (Policy SC3) and Local Green Space (SC2).

**2.0 Proposal**

2.1 This application seeks planning permission for the installation of a water supply pipe for irrigation. Prior to the application being submitted, the applicant was advised by the Local Planning Authority that the works constitute an engineering operation requiring the benefit of planning permission. The approx. 65m long underground pipe will run from the existing mains supply at Long Marsh Lane along the edge of the football ground to a new standpipe at the east stand.

**3.0 Site History**

3.1 A number of applications relating to this site have previously been received by the Local Planning Authority. The most recent application was as follows:

Application Number	Proposal	Decision
15/00245/FUL	Retrospective application for demolition of lean-to extension and erection of a single storey rear extension to Pavilion	Approved

#### 4.0 Consultation Responses

4.1 At the time of writing this report, the following responses have been received from statutory and internal consultees:

Consultee	Response
Public Realm	Public Realm support the application given this will make an improvement to the Club
Property Services	<b>No objection</b> in principle, subject to full reinstatement of the land after the work.
Sport England	Initially submitted a holding objection, requesting further information. Following submission of further information, Sport England confirmed that they had <b>no objection</b> subject to a restoration condition for the area affected by the development.
United Utilities	<b>No objections.</b>

4.2 At the time of writing this report, no letters of representation were received from members of the public. Any further consultee or public comments will be summarised by way of a verbal update.

#### 5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle of Development
- Protection of Open Space, Sports and Recreational Facilities

5.2 **Principle of Development** (NPPF Section 2 and Policy SP1 of the Strategic Policies and Land Allocations DPD)

5.2.1 The presumption in favour of sustainable development is at the core of the NPPF and requires the decision takers to approve development that accord with an up-to-date development plan without delay.

5.2.2 The proposed water supply for irrigation purposes will help meet the ongoing needs of the club for the continued community sports use of the site. The principle of development can therefore be supported subject to the proposal complying with the relevant policies of the Local Plan outlined below.

5.3 **Protection of Open Space, Sports and Recreational Facilities** (NPPF Section 8, Policies DM27 and DM43 of the Development Management DPD and Policies SC2 and SC3 of the Strategic Policies and Land Allocations DPD)

5.3.1 Policy DM27 seeks to protect and enhance existing designated open spaces and prevent the loss of designated open space, sports and recreational facilities, whilst Policy DM43 seeks to protect and enhance green spaces including recreational areas and parks. These aims are reiterated by Policies SC2 and SC3 of the Strategic Policies and Land Allocations DPD and Section 8 of the NPPF.

5.3.2 Whilst the pipe is located within designated open and green space, the submitted plans show that it will run between the perimeter wall of the football ground and the edge of a marked pitch. Provided that the land is made good post-installation, the proposal will not impinge on the usability of the site.

5.3.3 Public Realm and Sport England both requested restoration of the land post-installation. The wording of Sport England's suggested condition requires the applicant to submit a written reinstatement scheme to be agreed with Sport England, but given the small scale of the proposal a written scheme is not deemed reasonable or necessary in this instance. Instead, a suitably worded condition will be appended to the decision notice requiring the land to be made good and fully

restored, without the need for a written scheme to be approved beforehand. The applicant has stated that the land will be fully restored once the pipe has been laid.

5.3.4 The proposal will provide an improvement to the facilities of the existing football club and will not be detrimental to the usability of the playing field. By enhancing and investing in the existing facilities, the proposal secures a brighter future for the football club and as such complies with the relevant policies of the Local Plan and Section 8 of the NPPF.

**6.0 Conclusion and Planning Balance**

6.1 Due to the relatively minor nature of the development, the proposal is considered appropriate to both the site and provide an enhancement to the football club site. As such, the proposal is considered to comply with the local and national policies outlined above and is recommended for approval on the understanding that the ground above the pipework is restored.

**Recommendation**

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

Condition no.	Description	Type
1	Standard three year timescale	Control
2	Development in accordance with plans and details	Control
3	Land to be made good and fully restored	Control

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

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

**Background Papers**

None



<b>Agenda Item</b>	A9
<b>Application Number</b>	21/00825/FUL
<b>Proposal</b>	Erection of a single storey side extension and construction of a raised decking area to the rear elevation
<b>Application site</b>	27 Arrow Lane Halton Lancaster Lancashire
<b>Applicant</b>	Victoria Taylor Lewis
<b>Agent</b>	Mr Richard Mews
<b>Case Officer</b>	Mr Patrick Hopwood
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

(i) **Procedural Matters**

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

**1.0 Application Site and Setting**

1.1 27 Arrow Lane is a detached bungalow located in Halton. The property features a gable roof with a pebble dashed exterior, with white UPVC windows throughout. A corrugated roof carport is attached to the side elevation, with a detached flat-roofed garage to the rear. The rear garden is bounded by a low wall to the southeast, a high wall to the northwest and panel fencing to the southwest.

**2.0 Proposal**

2.1 The application seeks consent for a single storey side extension including a small integral garage. This will replace the existing car port and attach to the existing garage which is to be converted as part of the proposal. The side extension will measure approx. 2.8m in height, 2.7m in width, and 17.0m in length (including the original garage). Materials comprise matching pebbledash for the walls, white UPVC fenestration and a GRP flat roof.

