



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 15 AUGUST 2022

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 18th July 2022 (previously circulated).

3 Items of Urgent Business authorised by the Chair

4 Declarations of Interest

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

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

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

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

Planning Applications for Decision

Community Safety Implications

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

Local Finance Considerations

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

Human Rights Act

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

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|---|--|--|-------------------------|----------------------------|
| 5 | <u>A5 21/01588/LB</u> | Sunderland Point Mission Overton
Heritage Centre The Lane Ward
Sunderland Point Morecambe | | (Pages 4 - 9) |
| | | Listed Building application for internal alterations to provide kitchen and wc's including new treatment plant, reset floor levels, works to ceiling, insulation, new partition doors, architraves, skirting and relocation of wall panel. | | |
| 6 | <u>A6 22/00519/FUL</u> | Mellishaw Park Mellishaw Lane
Heaton With Oxcliffe | Overton
Ward | (Pages 10 -
17) |
| | | Demolition of existing buildings, reconfiguration of existing 19 pitch traveller site to continue to provide 19 traveller pitches, erection of 9 semi-detached amenity buildings and a landlord/caretaker building, associated internal roads, amenity area, foul drainage infrastructure, a flood ramp at the site entrance and boundary fencing. | | |
| 7 | Delegated List (Pages 18 - 25) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Sandra Thornberry (Chair), Keith Budden (Vice-Chair), Victoria Boyd-Power, Dave Brookes, Abbott Bryning, Roger Cleet, Tim Dant, Roger Dennison, Kevin Frea, June Greenwell, Mel Guilding, Mandy King, Jack Lenox, Robert Redfern and Malcolm Thomas

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Alan Biddulph (Substitute), Jake Goodwin (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Debbie Jenkins (Substitute), Geoff Knight (Substitute), Joyce Pritchard (Substitute) and Peter Yates (Substitute)

(iii) Queries regarding this Agenda

Please contact Eric Marsden - Democratic Services: email emarsden@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

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

MARK DAVIES,
CHIEF EXECUTIVE,
TOWN HALL,
DALTON SQUARE,
LANCASTER, LA1 1PJ

Published on 29th July 2022.

Agenda Item	A5
Application Number	21/01588/LB
Proposal	Listed Building application for internal alterations to provide kitchen and wc`s including new treatment plant, reset floor levels, works to ceiling, insulation, new partition doors, architraves, skirting and relocation of wall panel
Application site	Sunderland Point Mission Heritage Centre The Lane Sunderland Point Morecambe Lancashire LA3 3HS
Applicant	Mr Brian Holmes
Agent	Mr Nigel Atkinson
Case Officer	Ms Charlotte Greenhow
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, as the full planning application for the installation of a sewage treatment plant (ref: 22/00284/FUL) was called into committee and these two applications are inextricably linked, this application has also been brought forward to be determined by the Planning Regulatory Committee. The scheme was presented before Planning Committee on 18 July 2022 however it was deferred for a site visit. The site visit occurred on 8 August 2022. The scheme is therefore being re-presented.

1.0 Application Site and Setting

1.1 Sunderland Point Mission Heritage Centre is a Grade II Listed former mission church dating back to 1894. The building was designed by Austin and Paley and illustrates the process of spreading the Church of England mission to remote coastal locations during the late 19th century and early 20th century. The building is rectangular in shape and has been constructed from local Claughton red brick with a Westmorland slate roof. Its use as a Church has recently ceased with the building now under the ownership of the Mission Heritage Centre Trust. The building stands as an independent structure on the south side of ‘The Lane’ and is bounded by open fields. The site forms part of Sunderland Point Conservation Area.

1.2 The official Historic England listing is as follows:

EXTERIOR: a five bay, single-storey building of red brick laid in stretcher bond beneath a pitched roof of Westmorland slate, that sweeps low over the projecting porch and vestry and WC in the form of lean-to roofs. Windows and door openings mostly have brick, camber heads. The west end has a central, projecting timber bell canopy that retains the bell, above an external, stepped brick chimney

stack with tumbling-in brickwork. To the left is the main camber-headed entrance, and to the right is a secondary opening of similar style; both with plain boarded doors. The north elevation has projecting end bays, the porch to the right with a plain window beneath a stone lintel, and the vestry with a camber-headed entrance. The blind central bay is demarcated by a pair of slim pilasters, and a flanking bay to either side has a camber-headed window fitted with a six-light fixed timber window. The east end is rendered obscuring the brickwork, but there is a single camber-headed window. The south elevation is similarly detailed to the north elevation but only the westernmost bay is projecting, with a pair of short ventilation slits to its east wall.

INTERIOR: the porch has painted brick walls with three rows of coat hooks, and opens into the main body of the church through double boarded doors. There is a timber baffle screen to the left, and horizontal wainscoting to the lower parts of the walls, which are painted brick above, and there is a boarded floor. The original stove to the west end has been removed but its semi-circular opening remains. At the east end there is a raised dais with an altar and timber rails to the front; the wainscoting raises above the altar table, and above this is a large camber-headed timber panel. The roof structure comprises four triangular tie-beam trusses supported by cast-iron struts. The small vestry niche to the left has wainscotted walls.

2.0 Proposal

- 2.1 Listed Building Consent is sought for internal alterations to provide kitchen and wc's including new treatment plant, reset floor levels, works to the ceiling, insulation, new partition doors, architraves, skirting and relocation of wall panel.
- 2.2 The application has been amended since submission following concerns raised by the Conservation Officer.
- 2.3 It is worthy of note that the LPA are aware of unauthorised alterations to the panelling to allow for the installation of a water supply which have not yet been addressed. The agent is aware of this and intends to submit a separate application. Failure to address these points will result in enforcement investigation and action.

3.0 Site History

- 3.1 Relevant planning history includes:

Application Number	Proposal	Decision
22/00284/FUL	Installation of sewage treatment plant	Approved July 2022

4.0 Consultation Responses

- 4.1 The following responses have been received from statutory and internal consultees. The application has been publicised twice due to the submission of amended plans. The consultation expiry date was 29.06.2022.

Consultee	Response
Parish Council	Object to the proposal
Conservation Officer	No objection , condition for large scale details of oak panelling and oak doors recommended.
Lancaster Civic Society	Supports this application to bring a near-derelict listed building back into community use.

