



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 27 MARCH 2023

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 27th February 2023 (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 22/01452/FUL	Frankie And Bennys Hilmore Way Morecambe	Harbour Ward	(Pages 5 - 9)
		Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping.		
6	A6 22/01500/FUL	The Station Pub Marine Road Central Morecambe	Poulton Ward	(Pages 10 - 13)
		Installation of air conditioning system to side elevation.		
7	A7 22/01501/LB	The Station Pub Marine Road Central Morecambe	Poulton Ward	(Pages 14 - 16)
		Listed building application for the removal of existing grills and ductwork, openings elongated with the installation of replacement grills,		

installation of new air conditioning system and fan coil unit.

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|-----------|---|---|----------------------------|------------------------|
| 8 | A8 23/00174/FUL | Kentucky Fried Chicken Central Drive Morecambe | Poulton Ward | (Pages 17 - 19) |
| | | Relocation of extract ductwork and termination to existing station building pitched roof. | | |
| 9 | A9 23/00175/LB | Kentucky Fried Chicken Central Drive Morecambe | Poulton Ward | (Pages 20 - 22) |
| | | Listed building application for the relocation of extract ductwork and termination to existing station building pitched roof. | | |
| 10 | A10 22/01518/OUT | Land To The North And South Of Cinder Lane Nurseries Cinder Lane Lancaster | Scotforth West Ward | (Pages 23 - 30) |
| | | Outline application for the erection of 2 dwellings with associated accesses. | | |
| 11 | Delegated List (Pages 31 - 42) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

Councillors Fabiha Askari (Substitute), Mandy Bannon (Substitute), Alan Biddulph (Substitute), Jake Goodwin (Substitute), Tim Hamilton-Cox (Substitute), Debbie Jenkins (Substitute), Geoff Knight (Substitute), Sally Maddocks (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 582000, or alternatively email democracy@lancaster.gov.uk.

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

Published on 14th March 2023.

Agenda Item	A5
Application Number	22/01452/FUL
Proposal	Change of use of existing restaurant (Class E) to mixed use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping
Application site	Frankie And Bennys Hilmore Way Morecambe Lancashire
Applicant	BKUK Group
Agent	Mr Chris Jones
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Refusal

(i) **Procedural Matters**

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

1.0 Application Site and Setting

1.1 The site to which this application relates is the former Frankie & Benny's building off Central Drive, Morecambe. The building was originally constructed in the mid-1990s as a drive through Burger King takeaway, until Frankie & Benny's took over the site in 2008, removing the drive through and extending into the former drive through lanes. Frankie and Benny's vacated the site in 2020, and it has remained disused since then. The building is located on the corner of Hilmore Way and Central Drive, and shares an access point on Hilmore Way and car park with a gym and pizza takeaway who co-habit the former Blockbuster video shop. Hilmore Way also leads to Morrisons, Morrisons Petrol Station, B&M, Homebase and Next and their associated car parks, coach parking, and service areas.

1.2 The site is located within the Morecambe Area Action Plan (MAAP) and a Regeneration Priority Area. The cycle path to the west and south forms part of National Cycle Routes 69, 700, and the Way of the Roses, and is also designated as an existing cycle route under Policy T2.

2.0 Proposal

2.1 This application seeks planning permission for change of use of the existing restaurant (Class E) to a mixed-use unit comprising of restaurant and drive thru takeaway (sui generis), demolition of existing single storey extensions to side and rear, installation of external cladding and panelling and 2 new windows to the side, reconfiguration of car park to create drive-thru lane and associated landscaping. The drive thru lane will wrap around the building in a clockwise direction, with the order point on the southwest side, and the payment and collection windows on the northwest side. The car park is to include designated "click and collect" and "grill bay" parking spaces, in addition to disabled parking and cycle hoops. Windows, doors, fascias and soffits will be finished in white and brown colours, boarding on the gable ends painted black, and cedar wood effect cladding applied to feature elevations.

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
95/00530/FUL	Erection of a drive through takeaway restaurant and video shop	Approved
08/00836/FUL	Alterations and extensions to existing Burger King restaurant to form Frankie & Benny's restaurant with ancillary bar	Approved

4.0 Consultation Responses

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

Consultee	Response
Town Council	No response received.
County Highways	Objection. Concerns that at peak times the traffic queuing for the order point could reach across the access way onto the adopted highway, blocking Hilmore Way and causing excessive delays to the local highway network, unacceptable in terms of highway safety.
Environmental Health	Recommend refusal. No information submitted on noise and odour, potential impacts on nearby residential receptors. Details of air quality and lighting also requested.
Natural England	No response received.
Planning Policy	Comments on the submitted retail Sequential Test and considers it to be passed.
Engineering Team	No response received.
Lancashire Constabulary	Crime and security advice provided.
Parking Services	Requests details of how the applicant will manage car parking spaces within their demised area.
Public Realm	Concerns in terms of corporate regeneration and place making aspirations, litter, anti-social behaviour, and impacts on highways and infrastructure.
Property Services	No response received.

4.2 One letter of support was received from a restaurant fit-out contractor in Blackpool.

5.0 Analysis

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

- Principle of Change of Use and Retail Impact
- Design

- Public Health
- Highways
- Environmental Considerations

5.2 Principle of Change of Use and Retail Impact (NPPF Section 7; Policies DM16, DM19, DM20, TC1, TC2, TC4 and EC5; MAAP AS9 and SP4)

5.2.1 The site was originally constructed as a drive through takeaway restaurant, and was later in use as a restaurant (use class E) until that use ceased in 2020. Nevertheless, hot food takeaways and drive throughs are both considered to fall within a sui generis use class and as such change of use from Class E is required. The site is located within an established commercial area, with other food and beverage offers including Domino's, KFC, Festival Market cafes and the Station Pub. Regeneration policies also seek to re-use existing sites. Therefore, the principle of a mixed-use restaurant and drive through takeaway as per its historic use is difficult to resist, however this proposal in an out-of-centre location must first be assessed against the relevant retail policies and other material planning considerations.