2.2 The proposal also includes a small raised decking area measuring approx. 0.8m high, 3.9m wide and 1.5m deep. A privacy panel will be attached to the southeast edge.

**3.0 Site History**

3.1 There are no recent planning applications for this site.

## 4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response

4.2 No responses have been received from members of the public.

## 5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Design
- Residential Amenity
- Parking

5.2 **Design** (Policy DM29 of the Development Management DPD and NPPF Section 12)

5.2.1 The side extension will feature a flat roof as per the existing garage which is to be converted, and with materials to match, the extension is considered acceptable in terms of character and design in relation to the existing dwelling. The scale and massing of the proposed single storey extension is proportionate to the existing dwelling and an appropriate amount of private garden space is retained.

5.3 **Residential Amenity** (Policy DM29 of the Development Management DPD and NPPF Section 12)

5.3.1 Windows will look towards the applicant's own garden. To prevent overlooking from the raised decking, a privacy screen will be installed along the edge nearest to 25 Arrow Lane which will guide views away from the boundary. Providing the privacy screen is conditioned, it is considered that the proposal raises no privacy or overlooking issues.

5.3.2 As a result of the existing garage and high boundary wall to 29 Arrow Lane, the proposal is not considered to be an overbearing or overshadowing form of development.

5.4 **Parking** (Policy DM62 of the Development Management DPD and NPPF Section 9)

5.4.1 Covered parking will be reduced as a result of the proposal although the extension does include a small integral garage. The internal garage dimensions fall short of those required by Policy DM62, however still provides potential for covered and secure bicycle storage. The existing hardstanding area to the front of the property is to be unaffected by the development and provides parking for 3 cars. On balance, the proposal is acceptable in terms of parking provision.

## 6.0 **Conclusion and Planning Balance**

6.1 For the reasons outlined above, the proposal is considered to comply with the relevant local and national policies and as such is recommended for approval.

### Recommendation

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

Condition no.	Description	Type
1	Standard Planning Permission Timescale	Control
2	Development in accordance with Plans	Control
3	Privacy Screen	Control

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

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

**Background Papers**

None

## LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
20/00637/FUL	41 Farmdale Road, Lancaster, Lancashire Erection of single storey side/rear extension for Mr. A. Kennedy (John O'Gaunt Ward 2015 Ward)	Application Permitted
20/01164/FUL	2 Crookhey Gardens, Cockerham, Lancaster Erection of a detached outbuilding and carport for Mrs Sarah Hurst (Ellel Ward 2015 Ward)	Application Permitted
20/01165/LB	2 Crookhey Gardens, Cockerham, Lancaster Listed building application for the erection of a detached outbuilding and carport for Mrs Sarah Hurst (Ellel Ward 2015 Ward)	Application Permitted
20/01312/FUL	Land West Of Castle O Trim Farmhouse, Procter Moss Road, Abbeystead Erection of an agricultural building, siting of 2 caravans for a temporary period of three years, and installation of package treatment plant for Mr & Mrs Miller (Ellel Ward 2015 Ward)	Application Refused
20/01346/FUL	Land To The Rear, 60 Lancaster Road, Overton Erection of a storage block for Mr. J. Reay (Overton Ward 2015 Ward)	Application Permitted
20/01351/FUL	Morecambe Police Station, 21 Poulton Square, Morecambe Erection of 2.4m high wall, security fencing and gates for Lancashire Constabulary Estates (Poulton Ward 2015 Ward)	Application Permitted
20/01371/LB	Yew Tree House, Kirkby Lonsdale Road, Over Kellet Listed building application for the erection of a boundary wall and gate, relocation of rainwater and soil pipes from rear to eastern elevation, removal and installation of internal partition walls, removal of plaster to internal walls and ceiling, repointing to internal walls and installation of supporting gallows post to support existing beam, removal of flooring and floor joints, lowering of part of the floor and installation of new flooring and removal of internal garden wall for Clare Bland & Michael Nockels (Kellet Ward 2015 Ward)	Application Permitted
20/01394/FUL	Land Adjacent 26 Moorside Road, Brookhouse, Lancaster Erection of a detached dwelling (C3) and creation of a new vehicular access for Mr and Mrs Brian Pinington (Lower Lune Valley Ward 2015 Ward)	Application Withdrawn
20/01428/FUL	Land Adjacent To, Fell View Barn, Moss Lane Construction of a manège and creation of temporary storage area for Mr And Mrs Steve And Rachel Sharp (Silverdale Ward 2015 Ward)	Application Withdrawn
21/00015/DIS	Land At Mill Lane, Low Mill, Mill Lane Discharge of conditions 5, 7, 8, 11 and 12 on approved application 18/00002/FUL for Mr John Collis (Lower Lune Valley Ward 2015 Ward)	Split Decision