- 4.2 Public representations – 67 letters of objection and 61 letters of support have been received at the time of compiling this report. These are summarised as follows:

4.3 Letters of support:

- This will be a great asset to Sunderland Point
- This is a positive change to the Mission Centre
- To bring this building up to modern standards will make this a great asset, instead of allowing a listed building to become derelict
- Its lovely to see this church holding is rightful place within the community
- These plans will rejuvenate an historic community asset and ensure it remains available for future generations
- The building would otherwise become overlooked, under used and fall into decay
- The new facilities will help to attract tourists
- The building will provide refuge in case of flooding
- Providing accessible and disabled toilets in the centre ensures all people can be included in this experience
- The additional facilities will be a benefit for all
- All events will be low-key, and footfall will be minimum
- The heritage centre will enable people to gain information and historical facts about the area

4.4 Letters of objection:

- Impact on interior of Grade II listed building
- Interior fittings already removed without consent
- Concerns over parking and highway safety
- No evidence of a bat survey
- No evidence that the application has considered flood risk
- Increase in tourists / would create a tourist attraction
- No economic or social benefits
- Lack of / improper consultation
- Lack of clear and detailed Heritage Assessment
- Concerns that the site is of Special Scientific Interest and is home to a series of endangered birds
- Not clear why toilets and a kitchen are needed
- The views of Historic England have not been sought
- A community facility already exists 225m away in the form of 'The Reading Room'
- The structural report carried out in 2017 has been ignored
- Letters of support have been submitted which do not relate to this listed building consent, but rather relate to the funding and conversion from Mission Church to Heritage Centre
- Questions over ownership certificates and that the correct notices have been served
- Concerns over the size of the disabled WC not meeting standards

4.5 Notwithstanding the above comments, it should be acknowledged that this application simply relates to works to the listed building and not the intended use. The applicant has noted that the use of the building has not changed and that the Heritage Centre will continue to run educational events, exhibitions, celebrations (including religious celebrations) and performances for the benefit of residents, the local community and visiting public. As such, a change of use application has not been applied for. However, should the use of the building change, this would require planning permission and may be investigated by the Enforcement Team for further action.

5.0 Analysis

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

- Impact on Listed Building and Conservation Area
- Impact on bats

5.2 Impact on Listed Building and Conservation Area (Sections 16 and 72 of the Listed Buildings and Conservation Area Act; Policy SP7 of the Strategic Policies and Land Allocations DPD; Policies DM29, DM30, DM37, DM38, DM53 of the Development Management DPD, and Sections 12 and 16 of the NPPF:)

5.2.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed Building and or a Conservation Area or their setting, the local

planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal. This is reiterated by the relevant heritage policies in the Development Plan DPD.

- 5.2.2 The revised submitted heritage, design and access statement outlines the aims of the proposed works. It is stated that the proposals have been put forward by the Trustees as the minimum requirement using the available funding and aim to provide facilities not previously provided within the building over the previous century. These developments include the provision of two WCs, a small kitchen area, new partition ceilings and walls, new matching framed doors in Oak natural finish, and resetting of the uneven floor.
- 5.2.3 The Councils Conservation Officer has offered detailed advice throughout this application resulting in the location of the kitchen area and WC's being moved from the rear of the building to the front. Following receipt of these amendments, the Conservation Officer has raised no objections to the scheme citing that the alterations are relatively low key and would enable the building to be understood in terms of its historic use. In addition, the proposed improved facilities will allow the building to become a valuable resource for the local community and given the rich local heritage and ecology in the area, and the nature of the former use of the building, the proposals seem entirely appropriate. However, a condition for large scale details of the new oak panelling and new oak doors is recommended, in the interest of the appearance and character of the listed building.
- 5.2.4 In terms of the above, the proposed alterations are considered to result in less than substantial harm to the historic fabric of the building. Any harm will only be permitted where this is clearly justified by the public benefits of the proposal. Given that the former church services have recently ceased and that the proposals seek to bring the building back into viable public use, the less than substantial harm caused to the building is considered justified in this instance. Furthermore, whilst it is noted that some of the original internal character of the building will be lost, the proposed WC's and Kitchenette area are considered to be simple additions to the building which would be both useful and valuable to the local community and visiting public alike.
- 5.2.5 Concerns have been raised within the letters of objection that all of the furniture within the building including the alter, benches and timber railings have been removed/relocated from the site. According to Historic England Advice Note 16 paragraph 27 "Broadly speaking, anything fixed to the building, such as staircases, chimneypieces, wall panelling, fitted cupboards internally, or attached walls and ancillary connected buildings externally, will be covered by listing; free-standing things internally, will not (pictures on hooks, tables and chairs which are not built in, etc). There are, however, grey areas for which legal tests are used to decide whether consent is needed for works to a listed building". Briefly described, these tests are:
- a) the method and degree of annexation (i.e. fixing) and
 - b) the purpose of annexation
- 5.2.6 In this case, the Councils Conservation Officer has reviewed the site and deems the items to be freestanding elements that would not amount to fixtures and fittings. As such, they would not form part of the listed fixtures and fittings of the listed building.
- 5.2.7 Further concerns relating to impact of the proposals on the fabric and visual amenity of the building have also been noted. However, for the reasons noted above, the proposed internal works are considered acceptable in this instance.
- 5.2.8 Consequently, the proposed internal works are considered to comply with Policies DM37 and DM38 of the Development Management DPD, Sections 16 and 72 of the Listed Buildings and Conservation Area Act, and Sections 12 and 16 of the NPPF.
- 5.3 Impact on bats (Policy DM29 of the Development Management DPD, Section 15 of the NPPF, and Conservation of Habitats and Species Regulations 2017)
- 5.3.1 Regulation 9 of 'The Conservation of Habitats and Species Regulations 2017' states that the "competent authority must exercise their functions which are relevant to nature conservation... so as

to secure compliance with the requirements of the [Habitats] Directives". Accordingly, competent authorities must consider the Directives in making decisions relating to any of their planning functions.

5.3.2 Several letters of objection raise concerns that the application has not been accompanied by a bat survey. Whilst this would usually be required for a building of this age, it is noted that the building benefits from visible high vaulted ceiling inside and thus bats are unlikely to nest here. Furthermore, other than the creation of new ceilings above the proposed WC, no works are proposed to the existing roof. A distance of approximately 0.75m would remain between the proposed WC ceiling and existing roof eaves. It is therefore not considered that the proposals would affect the use of a potential roost site.

5.4 **Other Matters**

5.4.1 A number of comments have been received by the LPA relating to the impact of the works on the listed building and impact on roosting bats, and these have been considered in the paragraphs above.

5.4.2 In relation to the other comments, it should be noted that this application simply seeks listed building consent for the works proposed and not any perceived future use. As such, comments relating to parking, highway safety, impacts on residents, flood risk, use of the building, influx of visitors, existing community facilities, lack of Environmental Assessment, ownership and wider site designations are not material considerations in the determination of this application.

5.4.3 In terms of the lack of Environmental Impact Assessment, it should be noted that the application is not of a threshold that would require an Environment Impact Assessment as defined in the EIA Regulations 2017. However, these were assessed within the recently approved application for the sewage treatment plant.

5.4.4 Questions were also raised in regard to the submitted ownership certificate and whether the correct notices have been served. This is ultimately down to the applicant, not the local planning authority to ensure that they have served the relevant notices upon anyone with an interest in the land. In any case, it was noted that when the LB application was first received, certificate B had been signed, rather than certificate A. This was queried with the agent and has since been rectified.

5.4.5 In addition, and as previously mentioned within this report, there is no formal proposal to change the use of the building. The intention to run educational events, exhibitions, celebrations (including religious celebrations) and performances are seen to be ancillary uses to the original church services and fall under Use Classes F1 (Learning and non-residential institutions) and F2 (Local Community):

Use Class F1:

- F1(a) – Provision of education
- F1(b) – Display of works or art (otherwise than for sale or hire)
- F1(c) – Museums
- F1(d) – Public libraries or public meeting rooms
- F1(e) – Public halls or exhibition halls
- F1(f) – Public worship or religious instruction (or in connection with such use)
- F1(g) – Law courts

Use Class F2:

- F2(a) - Shops (mostly) selling essential goods, including food, where the shops premises do not exceed 280 square metres and there is no other such facility within 1000 metres
- F2(b) – Halls or meeting place for the principle use of the local community
- F2(c) – Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
- F2(d) – Indoor or outdoor swimming pools or skating rinks

5.4.6 In terms of this, changes of use within Classes F do not require planning permission. However, should the use of building deviate from use Classes F, this will require a change of use application to be submitted. Failure to submit such an application could result in enforcement investigation and action.