5.2.2 Policy DM19 seeks to direct "town centre uses" towards defined centres and that the cumulative impact of the proposal will be considered in terms of the implications on the vitality and viability of the defined centres. The application is supported by an assessment of other sites some of which are located closer to the defined centre of Morecambe. Given the nature and scale of the proposed use (which includes a drive through element), and the historic nature of the site, the LPA is satisfied that the scheme cannot be accommodated on a more sequentially preferable site. Furthermore, the scale of the proposal being less than 500 sqm, does not result in an impact assessment being required. The site is close to public transport links and in a relatively sustainable location and, as such, the Sequential Test is considered to be passed and in broad terms, the proposed use is acceptable in principle, subject to other matters being satisfactorily addressed.

5.3 Design (NPPF Section 12; Policies DM21, DM29 and DM30)

5.3.1 The existing building is in a poor condition. The proposed external alterations would result in an improved visual amenity, and are appropriate given the setting of the wider commercial area. No sustainability measures have been included, however on balance the proposed design and appearance of the building is acceptable.

5.4 Public Health (NPPF Sections 8 and 12; Policies DM20 and DM57)

5.4.1 Policy DM20 sets out that the Council will not support proposals for additional hot food takeaways within identified centres where more than 15% of Year 6 pupils or 10% of Reception pupils are classed as obese. The aim of this is to promote healthy places in the interests of public health and community wellbeing, in accordance with Lancashire County Council's Hot Food Takeaways and Spatial Planning Public Health Advisory Note. Public Health data for Harbour ward shows that 22% and 11.4% of Year 6 and Reception pupils respectively are obese. The thresholds prescribed by the Policy are exceeded; however, the Policy is only aimed at proposals in defined centres, and as the site location is outside of the town centre, and the principle of use has been considered acceptable as discussed above, a refusal on the grounds of public health is not recommended in this instance due to above policy wording.

5.5 Highways (NPPF Section 9; Policies DM29, DM61 and T2; MAAP AS3)

5.5.1 There are proposals by Lancashire County Council and Sustrans to upgrade cycle routes in the local area, including widening the pavements on Central Drive. Having reviewed the proposed plans, whilst there are two slithers of landscaping area that overlap with the proposed cycle route upgrades, there is no overlap between built development. Therefore, the implementation of a drive through use would not hamper any planned future upgrades to the cycle network. It is understood that all the land would remain in the City Council's ownership, and any parts required for the cycle upgrades could be removed from Burger King's lease.

5.5.2 There is no designated pedestrian route from Hilmore Way/Morrisons into the application site, without walking a short distance down the access road or via Central Drive. Details of how the applicant's car parking spaces will be managed have also not been provided. In the event of an

approval, details of a footway link and a parking management scheme could be secured through planning conditions to ensure good pedestrian connectivity, parking provision (including EV charging) and promotion of linked trips.

- 5.5.3 Policy DM29 expects new development to incorporate suitable and safe access to the existing highway network and ensure that highway safety and efficiency is maintained or improved. Paragraph 110 of the NPPF requires LPAs to ensure that safe and suitable access to the site can be achieved, with Paragraph 111 stating that development should be refused on highways grounds if there would be an unacceptable impact on highway safety. Policies T2 and DM61 seek to protect and improve the existing cycle network, and MAAP Action Set AS3 seeks to improve key cycling routes.
- 5.5.4 Based on the plans submitted, there is only space for approx. three vehicles behind the ordering point before vehicles would be queuing on the shared access road and then onto Hilmore Way. The Council and County Highways raised concerns on this basis, and requested further details of how queueing traffic would be accommodated.
- 5.5.5 In response, the applicant's Transport Consultant has provided a Technical Note using data from 4 sites on the TRICS (Traffic Rate Information Computer System) database. This anticipates that during the peak period, one vehicle will arrive every 110 seconds (approx. 30 per hour), and that Burger King's speed of service from arrival to departure is 3 minutes for each vehicle. The Technical Notes goes on to state that the drive through lane has been designed to accommodate up to 8 vehicles, and it would only reach full capacity in the unlikely scenario that circa. 15 minutes worth of vehicle demand arrived within a short space of time, or a vehicle was held up at the collection window for circa. 15 minutes. Mitigation in the form of "grill bays" in the car park have been proposed, to allow drivers to park and wait for longer orders clear of the drive through. The Technical Note concludes that based on likely demand and arrangements at the site, it is highly unlikely that the queue will extend beyond the drive through lane.
- 5.5.6 This further information has subsequently been reviewed by County Highways. County Highways note that the data taken from TRICS only covers Tuesday to Friday. A wider sample from TRICS taken by County Highways gives a trip rate some 30% higher than the consultants, and analysis of the proposed plans indicates that there is not space between windows to account for a total of 8 queueing vehicles at once. Based on the analysis by County Highways, the 7th vehicle queuing would be outside of the drive through lane, in the access road. Vehicles entering the car park and not using the drive through would have to pass this stationary vehicle by entering the path of oncoming traffic leaving the car park. Further vehicles queuing to use the drive through, and vehicles waiting for a gap in oncoming traffic to enter the car park, would then cause a tailback and block the adopted highway Hilmore Way. Given the high usage of this road (which serves Morrisons supermarket and petrol station, B&M, Homebase, Next, car and coach parks, and retail delivery areas) by cars, HGVs and coaches, excessive delays would be felt on the local highway network. A designated cycle route crosses the access to the site, and queuing vehicles would block this and cause further highway safety risks. Anecdotally, it is understood that other fast food drive through sites in the County are very busy at peak times, although many of these have their own car parks which queues will first form in before impacting on the public highway.
- 5.5.7 Based on the plans and information submitted, the proposal would result in significant negative impacts on the local highway network through queuing, prevention of access and delays, and be unacceptable in terms of highways safety. For these reasons the proposal is unacceptable in terms of highways impacts.
- 5.6 Environmental Considerations (NPPF Sections 12 and 15; Policies DM20, DM29 and DM31; MAAP AS1)
- 5.6.1 In terms of noise, odour and light pollution, the nearest residential property on Aldingham Walk is approx. 30m from the application site, and is separated from it by the access road and a railway siding. The proposed use is unlikely to generate any significant additional noise above existing/previous levels. However, details of extraction and plant equipment could be secured through a planning condition in the event of an approval, to ensure no adverse noise and odour impacts. The area is already well lit, and any additional lighting is unlikely to result in a nuisance to