LIST OF DELEGATED PLANNING DECISIONS

21/00030/DIS	Land At Middleton Towers Leisure Club, Natterjack Lane, Middleton Discharge of conditions 4, 5, 6, 7, 8 and 9 on approved application 18/01593/OUT for Mr John Ward (Overton Ward 2015 Ward)	Split Decision
21/00037/FUL	Land Adjacent To, 141 High Road, Halton Erection of a 2 storey dwelling (C3) for Mr Stephen Gott (Halton-with-Aughton Ward 2015 Ward)	Application Refused
21/00055/DIS	Halfway House, Cantsfield Road, Cantsfield Discharge of condition 3 on approved application 20/00196/FUL appeal reference APP/A2335/W/20/3257903 for Mr Joe Brown (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00076/FUL	Redwell Caravan Park, Kirkby Lonsdale Road, Arkholme Change of use of amenity land for the siting of seven static caravans with associated amenity space and landscaping for Mr J McCarthy Esq (Kellet Ward 2015 Ward)	Application Refused
21/00078/DIS	Development Land Field 0068, Wagon Road, Dolphinholme Discharge of condition 3 and 4 on approved application 19/00404/FUL for Mr Drinkall (Ellel Ward 2015 Ward)	Application Permitted
21/00093/DIS	Lower Lee Farmhouse, Rakehouse Brow, Abbeystead Part discharge of condition 3 on approved application 19/00589/LB for Mr Declan Hoare (Ellel Ward 2015 Ward)	Application Permitted
21/00094/DIS	Lower Lee Farmhouse, Rakehouse Brow, Abbeystead Part discharge of condition 3 on approved application 19/00588/FUL for Mr Declan Hoare (Ellel Ward 2015 Ward)	Application Permitted
21/00097/DIS	5 Nelson Street, Morecambe, Lancashire Discharge of conditions 3 and 4 on approved application 20/00605/FUL for Mr Clinton Hamblett (Poulton Ward 2015 Ward)	Application Permitted
21/00100/DIS	The Old Dairy, Keerside, Arkholme Discharge of condition 3 on partially approved application 20/00775/FUL for Allan & Ellie Wright (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00102/DIS	South Lakeland Caravans, Milnthorpe Road, Yealand Redmayne Discharge of condition 4 on approved application 18/00096/RCN for Pure Leisure Group (Silverdale Ward 2015 Ward)	Application Refused
21/00107/DIS	Royal Lancaster Infirmary, Ashton Road, Lancaster Discharge of condition 4 on approved application 20/01459/FUL for Mark Hampton (Scotforth West Ward 2015 Ward)	Application Permitted
21/00108/DIS	Royal Lancaster Infirmary, Ashton Road, Lancaster Discharge of condition 4 on approved application 20/01460/LB for Mark Hampton (Scotforth West Ward 2015 Ward)	Application Permitted
21/00120/DIS	1 Hazelrigg Barn, Hazelrigg Lane, Scotforth Discharge of condition 3 on approved application 20/01222/FUL for Mr Guy Constantine (University And Scotforth Rural Ward)	Application Permitted
21/00121/DIS	55A Dallam Avenue, Morecambe, Lancashire Discharge of condition 4 on approved application 21/00014/CU for David and Linda McGuire (Poulton Ward 2015 Ward)	Closed

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21/00122/DIS	14A Betony, Morecambe, Lancashire Discharge of conditions 4,10 and 11 on approved application 21/00211/FUL for Mr Simon Livesey (Torrisholme Ward 2015 Ward)	Application Permitted
21/00128/DIS	Halton Training Camp, Halton Road, Halton Discharge of condition 6 on approved application 20/00079/FUL for Mark Heginbotham (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00132/DIS	Hill Top Farm, Kellet Road, Over Kellet Discharge of condition 3 on approved application 21/00105/FUL for Mr Andrew Unsworth (Kellet Ward 2015 Ward)	Application Permitted
21/00145/FUL	West View, Farleton Old Road, Farleton Demolition of existing conservatory and utility, erection of a single storey rear extension, erection of lean-to roof to the side elevation, extension of existing porch to the front elevation, and erection of a detached garden shed for Mr + Mrs K + K Sutton (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00178/FUL	66 Market Street, Lancaster, Lancashire Change of use of second floor office (Class E) and conversion of attic into 2-bed flat (C3a) and installation of rooflight to the rear elevation for Mr John Gallagher (Castle Ward 2015 Ward)	Application Permitted
21/00179/LB	66 Market Street, Lancaster, Lancashire Listed building application to facilitate the conversion of second floor office (Class E) and attic into 2-bed flat (C3a), installation of rooflight to the rear elevation, insulation of walls, creation of partition walls and staircase for Mr John Gallagher (Castle Ward 2015 Ward)	Application Permitted
21/00206/FUL	Alexandra Hall, 107 Penny Street, Lancaster Change of use of drinking establishment into ground floor drinking establishment (sui generis) and first and second floor hotel (C1) for Z MISTER (Castle Ward 2015 Ward)	Application Refused
21/00207/LB	Alexandra Hall, 107 Penny Street, Lancaster Listed Building Application for external repairs to roof, windows, doors, guttering and masonry, alterations to layout including the removal of existing staircase, creation of openings in ceiling to accommodate new staircase, removal of existing and installation of new internal doors, removal of existing and installation of new internal walls, repositioning of staircase, repairs to walls, ceilings, flooring, insulation, installation of new plumbing, electrics, sound proofing and plastering for Z MISTER (Castle Ward 2015 Ward)	Application Refused
21/00208/PLDC	73 Sandylands Promenade, Heysham, Morecambe Proposed lawful development certificate for use of hotel (C1) as 5 'apart-hotel' self-contained hotel accommodation units for Mr Richard Lloyd (Heysham North Ward 2015 Ward)	Lawful Development Certificate Refused
21/00223/CU	51 Dale Street, Lancaster, Lancashire Change of use from dwellinghouse (C3) into 7-bed house in multiple occupation (Sui Generis) for Mrs Sharifa Thagia (John O'Gaunt Ward 2015 Ward)	Application Refused