6.0 Conclusion and Planning Balance

- 6.1 In conclusion, the proposed internal works are considered to result in some less than substantial harm to the character, appearance, and fabric of the Grade II listed building. However, this harm is considered to be outweighed by the overall public benefits of bringing the building back into long-term viable use for the local community and visiting public. Consequently, subject to the pre-commencement condition for large scale details of new oak panelling and oak doors, the proposed internal works are considered acceptable and comply with Policies DM37 and DM38 of the Development Management DPD, Sections 16 and 72 of the Listed Buildings and Conservation Area Act, and Sections 12 and 16 of the NPPF.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard LB timescale	Control
2	In accordance with amended plans	Control
3	Prior to their installation, submission of large-scale details of new oak panelling and oak doors	Pre-commencement

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.

Agenda Item	A6
Application Number	22/00519/FUL
Proposal	Demolition of existing buildings, reconfiguration of existing 19 pitch traveller site to continue to provide 19 traveller pitches, erection of 9 semi-detached amenity buildings and a landlord/caretaker building, associated internal roads, amenity area, foul drainage infrastructure, a flood ramp at the site entrance and boundary fencing
Application site	Mellishaw Park Mellishaw Lane Heaton With Oxcliffe Lancashire
Applicant	Mr Tom Greenwood
Agent	Mr L Donner
Case Officer	Mrs Petra Williams
Departure	No
Summary of Recommendation	Approval (subject to resolving noise issues)

(i) Procedural Matters

This application is classed as a small scale major and in the absence of objections this development proposal would normally be dealt with under the Scheme of Delegation. However, the application site is owned by Lancaster City Council, and as such the application must be determined by the Planning Committee.

1.0 Application Site and Setting

1.1 The application relates to an existing Gypsy and Traveller site which is situated within the Heaton with Oxcliffe area of south-east Morecambe. The site is occupied by 19 existing Gypsy and Traveller pitches which are largely arranged around a central grassed area. Each pitch has a hardstanding area for static or touring caravans with an associated small amenity building which includes a kitchen area, shower, toilet and storage area. There is also caretaker accommodation within the site. The internal access road provides a route around the central grassed amenity area. The site is heavily screened by an embankment/bund and substantial, dense mature tree planting around the boundary.

1.2 Open marsh land lies to the south of the embankment/bund. The Sunnyclyffe Retail Park is located approximately 100 metres to the west and the White Lund Industrial Estate is situated further to the north of the site. The Asda retail store is sited approximately 670 metres to the north east of the site. The site is accessed off Lancaster Road from the Mellishaw Road/Ovangle Road roundabout. Each pitch within the site has associated car parking and is accessed from the circular internal access road.

1.3 The site lies within the Open Countryside and the River Lune is located approximately 560 metres to the south of the site. The site lies within Flood zones 2 and 3. To the south-west of the site is the Oxcliffe Marsh Biological Heritage Site (BHS) and the site lies within the Morecambe Bay/Duddon SPA Buffer zone for residential development.

2.0 Proposal

2.1 The application proposes the redevelopment of the existing site and will involve the demolition of existing buildings and the reconfiguration of existing 19 traveller pitches. Plans include the erection of 9 semi-detached amenity buildings and a landlord/caretaker building. The internal access road will be realigned to accommodate the new layout of the pitches and the new proposed amenity area. The foul drainage infrastructure will be upgraded and a flood ramp will be created at the site entrance in addition to new boundary fencing.

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
82/572/DPA	Change of use of unused land to gypsy caravan site. Works to raise the level of the land and construction works to provide a residential gypsy caravan site with 20 pitches, amenity blocks and septic tank	Permitted
82/284/DPA	Change of use of unused land to residential gypsy caravan site together with associated works including the erection of amenity blocks and construction of septic tank	Permitted

4.0 Consultation Responses

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

Consultee	Response
Lead Local Flood Authority (LLFA)	No objections - subject to conditions to ensure that the development is carried out in accordance with the submitted Flood Risk Assessment (FRA) and details of the surface water drainage strategy.
Engineering Team	No comments received
Planning Policy Team	No objections - supported from a Housing Strategy perspective and will ensure that there is no loss of pitches.
Waste and Recycling	No comments received
Property Services	No comments received
Environmental Health (Noise)	Neither objects nor supports the scheme but advises that given the location of the residential use in relation to the existing road infrastructure consideration should be given to the impacts of noise on the occupants.
Environmental Health (Contamination and Air Quality)	No objections – subject to conditions relating to contamination, asbestos, dust, hours of construction, noise and vibration. No issues regarding air quality.
Strategic Housing	No comments received
County Highways	No objections
Environment Agency	No objections - satisfied that the development will not exacerbate flood risk elsewhere and recommends the preparation of a flood emergency evacuation plan.
Natural England	Comments awaited in response to the Council’s HRA. A verbal update will be provided at the Committee meeting.
Lancashire Constabulary	No comments received
Parish Council	No objections – Supports the application

4.2 No public comments have been received in response to the publicity in respect of this application.

5.0 Analysis

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

- Principle of development
- Gypsy and traveller pitch provision
- Flood risk
- Impacts on residential amenity
- Landscape and visual impact
- Tree and ecology implications
- Drainage and utilities
- Highway impacts

5.2 **Principle of development** - NPPF Section 2 (Achieving sustainable development), Strategic Policies and Land Allocations DPD Policies SP1 (Presumption in Favour of Sustainable Development), SP2 (Lancaster District Settlement Hierarchy), Development Management (DM) DPD policies DM1 (New residential development and meeting housing needs), DM4 (Residential development outside main urban areas) and DM5 (Rural exception sites)

5.2.1 The key aspects of the proposal are:

- To provide a minimum of 19 pitches to ensure all of the existing residents can return to the site.
- To provide more substantial, better equipped and more energy efficient amenity buildings for each family.
- To provide a well-considered site layout to ensure the same provision for each pitch.
- Provide a safer road layout on the site, avoiding a continuous 'ring road' arrangement.
- Provide a safer and more usable amenity space.

5.2.2 In evaluating the principle of this proposal, full consideration and appropriate weight must be given to whether or not the proposal would represent sustainable development in terms of satisfying the requirements of the NPPF. Although the site lies within the Open Countryside it is very well located for access to The Bay Gateway (A683) and other main routes through to the main centres of Morecambe and Lancaster. In light of the site's existing use, proximity to local services and transport routes it is considered that the proposal can be viewed as a sustainable form of development in locational terms. However, other key points must also be assessed as part of the overall planning balance and are discussed below.