the nearest residential properties, although external lighting could be controlled through a further planning condition.

- 5.6.2 The matter of litter is covered by separate Environmental Protection Act legislation, however, Paragraph 174 of the NPPF does require planning proposals to enhance the local environment by improving local environmental conditions, Policy DM30 recognises that litter from hot food takeaways can affect the amenity of an area, and MAAP Action Set AS1 seeks improvements in street cleanliness. In response to this issue, the Applicant has stated that they will carry out three litter pick patrols everyday, and are content for details of this to be conditioned on any approval. In the event of the application being minded for approval, the matter could be considered further between the Council and the Applicant.

6.0 Conclusion and Planning Balance

- 6.1 The application site has been empty and deteriorating for some time, and the proposal would see the unit re-used, bringing it back into an active economic generating use and improving the visual condition of the building. Subject to planning conditions and further negotiations the scheme could also be acceptable in terms of pedestrian connectivity, noise, odour, light pollution, car parking, and litter management. However, the lack of capacity in the drive through lane for queuing would result in an adverse impact on the local highway network. In this instance, the benefits of the proposal are not considered to outweigh the negative highway impacts, and as such the application is recommended for refusal.

Recommendation

That Planning Permission **BE REFUSED** for the following reason:

1. The submitted scheme fails to provide adequate capacity for vehicles queuing to use the proposed drive through. Accordingly, the scheme would result in queuing vehicles on the shared access road, on the adopted highway Hilmore Way, and across the designated cycleway, leading to queuing traffic, delays, and blocking of access. These significant negative impacts on the local highway and cycling network would be detrimental to highway safety contrary to the relevant aims and objectives of Policies DM29 and DM61 of the Development Management Development Plan Document, Policy T2 of the Strategic Policies and Land Allocations Development Plan Document, Action Set AS3 of the Morecambe Area Action Plan and Section 9 of the National Planning Policy Framework.

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

In accordance with the above legislation, the City Council can confirm that it takes a positive and proactive approach to development proposals, in the interests of delivering sustainable development. As part of this approach the Council offers a pre-application service, aimed at positively influencing development proposals. Regrettably the applicant has failed to take advantage of this service and the resulting proposal is unacceptable for the reasons prescribed in this report. The applicant is encouraged to utilise the pre-application service prior to the submission of any future planning applications, in order to engage with the local planning authority to attempt to resolve the reasons for refusal.

Background Papers

None.

Agenda Item	A6
Application Number	22/01500/FUL
Proposal	Installation of air conditioning system to side elevation
Application site	The Station Pub Marine Road Central Morecambe Lancashire
Applicant	Lori Bratley
Agent	Mr Daniel Dickinson
Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) Procedural Matters

This form of development would normally be determined under the Council’s Scheme of Delegation. However, the building is in the ownership of Lancaster City Council and as such the application is referred to the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The Station Pub is situated within The Platform, which occupies a prominent corner position at the junction of Marine Road Central and Central Drive. The building was the Morecambe Promenade Railway station, until 1997 when it was changed into a mixed-use venue that now provides The Station Pub, Morecambe Tourist Information Centre and KFC, with Morecambe Festival Market to the rear. The building is constructed in squared coursed sandstone with sandstone dressings and a slate roof.

1.2 There are various commercial properties within the surrounding area of the application property that include Jump Rush, Reel Cinema, Morrisons and Aldi.

1.3 The Station Pub is a Grade II Listed building. The site is located within the Morecambe Conservation Area.

2.0 Proposal

2.1 The proposal is seeking to install an air conditioning unit to the north facing elevation, within an existing service yard that is enclosed by a wall and double timber gates and cannot be seen from within the street scene. The proposed air conditioning unit is required to replace the existing system that is old and unfit for purpose. The works also include internal works to replace grills, replace the air conditioning system and the fan coil unit and these works are proposed within application

22/01501/LB as they require listed building consent.

- 2.2 The proposed air conditioning unit will be sited to the southwest corner of the existing service yard area. It will be fixed to the north facing elevation, will be 1.5m in height and 0.8m in width and will be finished in white.