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21/00235/FUL	Bainsbeck Farm, Kirkby Lonsdale Road, Arkholme Demolition of two existing outbuildings and erection of a replacement single storey detached garage/workshop for Mr Edward Hayton (Kellet Ward 2015 Ward)	Application Refused
21/00296/CU	11 Chapel Street, Lancaster, Lancashire Change of use of ground floor shop and ancillary office (E) into drinking establishment (sui generis) and installation of external lighting for Dr Gruffydd Morris (Bulk Ward 2015 Ward)	Application Withdrawn
21/00299/FUL	Brookside, Whams Lane, Bay Horse Erection of a single storey side and rear extension, erection of a detached garage and change of use of agricultural land to domestic garden in association with Brookside for Mr Stephen Cottam (Ellel Ward 2015 Ward)	Application Permitted
21/00300/FUL	Westgate Cricket Club, Powderhouse Lane, Lancaster Construction of an enclosed two lane cricket practice net for Westgate Cricket Club (Skerton West Ward 2015 Ward)	Application Permitted
21/00303/VCN	Land South Of Willow House, Bailrigg Lane, Lancaster Erection of 3 detached dwellings with associated works and landscaping (pursuant to the variation of condition 2 on planning permission 19/00980/FUL to revise the layout and house types) for Parker (University And Scotforth Rural Ward)	Application Permitted
21/00319/FUL	Trimpell Sports And Social Club, Out Moss Lane, Morecambe Siting of one storage container and part retrospective application for the siting of five storage containers for Trimpell Sports And Social Club (Westgate Ward 2015 Ward)	Application Permitted
21/00331/ELDC	Whittington Farm, Main Street, Whittington LDC for works undertaken in carrying out demolition to implement planning permission 16/00397/OUT for Edward Mackereth (Upper Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
21/00369/FUL	Balderstone Cottage, Abbeystead Lane, Abbeystead Retrospective application for change of use of agricultural land to residential land in association with Balderstone Cottage and retention of wall, fence, pedestrian gate and cattle grid for Declan Hoare (Ellel Ward 2015 Ward)	Application Permitted
21/00376/FUL	20 Hornby Terrace, Morecambe, Lancashire Retrospective application for the construction of a raised decking area with external steps for Mr Andrew Swarbrick (Poulton Ward 2015 Ward)	Application Refused
21/00377/FUL	The Bungalow, Caton Green Road, Caton Green Erection of a part single storey and part two storey front extension, a part single storey and part two storey rear extension, construction of a raised roof, construction of a dormer extension to the rear elevation and re-rendering for Mr Andrew Young (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00385/FUL	63 Parkfield Drive, Lancaster, Lancashire Erection of a single storey rear and side extension for Mr. P. Coleman (Scotforth West Ward 2015 Ward)	Application Permitted

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21/00389/ADV	Ashton Manor, Scotforth Road, Lancaster Advertisement application for the display of a free standing externally illuminated sign for Mrs Gaye Clark (Scotforth East Ward 2015 Ward)	Application Permitted
21/00402/FUL	Ellel Hall, Ellel Hall Gardens, Galgate Excavation of land to form a subterranean extension to the front elevation for Mr & Mrs Smith & Hewitt-Smith (Ellel Ward 2015 Ward)	Application Permitted
21/00403/LB	Ellel Hall, Ellel Hall Gardens, Galgate Listed building application for works to internal walls and excavation of land to form a subterranean extension to the front elevation for Mr & Mrs Smith & Hewitt-Smith (Ellel Ward 2015 Ward)	Application Permitted
21/00408/FUL	Slyne With Hest Recreation Field, Hanging Green Lane, Hest Bank Construction of a multi use games area with associated floodlighting for Slyne With Hest Parish Council (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00444/FUL	The Dower House, Burrow Road, Burrow Replacement of an existing front entrance gate for Mrs Gillian Bishop (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00445/LB	The Dower House, Burrow Road, Burrow Listed building consent for the replacement of an existing front entrance gate for Mrs Gillian Bishop (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00460/FUL	69 - 71 Scotforth Road, Lancaster, Lancashire Partially retrospective application for the erection of two part single storey and part two storey rear extensions for Z MISTER (Scotforth East Ward 2015 Ward)	Application Permitted
21/00465/OUT	Land East Of, Bay Horse Lane, Bay Horse Outline application for the erection of a dwelling with associated access and package treatment plant for Mr & Mrs A Spence (Ellel Ward 2015 Ward)	Application Refused
21/00487/PLDC	299 Heysham Road, Heysham, Morecambe Proposed lawful development certificate for the erection of a single storey rear extension, construction of a hip to gable extension and construction of a dormer extension to the rear elevation for Mr A & T Parkinson & Porter (Heysham Central Ward 2015 Ward)	Application Withdrawn
21/00510/FUL	2 Lythe Brow Barn, Quernmore Road, Quernmore Erection of a single storey front extension for Mr Ross Brevitt (Lower Lune Valley Ward 2015 Ward)	Application Refused
21/00538/FUL	1 Mallside Close, Lancaster, Lancashire Erection of a single storey rear conservatory and alterations to the boundary fencing to the rear garden for Mr & Mrs Kalyansundarem (Bulk Ward 2015 Ward)	Application Permitted