5.3 **Gypsy and traveller pitch provision** – NPPF section 5 (Delivering a sufficient supply of homes) Planning Policy for Traveller Sites (PPTS) -2015, Strategic Policies and Land Allocations DPD Policies SP1 (Presumption in Favour of Sustainable Development), SP6 (The Delivery of New Homes) Development Management (DM) DPD policies DM9 (Accommodation for gypsy, travellers and travelling showpeople)

5.3.1 The Council has an ongoing call for sites with the aim of producing a Gypsy and Traveller DPD which allocates sites. No suitable sites have come forward as part of this process. It is therefore essential that Mellishaw Park continues to provide pitches for the local families who currently live at the site. The existing site has been in operation since the early 1980s and up until recently was owned and operated by Lancashire County Council. The site is now owned and run by Lancaster City Council. The Gypsy and Traveller and Travelling Showperson Accommodation Assessment (2017) (GTAA) identifies Mellishaw Park as the only Council owned Gypsy and Traveller site in the District. The GTAA found evidence of a need for additional pitches and identified a cultural need for 24 pitches and a PPTS need for 8 pitches over the plan period.

5.3.2 Despite the Council's desire to bring forward a Site Allocations DPD for Gypsy and Traveller Accommodation, at this time the Council cannot demonstrate an up-to-date five-year supply of suitable sites and consequently great weight must be given to the level of unmet need in the context

of the current application. As part of the preparation for the Site Allocations DPD for Gypsy and Traveller Accommodation the Council made an ongoing call for sites in June 2018.

5.3.3 The site has been in a state of disrepair for a number of years and the internal accommodation is well below modern standards. The existing amenity blocks suffer from rising damp, inadequate heating provision and inadequate ventilation. There are also ongoing problems with the foul drainage 'network' within the northern part of the site and antiquated electrical distribution and lighting.

5.3.4 In terms of design principles, policy DM9 advises that Gypsy and Traveller sites should be well planned and include soft landscaping and play areas, make adequate provision for vehicular parking, turning areas and servicing; provide adequate access to all emergency vehicles; and provide adequate utilities, sanitation facilities, a mains water supply and drainage. These matters will be discussed in further sections of this report.

5.4 **Flood risk and drainage - NPPF Section 14 (Planning for Climate Change), Development Management (DM) DPD policies DM33 (Development and Flood Risk), DM34 (Surface Water Run-off and Sustainable Drainage), DM35 (Water Supply and Waste Water); Strategic Policies and Land Allocations (SPLA) DPD policies SP8 (Protecting the Natural Environment); Flood Risk Management and Watercourses Planning Advisory Note (PAN) (2015)**

5.4.1 National and local policy both aim to ensure new development proposals are directed towards areas of the lowest flood risk. In this regard, owing to the site's location within Flood Zones 2 and 3, the NPPF and policy DM33 of the local plan provide that a Sequential Test would typically be required. In this instance, a Sequential Test has been submitted in support of the scheme and this sets out that as part of the preparation for the Site Allocations DPD for Gypsy and Traveller Accommodation the Council made an ongoing call for sites in June 2018 (as referred to in para. 5.3.1 above). However, only 4 sites were put forward to date and 3 of which were heavily constrained and unsuitable. As it stands an unmet need remains and as the call for sites that meet the appropriate criteria for Gypsy and Traveller sites in the district has failed to identify any suitable sites in areas at lower flood risk.

5.4.2 However, whilst the content of the Sequential Test here is noted, given that the site is lawfully occupied on a permanent residential basis, it would be somewhat contradictory to apply the Test in its purest form. In the absence of this current application for example, the LPA would have no ability to prevent or cease the residential use of the land in any event; to therefore require other sites to be considered in preference to the current plot would be unreasonable. Furthermore, the Council cannot demonstrate a five year supply of Gypsy and Traveller sites and as such an unmet need exists. This is a material factor which weighs in favour of the scheme.

5.4.3 Therefore, whilst a Sequential Test has been submitted, given the current use of the site, the LPA would not necessarily expect alternative sites to be considered as would be the case for a non-developed site. As such, whilst it would be inaccurate to say that the Test is 'passed', from a Sequential Test perspective, a material conflict with national and local policy has not been identified.

5.4.4 It is considered that the scheme would provide an uplift in the sustainability credentials and standard of accommodation of the site which would be of a significant benefit to those who live there. It is also considered that that the site can be redeveloped without increasing flood risk elsewhere and would improve flood resilience.

5.4.5 The submission has been accompanied by a Flood Mitigation Strategy which sets out a number of mitigations which will be incorporated into the scheme as follows:

Upgrading works to the ramp at the site entrance - As highlighted within para. 1.1 of this report, the site is surrounded by a large earth embankment/bund, which provides some flood protection to the existing site. The height of the bund ranges from approximately 1.1m and 2.8m above the general site ground level. The scheme includes upgrading works to the existing ramped site entrance from Lancaster Road where a raised tarmac ramp will be created across the width of the access. The new ramp will extend between the two ends of the bund and will create continuous coverage around the site, providing an 300mm of additional flood level protection.

Increase in building floor levels - The proposed new amenity blocks are designed to have a higher floor level than the existing, in order to reduce the risk of flooding. This represents an increased finished floor level of between 150 and 200mm from the existing amenity buildings

Adapting building services - The proposed electrical and mechanical services will be designed to ensure that they are as high as practically possible. Non-return valves will be installed within the new foul drainage system to prevent back-flow of diluted sewage wherever this is an identified risk.

Resilient building materials and robust detailing - The plinth level of the proposed new amenity buildings will be finished in a Class B engineering brick which performs well in terms of resisting water penetration with a good ability to dry out. The plinth course of brickwork will be extended higher up the new external walls in order to further improve the flood resilience of the new amenity blocks. The new floor construction is proposed as a solid concrete slab, therefore avoiding floor voids and the associated air vents in external walls that would allow flood water ingress. All insulation is to be a closed-cell polyurethane type to resist water absorption and retain stability and integrity if in contact with flood water.

5.4.6 As Mellishaw Park is an existing site the Environment Agency have raised no objections to the proposals to upgrade to the existing development and are satisfied that the development will not exacerbate flood risk elsewhere and recommends the preparation of a flood emergency evacuation plan. However, it is worth noting that they have advised that if the application were for a new residential caravan development at this location they would object on policy grounds.

5.4.7 The submitted Drainage Strategy sets out that the existing site drains unattenuated to the environment and that the site is unsuitable for infiltration based drainage. It is proposed that surface water will be attenuated on site, with discharge to the nearby drainage channel with discharge restricted to the greenfield runoff rate. The Drainage Strategy site acknowledges that during the development phase runoff containing silt and other construction related contaminants may migrate towards the drainage channels located along the site's south and east boundaries which could potentially cause siltation and pollution into these channels. To mitigate this risk, the Drainage Strategy states that temporary bunds will be formed along these site boundaries. The bunds will be removed at the end of construction following the completion of the landscaping works. The Lead Local Flood Authority have considered the submission and raised no objections subject to the development being carried out in accordance with the submitted Flood Risk Assessment. They have also requested a condition for the submission and implementation of final details of the drainage scheme.

5.4.8 The existing site is served by a package treatment plant with filter/treatment chamber located within the south-east part of the site. The foul drainage infrastructure pipework around the site will be renewed as part of the development and will connect into the existing, retained (modern) package treatment plant.