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
02/00157/ADV	Erection of a free standing illuminated tower sign.	Approved
05/00879/ADV	Erection of various illuminated and non-illuminated signs	Refused
17/01366/ADV	Advertising application for the display of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign, 1 externally illuminated double sided post mounted sign, 1 non-illuminated post mounted sign, 5 non-illuminated wall signs and 1 brass plaque	Approved
17/01367/LB	Listed Building application for the fitting of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign, 5 non-illuminated wall signs, and 1 brass plaque	Approved
17/01382/LB	Listed Building application for replacement and installation of various fixtures and fittings internally	Approved

4.0 Consultation Responses

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

Consultee	Response
Property Services	No comments to make on the application.
Conservation Officer	No objections
Parish Council	No comments received at the time of compiling this report.

- 4.2 No comments have been received from members of the public.

5.0 Analysis

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

- Principle of Development
- Design and Heritage Matters
- Amenity

- 5.2 Principle of Development (NPPF Section 6: Economy, Policies DM14: Proposals Involving Employment and Premises, DM15: Small Business Generation, DM16: Town Centre Development, DM56: Protection of Local Services and Community Facilities, SP9: Maintaining Strong and Vibrant Communities)

- 5.2.1 The Council will seek to protect a local service that serves a local community and recognises the role local services can play in ensuring that communities are sustainable in the long term in accordance with DM56 of the DM DPD. Similarly, DM15 of the DM DPD states that the Council will support proposals that involve the creation or sustainable expansion of a small business within the district.

- 5.2.2 The property has been utilised as a public house in this location since 1996. To allow the business to continue and remain in this location, the proposed air conditioning system is required to allow the property to be ventilated adequately as the current system is old and unfit for purposes. The proposal will thereby protect a local service that serves a local community, allow the building to be

ventilated adequately and secure the long-term use of the building and existing business. As a result, it is considered that the proposed air conditioning system can be sited to the southwest corner of the existing service yard area.

5.3 Design and Heritage Matters (NPPF Section 16: Historic Environment and Section 12: Achieving Well Designed Places, Policies DM29: Key Design Principles, DM37: Development affecting Listed Buildings, DM38: Development Affecting Conservation Areas, SP7: Maintaining Lancaster District's Unique Heritage)

5.3.1 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 or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by the relevant heritage policies in the Development Plan DPD.

5.3.2 The proposal seeks to install a new air conditioning unit to the southwest corner of the existing service yard area to the north of the property. The proposed air conditioning unit will be sited within the existing enclosed service yard area that is surrounded by a high stone wall and double timber gates. The yard area cannot be seen from within the street scene and in the context of the listed building and the wider conservation area, the proposal is considered to be acceptable in terms of visual amenity.

5.3.3 The proposed works are considered to have a less than substantial impact to the Conservation Area and the Listed Building and there will be public benefit to members of the public that frequent the public house; in so far as the property will be ventilated properly using a system that is fit for purpose. The impact upon the setting and character of the listed building and the wider conservation area is therefore considered to be acceptable.

5.4 Amenity (NPPF Section 12: Achieving Well Designed Places, Policies DM29: Key Design Principles)

5.4.1 No concerns are raised regarding noise and general disturbance from the proposed air conditioning unit, as the closest noise sensitive receptor is the Midland Hotel that is sited 75 metres away and is separated by the road of Marine Road Central.

6.0 Conclusion and Planning Balance

6.1 The proposed air conditioning unit and associated works are to replace a system that is no longer fit for purpose. The proposed air conditioning unit will be contained within the existing service yard area to the north of the property that cannot be viewed from within the street scene and within the context of the listed building and wider conservation area. The proposed works are considered to have a less than substantial impact to the conservation area and the listed building.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 Year Timescale	Control
2	Development in accordance with approved plans	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

Agenda Item	A7
Application Number	22/01501/LB
Proposal	Listed building application for the removal of existing grills and ductwork, openings elongated with the installation of replacement grills, installation of new air conditioning system and fan coil unit
Application site	The Station Pub Marine Road Central Morecambe Lancashire
Applicant	Lori Bratley
Agent	Mr Daniel Dickinson
Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) Procedural Matters

This form of development would normally be determined under the Council’s Scheme of Delegation. However, the building is in the ownership of Lancaster City Council and as such the application is referred to the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The Station Pub is situated within The Platform, which occupies a prominent corner position at the junction of Marine Road Central and Central Drive. The building was the Morecambe Promenade Railway station, until 1997 when it was changed into a mixed-use venue that now provides The Station Pub, Morecambe Tourist Information Centre and KFC, with Morecambe Festival Market to the rear. The building is constructed in squared coursed sandstone with sandstone dressings and a slate roof.

1.2 There are various commercial properties within the surrounding area of the application property that include Jump Rush, Reel Cinema, Morrisons and Aldi.

1.3 The Station Pub is a Grade II Listed building. The site is located within the Morecambe Conservation Area.

2.0 Proposal

2.1 The proposal is seeking to install an air conditioning unit to the north facing elevation, within an existing service yard that is enclosed by a wall and double timber gates and cannot be seen from within the street scene. The proposed air conditioning unit is required to replace the existing system that is old and unfit for purpose.

2.2 Internally the existing grills within the bar area are to be removed, the existing openings widened and new grills are to be installed. The existing ductwork from the existing grills to the existing air conditioning unit is to be removed and new ductwork is to be installed to connect the proposed grills within the internal bar area to the proposed new air conditioning unit within the existing service yard area to the north of the property.

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
02/00157/ADV	Erection of a free standing illuminated tower sign.	Approved
05/00879/ADV	Erection of various illuminated and non-illuminated signs	Refused
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4.0 Consultation Responses

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

Consultee	Response
Property Services	No comments to make on the application.
Conservation Officer	No objections
Parish Council	No comments received at the time of compiling this report.