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21/00557/VCN	Melling Farm, Melling Road, Melling Change of use of barn and land to create one residential dwelling (C3) with associated domestic garden (pursuant to the variation of condition 2 on permission 19/00364/VCN to reflect the external works as built) for Mr Michael Griffiths (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00581/LB	2 - 8 King Street, Lancaster, Lancashire Listed building application for the removal of the existing mezzanine structure, raised floor and associated structure, balustrades and internal ramp and installation of partition walls and doors, toilets and kitchen area with associated pipework, a raised floor structure with associated ramp, and repairs and strengthening to existing ceiling for Nablus Ltd (Castle Ward 2015 Ward)	Application Permitted
21/00586/LB	11 Chapel Street, Lancaster, Lancashire Listed building application for construction of an internal bar area and external alterations including installation of lighting, hanging sign and recolouring of existing signage boards for Dr Gruffydd Morris (Bulk Ward 2015 Ward)	Application Withdrawn
21/00600/FUL	99 Hest Bank Lane, Slyne, Lancaster Erection of a single storey rear extension for Mr & Mrs Keenan (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00624/FUL	Barnfield Farm, Tunstall Road, Tunstall Demolition of part of agricultural building and erection of a dairy cattle building for Mr Andrew Stephenson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/00630/FUL	Silverdale St Johns Church Of England Primary School, Emesgate Lane, Silverdale Installation of solar PV panels to the existing flat roofs for The School Governors (Silverdale Ward 2015 Ward)	Application Permitted
21/00633/FUL	Skerton St Luke's Church Of England Primary School, Slyne Road, Lancaster Erection of a front extension, construction of a canopy and installation of doors in existing window openings, removal of stone wall and erection of railings and entrance gates for The School Governors (Skerton East Ward 2015 Ward)	Application Permitted
21/00634/FUL	15 Park Avenue, Lancaster, Lancashire Retrospective application for the retention of a single storey rear extension for Mr Russell Calvert (John O'Gaunt Ward 2015 Ward)	Application Permitted
21/00671/FUL	122 West End Road, Morecambe, Lancashire Erection of a single storey side and rear extension with rear patio, construction of a hip to gable roof extension and construction of a dormer extension to the rear elevation for Mr & Mrs Perkins (Harbour Ward 2015 Ward)	Application Permitted
21/00697/FUL	13 Bye-pass Road, Bolton Le Sands, Carnforth Creation of a dropped kerb and an area of hardstanding for Mr And Mrs Norman And Linda Cave-Eastwood (Bolton And Slyne Ward 2015 Ward)	Application Permitted

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21/00699/FUL	2 Throstle Grove, Slyne, Lancaster Erection of single storey rear extension and construction of a balcony to the rear for Mr David Heywood (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00708/FUL	Dam Head Farm, Procter Moss Road, Ellel Installation of new windows and doors, replacement of existing rooflight and installation of three new rooflights, creation of new sliding door and cladding to existing extension for C Stevens (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00709/LB	Dam Head Farm, Procter Moss Road, Ellel Listed building application for external and internal alterations including removing paint from existing stonework and re pointing, installation of new windows, doors, garage doors, guttering, downpipes, vents, replacement of existing rooflight and installation of three new rooflights to North elevation, conversion of sun room into kitchen including creation of new sliding door and cladding, conversion of kitchen into utility, reconfiguration of part of first floor layout including creation of ensuite and alteration to staircase, repairs to ceilings and wall finishes, replacement of beam cover and blocking up of serving hatch for C Stevens (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/00710/FUL	12 Foxholes Road, Morecambe, Lancashire Demolition of existing outbuildings and the erection of a single storey side and rear extension for Mr G Morland (Bare Ward 2015 Ward)	Application Permitted
21/00712/FUL	25 Coach Road, Warton, Carnforth Demolition of existing garage, erection of a part single part two storey side/rear extension and erection of a replacement front porch for Mr & Mrs Richardson-Hogg (Warton Ward 2015 Ward)	Application Permitted
21/00725/FUL	4 Ashfield Avenue, Lancaster, Lancashire Retrospective application for the change of use of a 6 bed HMO (C4) to a 7 Bed HMO (Sui Generis) for Mr T Pilkington (Marsh Ward 2015 Ward)	Application Permitted
21/00745/FUL	3 Hatlex Hill, Hest Bank, Lancaster Partially retrospective application for the erection of side and rear extensions and installation of replacement roof to existing outbuilding for Mr Gareth Richardson (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00752/PLDC	33 Norwood Drive, Morecambe, Lancashire Proposed Lawful Development Certificate for the conversion of existing conservatory to a single storey rear extension and installation of new windows for Mr. S. Richmond (Torrisholme Ward 2015 Ward)	Application Withdrawn
21/00761/FUL	59 Brentlea Crescent, Heysham, Morecambe Demolition of existing garage and erection of single storey side and rear extensions for Mr and Mrs Love (Heysham South Ward 2015 Ward)	Application Permitted
21/00763/FUL	51 Richmond Avenue, Lancaster, Lancashire Erection of a two story side extension for Stuart Askew (Skerton East Ward 2015 Ward)	Application Permitted