5.4.9 Overall, it is considered that the scheme is acceptable with regards to the improvements proposed in respect of flood risk and drainage within the site.

5.5 **Impacts on residential amenity NPPF section 12 (Achieving well-designed places); Development Management (DM) DPD policies DM29 (Key design principles)**

5.5.1 The new proposed layout will comply with the current standards, critically the requirement for a 6 metre clear distance between caravans in separate ownership. Each of the relocated pitches will accommodate a 9.14 metre by 3.65 metre long static caravan and a 6.3m by 2.4 metre touring caravan. The new amenity buildings (day rooms) are designed in adjoining pairs and will be approximately 3 times larger than existing, and as such will provide a substantial improvement in accommodation. Each pitch will be separated by a 2 metre high timber fence. The internal layouts of the new amenity buildings adhere to the guidance set out within the 'Communities and Local Government: Designing Gypsy and Traveller Sites, Good Practice Guide', providing a kitchen / dining room, a utility area and shower/bathroom. Each unit will have a main entrance door to the side elevation, located beneath a projecting roof canopy in addition to a secure external store.

5.5.2 The proposed amenity space is approximately the same footprint area as the existing. However, the nature of the existing site topography and lack of a demarcated edge, means that the existing space

is not well used. There is a high level of dog ownership at the site and the lack of pitch boundary fences means that some dogs roam around the site and use the amenity space as a toilet, meaning parents of young children are not keen to allow them to use it. Within the proposed clearly defined pitch boundaries, residents will be asked to keep their dogs within their own pitch. The communal external amenity space will be relocated to within the north-west part of the site. As this will be more detached from the new internal road layout it is anticipated that this will create a safer environment for children to play than the existing arrangement. New external lighting will be provided primarily mounted on the new amenity buildings.

- 5.5.3 The new landlord/caretaker building will be sited adjacent to the site entrance and will provide a community hub/office as well as caretaker accommodation.
- 5.5.4 Overall, the scheme will enhance and improve the residential amenity of the site occupants and is supported in that regard.

5.6 **Landscape and visual impact** – NPPF section 12 (Achieving well-designed places), Section 15 (Conserving and enhancing the natural environment), Strategic Policies and Land Allocations (SPLA) DPD policies EN3 (Open countryside), Development Management (DM) DPD policies DM4 (Residential Development Outside Main Urban Areas), DM29 (Key Design Principles), DM46 (Development and Landscape Impact).

5.6.1 In conjunction with the NPPF, policy DM29 seeks to secure developments that contribute positively towards the identity and character of the areas in which they are proposed. Good design should respond to local distinctiveness and in locations. The revised NPPF also places an increased focus on good design through advocating ‘beautiful’ buildings and places to reside.

5.6.2 The new amenity buildings are to be timber framed and clad in a mixture of natural larch boarding and blue/grey engineering bricks, with a single ply roofing membrane to the pitched roofs. Externally, the hard surfacing will be a mixture of traditional tarmac (to the access roads and the hard standing within the pitches) and a buff limestone gravel to the perimeter areas, separated by 50mm wide, round topped concrete kerbs. Between pitches, the boundary fencing is to be vertical tanalised timber close boarding 2.4m high in a natural finish. The design and materials are considered to be appropriate and will be an improvement on existing.

5.6.3 Notwithstanding the above the site is heavily screened and as such the proposal will not result in landscape impacts from outside the site.

5.7 **Tree and ecology implications** - NPPF section 15 (Habitats and biodiversity references); Strategic Policies and Land Allocations (SPLA) DPD policies SP8 (Protecting the Environment); Development Management (DM) DPD policies DM44 (Protection and Enhancement of Biodiversity), DM45 (Protection of Trees, Hedgerows and Woodland)

5.7.1 The location of the existing trees and the nature of the proposed works means that there will be no requirement for any significant tree removals to achieve the proposed layout. All areas of development are based on the existing inner level site within the bunded area and there are no trees directly adjacent to the edges of the existing hard surfaced area or internal fencing. The relocation of the site boundary fence may require the removal of a small number of trees but these would be within the 150mm DBH size range and trees which do not make any contribution to the screening of the site or the overall structure of the boundary group. The development will not impact upon the levels of the existing bund structure and a protective fence around the outer edge of the development would provide protection for the trees bund during the development phase.

5.7.2 The submitted landscape plan indicates that additional tree planting is to be undertaken in a number of areas of the site. This is intended to bolster areas of the site where there is currently less boundary trees stock and increase the overall volume of trees within the site.

5.7.3 The submission is supported by a Preliminary Ecological Appraisal which sets out that although bats, nesting birds and amphibians are known to occur in the local area, there was no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by the proposal. The Appraisal sets out recommendations

precautionary methods of working during the development phase as well as the incorporation of bat boxes within the site to provide a biodiversity net gain.

5.7.4 The site is located approximately 670 metres from the Lune Estuary which forms part of the European designated area of Morecambe Bay and Duddon Estuary SPA, Morecambe Bay Ramsar and Morecambe Bay SAC and SSSI Site. The development will not result in any direct impact or land take from the designated areas. Given the separation distance and the existing use of the site, it is considered that the site is not functionally linked to the designated areas. As the proposal does not seek to increase the number of residential units within the site there will be no increase in recreational pressure. Given the proximity of the site to the designations within the River Lune it would be appropriate to condition a construction surface water management plan to ensure there is no risk of pollution.

5.8 **Highway impacts - NPPF section 9 (Promoting sustainable transport); Policy DM61 (Walking and Cycling) and DM62 (Vehicle Parking Provision of the Development Management DPD)**

5.8.1 The proposed development will utilise the existing access onto the highway network which is considered to be acceptable by the County Highways consultee. There are no proposed changes to the existing access other than the upgrading of the flood ramp. The new road arrangement within the site will have two stop-ended roads with turning heads, which will separate the traffic movements across the north and south of the site and minimise speed. Each plot will be provided with two vehicle parking spaces which is considered appropriate and acceptable.

5.8.2 Overall, the scheme will have no implications on highway safety or result in an increase in traffic generation to and from the site.

5.9 **Other Matters**

5.9.1 Contamination - The application has been accompanied by a Phase 1 Land Contamination Risk Assessment and the Environmental Health Officer (EHO) has recommended the standard contaminated land condition. The EHO has also recommend conditions relation to asbestos, hours of construction, noise and vibration, scheme for dust control. Other than the asbestos condition these suggestions are considered unreasonable given the lack of sensitive receptors in proximity to the site.

5.9.2 Noise – The Environmental Health Officer (EHO) has requested more information with regard to the impacts of noise from the adjacent Bay Gateway on the occupants of the site. Although the EHO accepts that the revised layout and improvements (including fences within the plots) and is of the view the noise levels from the adjacent highway are unlikely to exceed unacceptable sound levels a noise assessment has been requested in the interests of transparency and consistency. Councillors will be updated on this verbally ay Committee.