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

5.0 Analysis

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

- Design and Heritage Matters

5.2 Design and Heritage Matters (NPPF Section 16: Historic Environment and Section 12: Achieving Well Designed Places, Policies DM29: Key Design Principles, DM37: Development affecting Listed Buildings, DM38: Development Affecting Conservation Areas, SP7: Maintaining Lancaster District's Unique Heritage)

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 or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by the relevant heritage policies in the Development Plan DPD.

5.2.2 The proposal seeks to install a new air conditioning unit to the southwest corner of the existing service yard area to the north of the property. The proposed air conditioning unit will be sited within the existing enclosed service yard area that is surrounded by a high stone wall and double timber gates. The yard area cannot be seen from within the street scene and in the context of the listed building and the wider conservation area, the proposal is considered to be acceptable in terms of

visual amenity.

5.2.3 The proposed works are considered to have a less than substantial impact to the Conservation Area and the Listed Building and there will be public benefit to members of the public that frequent the public house, in so far as the property will be ventilated properly using a system that is fit for purpose.

6.0 Conclusion and Planning Balance

6.1 The proposed air conditioning unit and associated works are to replace a system that is no longer fit for purpose. The proposed air conditioning unit will be contained within the existing service yard area to the north of the property that cannot be viewed from within the street scene and within the context of the listed building and wider conservation area. The proposed works are considered to have a less than substantial impact to the setting and appearance of the wider conservation area and the listed building.

Recommendation

That Listed Building Consent BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard Listed Building Timescale	Control
2	Development in accordance with approved plans	Control
3	The existing air conditioning removed from the site and the external openings made good with lime mortar	Control

Background Papers

None

Agenda Item	A8
Application Number	23/00174/FUL
Proposal	Relocation of extract ductwork and termination to existing station building pitched roof
Application site	Kentucky Fried Chicken Central Drive Morecambe Lancashire
Applicant	Mr Kishan Patel
Agent	Mrs Rachel Skinner
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) **Procedural Matters**

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

1.0 Application Site and Setting

1.1 The site to which this application relates is a fast food take away/restaurant, at the junction of Central Drive and Marine Road Central. The restaurant is part located in a modern extension, and part located within the former station building, which also houses the City Council-run events venue, The Platform. The former station building is Grade II listed, and the site lies within the Morecambe Conservation Area, a Regeneration Priority Area, and the Morecambe Area Action Plan (MAAP).

2.0 Proposal

2.1 This application seeks planning permission to relocate the extraction ductwork and the location where it will terminate. The existing extraction leaves a north facing roof pitch and faces towards The Platform. The proposed relocated extract would leave a south facing roof pitch, and run southwards (towards Central Drive) along a flat roof behind an existing parapet for a short distance before terminating. The proposal has been put forward to resolve odour issues experienced within The Platform, by moving the KFC extract further away from The Platform's air intake.

3.0 Site History

3.1 The site has an extensive planning history. A concurrent application for listed building consent has also been submitted by the applicant:

Application Number	Proposal	Decision
23/00175/LB	Listed building application for the relocation of extract ductwork and termination to existing station building pitched roof	Pending Consideration

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
Town Council	No response received.
Conservation Team	No objection , proposal would have a neutral impact on building's significance providing that redundant flue is removed and roof made good.
Property Services	No objection in principle, should lessen the odour issue.
Environmental Health	No response received.
Natural England	No response received.

4.2 At the time of writing this report, 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:

- Heritage and Design
- Amenity

5.2 Heritage and Design (NPPF Sections 8, 12 and 16; Policies DM24, DM29, DM37, DM38, DM39 and SP7; MAAP AS2 and AS8)

5.2.1 In accordance with the Planning (Listed Building and Conservation Areas) Act 1990, when considering any application that affects a Listed Building, Conservation Area or their setting the local planning authority must pay special attention to the desirability of persevering or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by the heritage policies of the Local Plan.

5.2.2 The relocated extraction equipment will be concealed from public view behind the pitched slate parapet, which surrounds the flat roofed extension. As such, the proposal will have a neutral impact on the significance, character and appearance of the heritage asset. Initially, the existing flue was to be left in situ on the rooftop. As the existing flue would have been redundant, serving no purpose and not conserving or enhancing the heritage asset, the Council have requested that this be removed, and the former opening slated over in matching slates. Amended plans have been received to show this.

5.3 Amenity (NPPF Section 12: Achieving Well Designed Places, Policies DM29: Key Design Principles)

5.3.1 No concerns are raised regarding noise and general disturbance from the proposed equipment due to their siting and orientation on the building.

6.0 Conclusion and Planning Balance

6.1 The relocated extraction flue has been proposed to resolve odour issues at one the district's cultural assets. As a result of the proposed extract's siting behind a parapet, it will have no adverse impact on the heritage asset, and the benefits of the proposal weigh in favour of the scheme. Provided that the amended plans and matching slates are conditioned, the proposal complies 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 to Accord with Amended Plans	Control
3	Slates to Match Existing	Control

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

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

Background Papers

None.

Agenda Item	A9
Application Number	23/00175/LB
Proposal	Listed building application for the relocation of extract ductwork and termination to existing station building pitched roof
Application site	Kentucky Fried Chicken Central Drive Morecambe Lancashire
Applicant	Mr Kishan Patel
Agent	Mrs Rachel Skinner
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) Procedural Matters

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

1.0 Application Site and Setting

1.1 The site to which this application relates is a fast food take away/restaurant, at the junction of Central Drive and Marine Road Central. The restaurant is part located in a modern extension, and part located within the former station building, which also houses the City Council-run events venue The Platform. The former station building is Grade II listed, and the site lies within the Morecambe Conservation Area, a Regeneration Priority Area, and the Morecambe Area Action Plan (MAAP).