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21/00764/FUL	1 Eden Park, Lancaster, Lancashire Erection of a first floor side extension with balcony to the rear elevation and construction of a dormer extension to the front elevation with a Juliet balcony for Dr and Mrs J Tynan (Scotforth West Ward 2015 Ward)	Application Permitted
21/00766/FUL	103 Balmoral Road, Morecambe, Lancashire Demolition of existing outbuilding extensions and conversion of outbuilding to create ancillary accommodation in association with 103 Balmoral Road for Henderson & Mount (Harbour Ward 2015 Ward)	Application Permitted
21/00778/FUL	Royal Hotel, 27 Main Road, Bolton Le Sands Retrospective application for construction of detached external bar and food servery for Punch Taverns (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00802/FUL	31 Arrow Lane, Halton, Lancaster Demolition of existing veranda and erection of a single storey rear extension incorporating a canopy roof over a raised decking area, and installation of external steps for Mr S Menzies (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00810/FUL	The Green, Whitebeck Lane, Priest Hutton Erection of a single storey rear extension for Dr I Smith And Dr S Taylor (Kellet Ward 2015 Ward)	Application Permitted
21/00816/ADV	TESCO Express, 67 King Street, Lancaster Advertisement application for the display of an externally illuminated projecting sign and a non-illuminated ATM surround for Mr Andy Horwood (Castle Ward 2015 Ward)	Application Permitted
21/00829/FUL	5 Jefferson Close, Lancaster, Lancashire Erection of a first floor side extension over existing garage for Mr.&Mr Girling & HU (Marsh Ward 2015 Ward)	Application Refused
21/00834/FUL	25 Church Street, Lancaster, Lancashire Change of use of ground floor from hairdressers (class E) to hot food takeaway (sui generis) and installation of a extraction grille to the rear for Mr Feysullah Bagis (Castle Ward 2015 Ward)	Application Refused
21/00837/FUL	34 Cathedral Drive, Heaton With Oxcliffe, Morecambe Demolition of existing conservatory and erection of a replacement single storey rear extension for Mr Lee Taylor-Craddock (Westgate Ward 2015 Ward)	Application Permitted
21/00841/FUL	7 Long Acre Close, Carnforth, Lancashire Erection of a single storey side extension to existing garage for Mr. D. Greenwood (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
21/00846/FUL	Bank Barn, Village Road, Cockerham Excavation of ground to the side and rear elevations to facilitate the erection of a detached garage to the rear elevation with associated access, construction of a retaining wall, and replacement of existing boundary fencing for Miss Karen Holden (Ellel Ward 2015 Ward)	Application Permitted

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21/00847/FUL	Whitecroft, Procter Moss Road, Ellel Erection of a single storey extension to the south elevation for Mr & Mrs Taylor (Ellel Ward 2015 Ward)	Application Permitted
21/00855/FUL	33 Anstable Road, Morecambe, Lancashire Construction of a hip to gable extension and construction of dormer extensions to the front and rear elevations for Mr. M. Benson (Bare Ward 2015 Ward)	Application Withdrawn
21/00856/FUL	11 Meadowside, Lancaster, Lancashire Erection of a single storey rear extension and construction of external steps for Mr.&Mrs. A. Kerridge (Scotforth West Ward 2015 Ward)	Application Permitted
21/00857/FUL	18 Coach Road, Warton, Carnforth Partial retrospective application for the retention of a replacement door and the construction of a balcony and external stairs to the rear for Dr Trevor Blease (Warton Ward 2015 Ward)	Application Permitted
21/00859/FUL	St Wilfrids Church Of England Primary School, Penny Stone Road, Halton Installation of two air source heat pumps and erection of fenced compound area for The School Governors (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/00861/FUL	Stonecroft, Hillcrest Avenue, Bolton Le Sands Construction of first floor balcony to the rear elevation for Mrs Janet Pardula (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00863/FUL	51 Bay View Avenue, Slyne, Lancaster Construction of dormer extensions to the front and rear elevations for Miss Beth Stephenson (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00894/FUL	11 South Road, Lancaster, Lancashire Retrospective application for the change of use of a dwelling (C3) to a 8 Bedroom HMO (Sui Generis) for G. Sanderson S. McCallum (Scotforth West Ward 2015 Ward)	Application Withdrawn
21/00897/FUL	Design And Form Ltd, Whitegate, White Lund Industrial Estate Temporary siting of ancillary office modular building for a period of 2 years for Dave Gribble (Westgate Ward 2015 Ward)	Application Permitted
21/00902/FUL	11 Farmdale Road, Lancaster, Lancashire Demolition of existing garage and erection of a single storey side extension for Mr P Margerrison (John O'Gaunt Ward 2015 Ward)	Application Permitted
21/00903/CU	25 Scotforth Road, Lancaster, Lancashire Change of use from 6-bed house in multiple occupation into 8-bed house in multiple occupation for Mr C Elderton (Scotforth West Ward 2015 Ward)	Application Permitted
21/00911/FUL	18 Whitendale Drive, Bolton Le Sands, Carnforth Erection of a two storey side extension, replacement of existing flat roof with pitched roof and construction of a juliet balcony to the rear for Mr & Mrs Ross Pillow (Bolton And Slyne Ward 2015 Ward)	Application Permitted