6.0 Conclusion and Planning Balance

6.1 In conclusion, the proposed layout, scale, appearance and landscaping satisfactorily addresses the requirements of the Framework and policies of the development plan. The scheme will improve residential amenity and provide a much needed upgrade to a long established site. The flood resilience of the site will be improved and the additional proposed planting and biodiversity enhancements are a further benefit of the proposal. As such the application can be viewed favourably.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Time limit for commencement	Control
2	Approved plans list	Control
3	Precise details and samples of materials to be submitted for approval for elevations and fencing	Prior to construction
4	Surface Water Sustainable Drainage Strategy and Maintenance	Prior to commencement
5	Asbestos survey	Prior to commencement
6	Construction Surface Water Management Plan	Prior to commencement
7	Flood emergency evacuation plan.	Prior to first use or occupation
8	Details of bin storage and external lighting	Prior to first use or occupation
9	Submission of details and location of bat boxes	Prior to first use or occupation
10	Development in accordance with Tree Protection Plan	Control
11	Development in accordance with the Preliminary Ecological Appraisal	Control
12	Development in accordance with Flood Risk Assessment	Control
13	Implementation of landscape scheme	Control
14	Use of the site limited to Gypsies and Travellers	Control

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

Officers have made this 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 decision 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
21/01084/FUL	Greendales Farm, Carr Lane, Middleton Demolition of existing dwelling and erection of a replacement dwelling for Mr Miles McCarthy Esq (Overton Ward 2015 Ward)	Application Permitted
21/01144/FUL	Scar Close, Crag Road, Warton Demolition of existing single storey rear extension and existing lobby and porch to the front elevation, erection of a single storey front extension and a two-storey rear extension, construction of raised patio, wall and steps to the rear and a raised patio and steps to the side elevation, installation of stone cladding to all elevations and the installation of new windows and doors for Mrs A Carroll (Warton Ward 2015 Ward)	Application Refused
21/01285/FUL	Hillam Lane Farm, Hillam Lane, Cockerham Erection of a hydrogen workshop, with associated storage yard, welfare cabin and equipment containers for NanoSUN (Ellel Ward 2015 Ward)	Application Withdrawn
21/01547/FUL	Addington Lodge, Addington Road, Nether Kellet Demolition of one existing stable building and erection of one single storey ancillary building for office with store and plant room and associated parking for Adrian Gott (Kellet Ward 2015 Ward)	Application Permitted
22/00049/DIS	Ward Field Farm, Main Road, Galgate Discharge of condition 15 on approved application 17/00944/OUT for Hollins Homes (Ellel Ward 2015 Ward)	Application Permitted
22/00055/DIS	Wennington Old Farm And, Wennington Old Farm Cottage, Wennington Road Discharge of part of condition 4 on approved application 21/01052/LB for Mr & Mrs Crabtree (Lower Lune Valley Ward 2015 Ward)	Split Decision
22/00057/DIS	Wennington Old Farm And, Wennington Old Farm Cottage, Wennington Road Discharge of part of condition 4 on approved application 21/01051/FUL for Mr & Mrs Crabtree (Lower Lune Valley Ward 2015 Ward)	Split Decision
22/00063/LB	Music Room, Sun Street, Lancaster Listed building application for repair works incorporating replacement and repair of damaged stonework on principal elevation, limewashing of gable walls and repointing of stonework and mortar, installation of ladder cage, removal of flue, replacement of plastic down pipe with cast iron and replacement vent grills for The Landmark Trust (Castle Ward 2015 Ward)	Application Permitted
22/00065/DIS	36 Poulton Road, Morecambe, Lancashire Discharge of conditions 3, 4 and 5 on approved application 20/01097/FUL for Mr P McChrystal (Poulton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00076/DIS	52 Middleton Road, Heysham, Morecambe Discharge of conditions 3 and 4 on approved application 21/00889/FUL for MR JOHN MCDONAGH (Heysham South Ward 2015 Ward)	Application Refused
22/00078/DIS	14 New Street, Lancaster, Lancashire Discharge of conditions 3 and 4 on approved application 21/01274/LB for Charrier (Castle Ward 2015 Ward)	Split Decision
22/00080/DIS	14 New Street, Lancaster, Lancashire Discharge of conditions 3 and 4 on approved application 21/01273/FUL for Charrier (Castle Ward 2015 Ward)	Application Permitted
22/00085/DIS	50 - 52 Penny Street, Lancaster, Lancashire Discharge of condition 3, 5 and 7 on approved application 21/01511/FUL for Bilal Patel (Castle Ward 2015 Ward)	Application Permitted
22/00089/DIS	Cottages, Long Level, Cowan Bridge Discharge of condition 5 on approved application 18/01616/FUL for Mr Andrew Howson (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/00096/DIS	141 Bare Lane, Morecambe, Lancashire Discharge of condition 4 on approved application 21/00997/FUL for Mr B. Barnes (Bare Ward 2015 Ward)	Application Permitted
22/00177/FUL	Lakeland Fells View, Kirkby Lonsdale Road, Over Kellet Erection of one two-storey dwelling and detached garage and retrospective application for retention of garage and use of land as residential in association with Lakeland Fells View for Mr and Mrs Colin Nichol (Kellet Ward 2015 Ward)	Application Permitted
22/00190/FUL	The Pavilion , Ashton Road, Lancaster Erection of two timber pods for Mr Nathan White (Scotforth West Ward 2015 Ward)	Application Permitted
22/00198/FUL	144 Greaves Road, Lancaster, Lancashire Change of use of lower ground and ground floor offices (Use Class E) to 4 self-contained studio flats (C3) for student accommodation only, removal of garage doors, installation of replacement windows/doors, and installation of railings to the front and rear elevations for Bob Cowan (Scotforth West Ward 2015 Ward)	Application Permitted
22/00367/FUL	Nat West Bank, 68 - 70 Church Street, Lancaster Repairs to windows on all elevations and repair/replacement to the bay window on the rear elevation for NatWest Group (Castle Ward 2015 Ward)	Application Permitted
22/00368/FUL	Willodene, Shore Road, Silverdale Excavation of land and erection of a part 2 storey part single storey rear extension with patio above, construction of a dormer extension to the rear elevation and erection of a detached garage for Ms S Crossley (Silverdale Ward 2015 Ward)	Application Refused
22/00372/FUL	Land East Of Christie Way, Christie Way, Morecambe Erection of a detached dwelling (C3) with integral garage and pool room and erection of boundary fence and gates for Mr Patrick Hanley (Westgate Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00376/LB	Nat West Bank, 68 - 70 Church Street, Lancaster Listed building application for the repairs to windows on all elevations and repair/replacement to the bay window on the rear elevation for NatWest Group (Castle Ward 2015 Ward)	Application Permitted
22/00392/FUL	2 St Michaels Place, Bolton Le Sands, Carnforth Demolition of existing conservatory and erection of dormer extensions to the front and rear elevations for Mr Mark Hope (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00396/LB	19 St Marys Parade, Lancaster, Lancashire Listed building application for replacement timber windows to the rear elevation for Ms (Elizabeth) Anne Wichmann (married name Foxlee) (Castle Ward 2015 Ward)	Application Withdrawn
22/00420/FUL	133 Coulston Road, Lancaster, Lancashire Installation of replacement cladding to the south east (front) and south west (side) elevations for Mrs Yuri Imari-Smith (John O'Gaunt Ward 2015 Ward)	Application Permitted
22/00426/FUL	Slyne With Hest Football Club, Bottomdale Road, Slyne Erection of a single storey extension to the front, side and rear of existing changing rooms to form a clubhouse, creation of a new vehicular access, construction of a new car park and footpath and retention of storage container for Slyne Football Club (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
22/00449/FUL	Greencroft, Borwick Road, Arkholme Erection of detached outbuilding and excavation work for the creation of swimming pool, and erection of associated pump house for Mr J. Nicholson (Kellet Ward 2015 Ward)	Application Withdrawn
22/00450/FUL	Greencroft, Borwick Road, Arkholme Erection of a two storey side extension for Mr J. Nicholson (Kellet Ward 2015 Ward)	Application Permitted
22/00460/ELDC	1 - 3 Osborne Grove, Morecambe, Lancashire Existing lawful development certificate for the lawful commencement of planning permission 18/00137/FUL for Mr N Palamountain (Harbour Ward 2015 Ward)	Application Withdrawn
22/00484/FUL	9 Guidem Park, Lancaster, Lancashire Construction of a dormer extension to the rear elevation, installation of rooflights to the front and rear elevations and erection of a detached outbuilding for Mr and Mrs David Hackett (Bulk Ward 2015 Ward)	Application Permitted