2.0 Proposal

2.1 This application seeks listed building consent to relocate the extraction ductwork and its termination point. The existing extraction equipment leaves a north facing roof pitch and faces towards The Platform. The proposed relocated extraction equipment would leave a south facing roof pitch, and run southwards (towards Central Drive) along a flat roof behind an existing parapet for a short distance before terminating. The proposal has been put forward to resolve odour issues experienced within The Platform, by moving the KFC extract further away from The Platform’s air intake.

3.0 Site History

3.1 The site has an extensive planning history. A concurrent application for planning permission has also been submitted by the applicant:

Application Number	Proposal	Decision
23/00174/FUL	Relocation of extract ductwork and termination to existing station building pitched roof	Pending Consideration

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
Town Council	No response received.
Conservation Team	No objection , proposal would have a neutral impact on building's significance providing that redundant flue is removed and roof made good.
Property Services	No objection in principle, should lessen the odour issue.

4.2 At the time of writing this report, 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:

- Heritage and Design

5.2 Heritage and Design (NPPF Sections 8, 12 and 16; Policies DM24, DM29, DM37, DM38, DM39 and SP7; MAAP AS2 and AS8)

5.2.1 In accordance with the Planning (Listed Building and Conservation Areas) Act 1990, when considering any application that affects a Listed Building, Conservation Area or their setting the local planning authority must pay special attention to the desirability of persevering or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by the heritage policies of the Local Plan.

5.2.2 The relocated extraction equipment will be concealed from public view behind the pitched slate parapet, which surrounds the flat roofed extension, and therefore will have a neutral impact on the significance, character and appearance of the heritage asset. Initially, the existing flue was to be left in situ on the rooftop. As the existing flue would have been redundant, serving no purpose and not conserving or enhancing the heritage asset, the Council have requested that this be removed, and the former opening slated over in matching slates. Amended plans have been received to show this.

5.2.3 The resolution of odour issues experienced by the City Council-operated The Platform (a cultural arts venue that Policies DM24 and SP7, NPPF Paragraph 93, and the MAAP all seek to protect) is considered to be a public benefit in the context of the NPPF. As well as the extract being moved further from The Platform's air intake, the relocated extract will also be on the opposite and far side of a steeply pitched roof.

6.0 Conclusion and Planning Balance

6.1 The relocated extraction flue has been proposed to resolve odour issues at one the district's cultural assets. As a result of the proposed extract's siting behind a parapet, it will have no adverse impact on the heritage asset, and the benefits of the proposal weigh in favour of the scheme. Provided that the amended plans and matching slates are conditioned, the proposal complies with the relevant local and national policies and as such is recommended for approval.

Recommendation

That Listed Building Consent **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Standard Listed Building Consent Timescale	Control
2	Works to Accord with Amended Plans	Control
3	Slates to Match Existing	Control

Background Papers

None.

Agenda Item	A10
Application Number	22/01518/OUT
Proposal	Outline application for the erection of 2 dwellings with associated accesses
Application site	Land To The North And South Of Cinder Lane Nurseries Cinder Lane Lancaster Lancashire
Applicant	Mr R Leaman
Agent	Mr Dan Ratcliffe
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) **Procedural Matters**

This form of development would normally be dealt with by the Scheme of Delegation however, the application was called in within 21 days of the application appearing on the weekly list of planning application by Councillor Abi Mills who requested the application to be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

- 1.1 The site which forms the subject of this planning application is land to the north and south of a residential property (Cinder Lane Nurseries) located on Cinder Lane in south Lancaster. The site is open grassland with a number of trees and shrubs on the northern part of the site. The northern part of the site lies in between the existing dwelling to the south and allotment gardens to the north whereas the southern part of the site lies adjacent to open fields and has a more rural appearance and features a gentle undulating topography which lowers to the west. Both areas are surrounded by rural native hedgerows.
- 1.2 The surrounding area is varied in its appearance with the southern and western sections sharing a boundary with agricultural fields whilst to the north lies and allotment and finally to the immediate east lies the west coast mainline and beyond which lies Uggle Lane which serves numerous dwellinghouses. Access to the site is off Cinder Lane which connects to Ashford Road to the north which is c.110 away. Cinder Lane is recorded as a bridleway (FP52).
- 1.3 The site lies also within the buffer zone of the Lancaster South Broad Location for Growth as identified in policy SG1 of the Strategic Policies and Land Allocations DPD.

2.0 Proposal

- 2.1 This application is seeking outline consent for 2 detached dwellings with access and all other matters reserved.
- 2.2 As the application is only seeking outline consent, no plans relating to the design, scale, form and materials have provided for consideration nor is there a requirement to provide any landscape or boundary treatment details. An indicative site plan has been submitted to illustrate how a dwelling may appear on the site.
- 2.3 Each dwelling will have its own access point and will utilise the existing filed access gates that serve the site.