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21/00914/ADV	Unit 1, Bulk Road, Lancaster Advertisement application for the display of one internally illuminated fascia sign and three non-illuminated wall mounted signs for Adriana Radu (Bulk Ward 2015 Ward)	Application Permitted
21/00915/VCN	Land Adjacent Burrow House, Burrow Heights Lane, Lancaster Reserved matters application for the erection of two detached dwellings (Pursuant to the variation of condition 1 on planning permission 21/00119/VCN to amend the visibility splay requirements and site plan) for Mr Michael Stainton (University And Scotforth Rural Ward)	Application Permitted
21/00920/PLDC	19 Yewdale Avenue, Heysham, Morecambe Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Miss H. Sadler (Heysham South Ward 2015 Ward)	Lawful Development Certificate Granted
21/00922/FUL	5 Hayfell Crescent, Hest Bank, Lancaster Erection of a single storey side extension and conversion of garage into habitable room for Mr and Mrs Procter (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00925/FUL	22 Battismore Road, Morecambe, Lancashire Erection of a single storey rear extension for Mr.&Mrs. L. Graham (Harbour Ward 2015 Ward)	Application Permitted
21/00932/FUL	Crown Inn, 18 St Leonards Gate, Lancaster Demolition of Public House (Sui Generis) for Mr Munshi (Bulk Ward 2015 Ward)	Application Permitted
21/00940/FUL	2 Allandale Gardens, Lancaster, Lancashire Change of use of dwellinghouse (C3) to 3 bed HMO (C4) and retrospective internal alterations including conversion of existing garage into ancillary living accommodation for Redgrave (Marsh Ward 2015 Ward)	Application Refused
21/00942/FUL	34 Anstable Road, Morecambe, Lancashire Erection of a single storey rear extension for Miss J. Tsun (Bare Ward 2015 Ward)	Application Permitted
21/00954/FUL	43 Pinewood Avenue, Bolton Le Sands, Carnforth Erection of a replacement detached garage for Mr Butterworth (Bolton And Slyne Ward 2015 Ward)	Application Permitted
21/00958/FUL	41 South Grove, Morecambe, Lancashire Erection of a single storey side extension for Mr Carl Webber And Ms Louise Conway (Bare Ward 2015 Ward)	Application Permitted
21/00960/PLDC	8 Chelsea Mews, Lancaster, Lancashire Proposed lawful development certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Mr. S. House (Skerton East Ward 2015 Ward)	Lawful Development Certificate Granted
21/00966/CU	28 Dallas Road, Lancaster, Lancashire Retrospective application for the change of use of dwellinghouse (C3) into 7-bed house in multiple occupation (Sui Generis) for Mr And Mrs Imtayaz Desai And Ritzwana Bapu (Castle Ward 2015 Ward)	Application Refused

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21/00968/FUL	37 Branksome Drive, Morecambe, Lancashire Demolition of existing conservatory, outbuilding and carport, erection of a single storey side and rear extension, and erection of a front porch for Mr & Mrs Parr (Westgate Ward 2015 Ward)	Application Permitted
21/00981/FUL	6 Canterbury Avenue, Lancaster, Lancashire Erection of a single storey side and rear extension, construction of a dormer extension to the rear elevation and construction of a hip to gable roof extension for Stuart and Jade Hemmings (John O'Gaunt Ward 2015 Ward)	Application Permitted
21/01004/PLDC	9 Fairfield Grove, Heysham, Morecambe Proposed lawful development certificate for erection of single storey rear extension for Mr. D. Mckechnie (Heysham North Ward 2015 Ward)	Lawful Development Certificate Granted
21/01013/FUL	12 River Street, Lancaster, Lancashire Conversion of garage to ancillary living accommodation for Mrs Karen Gallacher (Castle Ward 2015 Ward)	Application Refused
21/01016/PLDC	24 Shrewsbury Drive, Lancaster, Lancashire Proposed lawful development certificate for construction of a dormer extension to the rear elevation and construction of a hip to gable roof extension for Mr Edward McKeever (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
21/01022/PLDC	4 Knowlys Drive, Heysham, Morecambe Proposed lawful development certificate for construction of a hip to gable extension with dormer to the rear and insertion of two roof lights to the front elevation for Mr Graham Brownsmith (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
21/01031/PLDC	27 Sykelands Avenue, Halton, Lancaster Proposed Lawful Development Certificate for the demolition of existing conservatory and erection of a single storey rear extension for Mr and Mrs Mike and Sue Burkitt (Halton-with-Aughton Ward 2015 Ward)	Lawful Development Certificate Granted
21/01040/PLDC	18 Kayswell Road, Morecambe, Lancashire Proposed lawful development certificate for the conversion of existing attached garage to habitable room for Mr & Mrs S Russell (Torrisholme Ward 2015 Ward)	Application Withdrawn
21/01041/PLDC	110 Broadway, Morecambe, Lancashire Proposed lawful development certificate for construction of a dormer extension to the rear and hip to gable roof extension for Mr. N. Townley (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
21/01044/FUL	3 Haig Avenue, Lancaster, Lancashire Installation of door to the rear elevation for Phil Boothman (Marsh Ward 2015 Ward)	Application Permitted
21/01048/FUL	124 Sandylands Promenade, Heysham, Morecambe Construction of balustrade on existing flat roof to create a first floor balcony and construction of a ground floor balcony with balustrade for Mrs Linda Regan Riding (Heysham North Ward 2015 Ward)	Application Permitted