22/00539/FUL	7 Ancliffe Lane, Bolton Le Sands, Carnforth Demolition of existing conservatory and erection of a single storey rear extension and construction of a raised terrace with steps for Mr & Mrs Andrew & Natalie Lockley (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00545/LB	Ghyll House, Aughton Brow, Aughton Listed building application for the installation of new flooring and painting of staircase flooring and removal of wooden beam above fireplace and installation of mantelpiece for Mrs and Mr Jack and Sarah Johnson (Halton-with-Aughton Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00556/FUL	58 Chequers Avenue, Lancaster, Lancashire Erection of a single storey rear extension, construction of pitched roof to existing porch, construction of external steps to the front elevation and re-grading of land to create a new lowered driveway for Mr P Bohdan (John O'Gaunt Ward 2015 Ward)	Application Permitted
22/00560/FUL	9 Crookhey Gardens, Cockerham, Lancaster Erection of a first floor extension above existing garage with construction of a balcony to the rear for Mrs Judith Lunn (Ellel Ward 2015 Ward)	Application Permitted
22/00573/PLDC	10-14 Arrow Lane, Halton, Lancaster Proposed lawful development certificate for the decommission of the existing septic tank owned and used by no's 14 and 12 Arrow Lane, and laying of new pipe work connecting into existing drain at no. 10 Arrow Lane for Mrs Ann-Marie Wood (Halton-with-Aughton Ward 2015 Ward)	Lawful Development Certificate Granted
22/00577/FUL	5 Hunters Gate, Lancaster, Lancashire Demolition of existing car port to the side elevation, erection of a two storey side extension including installation of a balustrade to the north east elevation, and a first floor extension over existing garage for Mr and Mrs Hammond (Scotforth West Ward 2015 Ward)	Application Refused
22/00582/VCN	Hill Farm, Littledale Road, Brookhouse Change of use of barns to two dwellings (C3), demolition of existing modern barns and erection of two new dwellings (C3), creation of passing place and erection of bin store (pursuant to the variation of conditions 2, 4 and 5 on planning permission 18/01419/FUL to amend the site plan to include garden room within Plot 4, include the use of single ply flat roofing membrane to the garden room and to update the drainage strategy) for Mr M Gerega (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/00583/ELDC	45 Windermere Road, Lancaster, Lancashire Existing lawful development certificate for the continued use of 11 Dalton Road and 45 Windermere Road as one dwelling (Class C3) for Mr Stuart Morgan (Bulk Ward 2015 Ward)	Lawful Development Certificate Granted
22/00585/FUL	Gibsons Farm, Bay Horse Road, Quernmore Extension of existing slurry lagoon for Mr Richard Pye (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/00598/PAA	Stable Building At, Ashton Hall Cottages, Long Barn Prior approval for the change of use of stable building into a dwelling (C3) for Mr And Mrs Clark (Ellel Ward 2015 Ward)	Prior Approval Refused
22/00604/FUL	Woodend, Kirkby Lonsdale Road, Halton Demolition of existing stable block, erection of a replacement stable block, and creation of menage including alterations to land levels for Mr Daniel McGowan (Kellet Ward 2015 Ward)	Application Permitted
22/00620/FUL	2 New Street, Lancaster, Lancashire Installation of a flue extraction duct for Mr J Woodhead (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00621/LB	2 New Street, Lancaster, Lancashire Listed building application for installation of a flue extraction duct, installation of a bar and installation of new partition walls and doors to provide WCs for Mr J Woodhead (Castle Ward 2015 Ward)	Application Permitted
22/00625/OUT	Land Adjacent To 4 Washington Close, Lancaster, Lancashire Outline application for the development of one residential dwelling (C3), including associated access and parking for Mr J. Glass (Marsh Ward 2015 Ward)	Application Withdrawn
22/00630/FUL	16 Kempton Road, Lancaster, Lancashire Conversion of existing garage to ancillary living accommodation, erection of single storey side extension, erection of a porch extension, construction of a raised patio, retaining wall and external steps for Mr & Mrs Juan Garcia Sanchez (Scotforth East Ward 2015 Ward)	Application Permitted
22/00631/ELDC	Workshop, Back Wellington Road North, Lancaster Existing lawful development certificate for use as workshop and storage premises for Phillip Metcalf (Scotforth West Ward 2015 Ward)	Lawful Development Certificate Refused
22/00636/PAC	Green Finch Cafe, Corricks Lane, Conder Green Prior approval for the change of use of Cafe (E) to Dwelling (C3) for Mrs Karina Barnes (Ellel Ward 2015 Ward)	Prior Approval Granted
22/00643/FUL	35 Hornby Road, Caton, Lancaster Demolition of existing garage, erection of a two storey side extension, construction of dormer extensions to the front elevation and erection of a porch to the front elevation for Mr and Mrs Woodend (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/00648/PAM	Vodafone CS36394 Hodgsons Croft Farm, North Road, Carnforth Prior approval for the installation of a replacement 17.5m monopole telecommunications mast with antenna and ancillary ground level equipment for Cornerstone Telecommunications Cornerstone Telecommunicat... (Carnforth And Millhead Ward 2015 Ward)	Prior Approval Not Required
22/00685/FUL	Meadowfields , Carr Lane, Lancaster Erection of single storey rear extension for Mr and Mrs Andrew and Kathryn Boit (Scotforth West Ward 2015 Ward)	Application Permitted
22/00688/PAS	Brades Farm, Farleton Old Road, Farleton Prior approval for the installation of solar PV panels on agricultural roofs for Mr John Towers (Upper Lune Valley Ward 2015 Ward)	Prior Approval Granted
22/00689/NMA	Ward Field Farm, Main Road, Galgate Non material amendment to planning permission 17/00944/OUT to amend the wording of condition 13 in relation to noise mitigation for Hollins Homes (Ellel Ward 2015 Ward)	Application Permitted
22/00692/FUL	Jewsons, White Lund Road, Morecambe Installation of replacement roof and installation of cladding to all elevations for Saint Gobain (Westgate Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00694/FUL	9 Eagle Close, Heysham, Morecambe Erection of single storey front extension to existing garage and installation of doors to the side elevation for Mr L Baker (Heysham South Ward 2015 Ward)	Application Permitted
22/00695/FUL	19 Townsfield, Silverdale, Carnforth Demolition of existing conservatory to the rear elevation, erection of a single storey rear extension and a covered store to the side, construction of a rear dormer extension, conversion of existing car port to ancillary living accommodation in association with 19 Townsfield with erection of a single storey side and rear extension, excavation of land, construction of retaining walls and steps and installation of a package treatment plant for Mr and Mrs Amor (Silverdale Ward 2015 Ward)	Application Permitted
22/00696/FUL	24 Essington Avenue, Morecambe, Lancashire Erection of a detached garage for Mr James Cunningham (Harbour Ward 2015 Ward)	Application Permitted
22/00700/FUL	2 Warley Drive, Morecambe, Lancashire Erection of a single storey side extension for Mr A Sumner (Torrisholme Ward 2015 Ward)	Application Permitted
22/00710/FUL	13 Langdale Road, Carnforth, Lancashire Demolition of side utility room and erection of two storey side extension for Mr & Mrs C Hodgkinson (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
22/00712/AD	Aikengill, Aikengill Road, Tatham Agricultural determination for the erection of an agricultural building for Mr Stephen Harrison (Lower Lune Valley Ward 2015 Ward)	Prior Approval Not Required
22/00714/EIR	Land At Grid Reference E347900 N455890, Highland Brow, Galgate Screening opinion for erection of 115 dwellings with associated access and landscaping for Wainhomes (North West) Limited (Ellel Ward 2015 Ward)	ES Not Required
22/00733/FUL	8 Durham Avenue, Lancaster, Lancashire Demolition of existing conservatory and erection of a single storey rear extension for Mr & Mrs Muncaster (Scotforth East Ward 2015 Ward)	Application Permitted
22/00735/ELDC	35 Golgotha Road, Lancaster, Lancashire Existing Lawful Development Certificate for use as 4-bed house in multiple occupation (C4) for Mr Hiran Marambe (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
22/00738/EIR	Moorside Cottage, New Street, Brookhouse Screening opinion for a part retrospective application for the retention of a single storey outbuilding for use as a holiday let in association with Moorside Cottage for Mr Alan King (Lower Lune Valley Ward 2015 Ward)	ES Not Required
22/00741/EIR	Stoneycroft, Bay Horse Road, Quernmore Screening opinion for change of use of agricultural land to residential land in association with Stoneycroft for Mr & Mrs M Speake (Lower Lune Valley Ward 2015 Ward)	ES Not Required