3.0 Site History

- 3.1 A single relevant pre-application submission relating to this site has been received by the Local Planning Authority:

Application Number	Proposal	Decision
18/01021/PRETWO	Erection of a 3-bed detached dwelling	Closed

4.0 Consultation Responses

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

Consultee	Response
Arboricultural Officer	No objection
County Highways	No objection (Subject to a number of highway related conditions)
County Strategic Planning	No objection (Comments relating to improvements to the bridleway and street lighting)
Engineers	No objection (Subject to the provision of a surface water drainage scheme)
Environmental Health	No response
Fire Safety Officer	No objection (Applicant to be made aware of advice note to comply with building regulations)
Natural England	No comment (No comments provided until a HRA has been completed and if needed submitted to Natural England for comment)
Network Rail	No objection (Advice note to be sent to applicant to make aware that agreement will be required from Network Rail at a later date)
Public Rights of Way	Objection (Tight access would not allow vehicles to safely pass pedestrians, increase vehicular movement along Cinder Lane and would increase damage to existing footpath)
Public Realm	No response
Ramblers	No response
United Utilities	No objection (Standard advice note making applicant aware of hierarchy)

- 4.2 No responses have been received from members of the public but as stated within the procedural matters, the application was called in by Councillor Abi Mills citing concern over lack of local amenities, lack of sustainable transport and highway safety.

5.0 Analysis

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

- Principle of development
- Design and landscape impact
- Residential amenity
- Access and parking
- Biodiversity and trees
- Drainage

5.2 Principle of development (NPPF Sections 2 and 5, policies SP1, SP2 & SG1 of the Strategic Polices and Land Allocations DPD and policy DM1 of the Development Management DPD)

5.2.1 Policy SP1 of the Strategic Polices and Land Allocations DPD (SPLA DPD) states the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF). Policy SP2 outlines the settlement hierarchy throughout the district whilst policy SG1 is a broad policy which has identified land to the south of Lancaster as a 'Broad Location for Growth' which includes the Bailrigg Garden Village. Finally, policy DM1 of the Development Management DPD (DM DPD) states the Council will support proposals for new residential development that meet an evidenced housing needs, however, there may be circumstances where this is not practical.

5.2.2 While the site lies just outside the urban boundary as indicated on the Councils policy map, Ashford Road lies approximately 100m to the north which is within the Lancaster urban boundary. Approximately 240m to the east from the Ashford Road connection with Cinder Lane, lies a public house and a supermarket. This area forms a crossroad with Scotforth Road which also has a number of bus stops which travel north towards the centre of Lancaster and south towards Galgate and further. Such is the short distance between the site and these areas, they could be readily accessed by foot, bike or private motor vehicle. The site is therefore considered to be well connected to the regional centre of the district with a good choice of local amenities in relatively close proximity which would not need to be accessed by private motor vehicle. As such, the site is considered to be located within a sustainable area and therefore the principle of 2 dwellinghouses can be supported subject to the other material considerations that are to be discussed in the later paragraphs of this report. In addition, as the Council cannot demonstrate a 5-year housing land supply, the tilted balance applies to this scheme. For decision makers, this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.2.3 Policy SG1 outlines the strategic vision for development in south Lancaster. While this application is within that area, it is also within the identified buffer zone for that policy. Given the scale of the development proposed and the location adjacent to an existing dwelling, it is considered that it will not affect the deliverability of the wider site.

5.3 Design and landscape impact (NPPF Section 12 and policy DM29 of the Development Management DPD)

5.3.1 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, palate of materials, separation distances, orientation and scale.'

5.3.2 As stated above, the application seeks consent for 2no. detached dwellings either side of Cinder Lane Nurseries with the layout, design, scale and landscaping to be agreed at the later stage through the reserved matters. Whilst these details are not considered at the outline stage, the Local Planning Authority must be satisfied that the proposal can be successfully sited without causing an adverse visual impact upon the amenity of the surrounding area.

5.3.3 The northern part of the site has a relatively flat topography and is on a similar level to that of the existing dwelling to the south. This part of the site remains relatively well screened by hedgerows and trees when viewed from greater distances and will be seen closely related to the existing Cinder Lane Nurseries. It is considered that a single storey dwellinghouse would be most suitable for the site as this would limit the impact and match the form and scale of the adjoining property. While

views of the dwelling will be visible along Cinder Lane, it is considered that it would not appear obtrusive when viewed in the context of the wider area. Suitable boundary treatments would also retain the rural character of the area however, it is noted that this would be considered under the reserved matters stage. The existing field gate would be used for the access and does not require significant widening as indicated on the site plan. The Council has requested a separate access plan for clarity which has not yet been received. A written update will be provided at a later date if any additional plans are received.

5.3.4 The southern part of the site has the slightly different character inasmuch that it remains more open and has a gentle undulating land form. The site does have a natural barrier to the wider agricultural fields in the form of hedgerows, but the site does not bound upon any of these hedgerows. Again, the site is well related to the existing built form of Cinder Lane Nurseries and therefore a similar proportioned and scaled dwelling is unlikely to have any significant visual impacts on the wider area. While views of the proposed dwelling would be greater when travelling from the south along Cinder Lane, it would be viewed with a backdrop of trees and the existing dwelling. Similarly, any views of the site from the fields to the west will have the dwellings of Uggle Lane in the backdrop of the proposed dwelling. This part of the site also has a field access gate which will be used for the access to the dwelling and again, this does not require any significant alterations.

5.4 Residential amenity (NPPF Sections 5 and 12, and policy DM29 of the Development Management DPD)

5.4.1 Policy DM29 requires all development to provide a good standard of living accommodation for future occupiers and also seeks to ensure that there are no detrimental impacts to amenity in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution for existing neighbouring properties.

5.4.2 Both dwellings would be on adequately sized plots and whilst only an indicative site plan has been submitted, this demonstrates that a sufficient amount of private garden space can be provided for each dwelling. Similarly, when coming to the reserved matters stage, the design and layout of the building would need to adhere to the Nationally Described Spaces Standards in order to ensure suitable levels of amenity for any future occupiers. Again, this should be relatively straightforward given the size of the site. There are also unlikely to be any issues arising from overlooking from the existing Cinder Lane Nurseries due to the single storey height of the building and that it remains set in from both of the side boundaries.