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21/01056/FUL	57 Copy Lane, Caton, Lancaster Demolition of existing rear extension and detached garage, erection of a replacement single storey rear extension and replacement garage to the side for Mrs. B. Meldrun (Lower Lune Valley Ward 2015 Ward)	Application Permitted
21/01065/PLDC	69 Regent Park Grove, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr.&Mrs. Freshini (Harbour Ward 2015 Ward)	Lawful Development Certificate Granted
21/01067/FUL	7 Elms Court, Marine Road East, Morecambe Proposed loft conversion including installation of four rooflights to the front elevation for Mr. D. Harrison (Bare Ward 2015 Ward)	Application Permitted
21/01085/PLDC	20 Allandale Gardens, Lancaster, Lancashire Proposed lawful development certificate for the change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/01086/PLDC	22 Allandale Gardens, Lancaster, Lancashire Proposed lawful development certificate for the change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/01087/PLDC	24 Allandale Gardens, Lancaster, Lancashire Proposed lawful development certificate for the change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/01088/PLDC	4 Allandale Gardens, Lancaster, Lancashire Proposed lawful development certificate for the change of use of a dwelling (C3) to a house in multiple occupation (C4) for Redgrave (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
21/01093/FUL	Verandah Cottage, Burrow Road, Burrow Demolition of existing single storey rear extension and erection of a replacement single storey rear extension for DRS Thomas (Upper Lune Valley Ward 2015 Ward)	Application Permitted
21/01107/PLDC	5 Rose Grove, Galgate, Lancaster Proposed Lawful Development Certificate for change of use of a dwelling (C3) to a house in multiple occupation (C4) for Mr Steve Fisher (Ellel Ward 2015 Ward)	Lawful Development Certificate Granted
21/01108/PLDC	44 Michaelson Avenue, Morecambe, Lancashire Proposed lawful development certificate for the construction of a hip to gable extension with dormer to the rear for Mr.&Mrs. J. Hinde (Torrisholme Ward 2015 Ward)	Lawful Development Certificate Granted
21/01110/FUL	7 Low Road, Halton, Lancaster Erection of first floor extension above the existing garage for Mr. K. McGuiness (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
21/01111/ELDC	51 Dale Street, Lancaster, Lancashire Existing lawful development certificate for a 7-bed house in multiple occupation (sui generis) for Mrs Thagia (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Refused

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21/01112/ELDC	76 Dallas Road, Lancaster, Lancashire Existing Lawful Development Certificate for a 9-bedroom house in multiple occupation (sui generis) for Mrs Thagia (Castle Ward 2015 Ward)	Lawful Development Certificate Refused
21/01123/PLDC	4 Bank Close, Galgate, Lancaster Proposed lawful development certificate for the erection of a single storey rear extension for Karen Bleasdale (Ellel Ward 2015 Ward)	Lawful Development Certificate Granted
21/01138/FUL	Rockmount, 61 The Row, Silverdale Demolition of existing outbuilding and erection of replacement outbuilding for Mr & Mrs Macklin (Silverdale Ward 2015 Ward)	Application Permitted
21/01146/PLDC	7 Hawksworth Grove, Heysham, Morecambe Proposed lawful development certificate for construction of a dormer extension to the rear elevation and construction of a hip to gable roof extension for Mr.&Mrs. M. Lightfoot (Heysham Central Ward 2015 Ward)	Lawful Development Certificate Granted
21/01179/NMA	Old School, Main Street, Whittington Non material amendment to planning permission 16/01450/CU to amend the first floor plan to change from a 3-bed into a 4-bed dwelling for Mr Bernard Sampson (Upper Lune Valley Ward 2015 Ward)	Application Refused
21/01188/PLDC	5 Winder Garth, Over Kellet, Carnforth Proposed lawful development certificate for the erection of a rear dormer extension for Mr.& Mrs. Candlin (Kellet Ward 2015 Ward)	Lawful Development Certificate Granted
21/01189/PLDC	27 Burlington Avenue, Morecambe, Lancashire Proposed lawful development certificate for the demolition of existing outhouse and erection of a single storey rear extension for Miss & Mr Wood & Westworth (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
21/01194/PLDC	81 Torrisholme Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a detached garage for Mr.&Mrs. D. Roberts (Skerton West Ward 2015 Ward)	Lawful Development Certificate Granted