LIST OF DELEGATED PLANNING DECISIONS

22/00747/FUL	2 Braides Bungalow, Sandside, Cockerham Erection of a single storey rear extension for Mr Ryan Parkin (Ellel Ward 2015 Ward)	Application Permitted
22/00759/FUL	77 Greenwood Avenue, Bolton Le Sands, Carnforth Construction of a hip to gable extension and construction of dormer extension to the rear elevation for Mr & Miss R & E Atkinson & Thomas (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/00765/FUL	2 Home Farm, Oaklands Court, Aldcliffe Installation of replacement front door for Mr Christopher Hampson (Scotforth West Ward 2015 Ward)	Application Permitted
22/00772/FUL	24 St Albans Road, Morecambe, Lancashire Erection of single storey front and rear extensions, two storey side extension and construction of a balcony to the side elevation for Mr & Ms D Collins (Torrisholme Ward 2015 Ward)	Application Refused
22/00779/FUL	9 Michaelson Avenue, Morecambe, Lancashire Erection of a single storey side extension for Mr and Mrs Brodie (Torrisholme Ward 2015 Ward)	Application Permitted
22/00782/ELDC	Lane Head Farmhouse, Hornby Road, Wray Existing lawful development certificate for the retention of a single storey rear extension for Mr M Watts (Lower Lune Valley Ward 2015 Ward)	Lawful Development Certificate Granted
22/00791/PLDC	12 - 14 Perpignan Way, St Nicholas Arcade, Lancaster Proposed Lawful Development Certificate for the change of use of a retail store (Class E) to a dental practice (Class E) for Matthew N/A (Castle Ward 2015 Ward)	Lawful Development Certificate Granted
22/00792/PAS	Thermo Fisher Scientific, Shore Road, Heysham Prior approval for the installation of solar PV system to multiple roof areas for Thermo Fisher Scientific (Heysham South Ward 2015 Ward)	Prior Approval Not Required
22/00796/AD	Bell Hill Stables, Littledale Road, Littledale Agricultural determination for the erection of a storage building for Mr Michael Milburn (Lower Lune Valley Ward 2015 Ward)	Prior Approval Not Required
22/00798/FUL	5 Brookholme Court, Lancaster, Lancashire Installation of a door to the side elevation for Mrs Basi Jaswinder (Marsh Ward 2015 Ward)	Application Permitted
22/00799/NMA	Burrow House Cottage , Burrow Heights Lane, Lancaster Non material amendment to planning permission 21/01576/FUL to reduce the ridge height of the first floor extension roof. for Mr & Mrs James Ronald (University And Scotforth Rural Ward)	Application Permitted
22/00827/NMA	CTAP, John Creed Avenue, Lancaster University Non material amendment to planning permission 22/00191/FUL to remove retaining wall around external plant enclosure and replace with graded bank around external plant enclosure for Mr David Wynn - Griffiths (University And Scotforth Rural Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/00842/PLDC	19 Ingleton Drive, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr & Mrs P Wilkinson (Scotforth East Ward 2015 Ward)	Lawful Development Certificate Granted
22/00847/NMA	Brownside, Docker Lane, Arkholme Non material amendment to planning permission 09/00395/FUL to substitute wooden window frames with uPVC for Mr William Harrison (Kellet Ward 2015 Ward)	Application Permitted
22/00858/PLDC	38 Milking Stile Lane, Lancaster, Lancashire Proposed lawful development certificate for construction of a dormer extension to the rear elevation and installation of rooflight window to the front elevation for Mr Richard Twine (Marsh Ward 2015 Ward)	Lawful Development Certificate Granted
22/00860/EIR	Gibraltar Farmhouse, Lindeth Road, Silverdale Screening opinion for retention of access track for Mr James Burrow (Silverdale Ward 2015 Ward)	ES Not Required
22/00918/NMA	1 Stoney Lane, Galgate, Lancaster Non material amendment to planning permission 20/01410/FUL to amend two windows to rear elevation, to replace one window and patio doors to bifold doors to the rear elevation, to reduce the depth of the side extension, to reduce the width of double doors to the side elevation, and install a new rooflight for Mr T. Devling (Ellel Ward 2015 Ward)	Application Permitted
22/00919/NMA	50 Morecambe Road, Lancaster, Lancashire Non material amendment to planning permission 21/01068/FUL to install glazed panels to sides of front door, to alter the side elevation to brick, to replace two windows and patio doors to bifold doors to the rear elevation, and reduce the height of the first floor window to the side elevation for Mr J. Archer (Skerton West Ward 2015 Ward)	Application Permitted