5.4.4 The application has been submitted with an Acoustic Survey and Assessment in order to assess whether the proposal can secure an acceptable level of amenity for any future occupiers when considering any potential noise issues relating to the nearby west coast mainline. The on-site monitoring identified that existing background sound levels are slightly above those recommended within the national guidance and as such, additional mitigation measures in the form of double glazing units and trickle window vents are required. By ensuring this, the report concluded that the internal and external sound levels would be acceptable in line with the Noise Policy Statement for England. As such, the proposal would not have a significant adverse impact on any future occupiers.

5.4.3 In terms of overlooking from the proposed dwellings towards the existing Cinder Lane Nurseries, this would be a consideration for the reserved matters stage. Again, given the size of the proposed plots, separation distances to the existing dwelling and extensive shared boundaries, 2 dwellings could be sited without having a detrimental impact upon the residential amenity of the existing occupiers at Cinder Lane Nurseries.

5.5 Access and parking (NPPF Sections 9 and 12 and policies DM29 and DM62 of the Development Management DPD)

5.5.1 Policy DM29 states that development should 'incorporate suitable and safe access to the existing highway and road layout design, in line with the latest standards and ensure that highway safety and efficiency is maintained or improved.' Policy DM62 outlines the parking provision requirements for development proposals. While this is determined by the number of bedrooms within the dwellinghouses (and this detail is not provided within this application) the maximum provision per dwellinghouse is expected to be between 3 and 4 spaces.

- 5.5.2 The application has been accompanied by an Initial Site Access Review statement which amongst other things has considered the existing access arrangement and traffic activity along Cinder Lane and the impacts of the proposed development on the surrounding highway network and Cinder Lane itself.
- 5.5.3 Cinder Lane itself is a narrow single grass track lane which measures between c.2.5m and 2.8m in width and in places, has narrow verges on either side of the track. Therefore, the track is considered to be somewhat restricted in terms of its capacity and there are no clear marked areas for passing places for two vehicles, but it is likely that pedestrians would be able to pass an oncoming vehicle. Notwithstanding this point, considering the scale of the development involved on this application, the provision of an additional two dwellinghouse is unlikely to have a significant adverse impact on the highway capacity or safety with only a small section of Cinder Lane affected by the proposal. There may be increased vehicular movement at peak times of the day, but this would be a marginal increase and due to the constraints of the track, any vehicles would naturally be travelling at low speeds which would reduce the risk of conflict. In addition, due to the sustainable location of the site, not all trips would be required to be made by motor vehicles with other sustainable modes of transport available. Access beyond the site to the north from Cinder Lane onto Ashford Road, benefits from good visibility towards both the east and west.
- 5.5.4 County Highways have raised no objection to the scheme in terms of highway safety subject to the provision of a number of conditions in the form of a highway condition survey, construction management plan, construction deliveries outside of peak traffic, details of the access gateposts, suitable surface water drainage and improvements to the surface of Cinder Lane. It is noted that in the response from County Highways that reference is made to the Lancaster Housing and Infrastructure Gravity Model and that the developer of this site is expected to commit to a financial contribution to aid improvements to the south Lancaster highway network. However, considering the scale of the development involved and that the response from County Highways does not explicitly state that it should be included as a condition nor which part of the highway network will be affected by the development, it is considered unreasonable to include such a condition on this application.
- 5.5.5 As mentioned in the opening paragraphs, Cinder Lane is recorded as a Bridleway and is used by both vehicles and pedestrians with no separation for the two types of users. The County Council Public Rights of Way Team have objected to the proposal citing highway safety and increased usage of the lane would result in further erosion of the track which is not suitable for heavy vehicle usage. While these points are noted, highway safety has been considered in the paragraphs above and with no objection from County Highways, it is considered the proposal will not have an adverse impact on highway safety. Regarding track erosion, improvements to the track can be gained through condition to ensure that any increased usage will not have any detrimental impacts on the useability of Cinder Lane.
- 5.5.6 Network Rail have also been consulted on the application who have raised no objection to the proposal. It is noted that the nature of the comments may vary upon the location of the dwellings within the site and thus the proximity to the railway line. The applicant may need to enter into certain agreements with Network Rail however, this can be included as an advice note on any decision notice.
- 5.6 Biodiversity and trees (NPPF Section 15, policies DM44 and DM45 of the Development Management DPD)
- 5.6.1 Policy DM44 states that development proposals should protect and enhance biodiversity, to minimise both direct and indirect impacts and where directly or indirectly affecting an international designated site, a suitable Habitats Regulations Assessment will be undertaken by the Council. In addition to this, policy DM45 states that new development should positively incorporate existing trees and hedgerows. Where this cannot be achieved the onus is on the applicant to justify the loss as part of an Arboricultural Implications Assessment (AIA).
- 5.6.2 The application site is part orchard part agricultural land which is bounded by trees and hedgerows. Given that the application site relates to an undeveloped parcel of land, a preliminary ecological appraisal has been undertaken and submitted (dated September 2022). The appraisal included badger survey and evaluation, preliminary bat roost survey and evaluation, breeding bird survey and evaluation and a great crested newt evaluation.

- 5.6.3 The report sets out that the northern part of the site consists of an orchard and a section of broadleaved plantation woodland whilst the southern land parcel is primarily modified grassland which is enclosed by hedgerows. The report also identified an 'important' hedgerow (H1) which lies between the existing dwelling and northern section of the site. This hedgerow has also been identified within the submitted AIA but states that it lies outside of the development area.
- 5.6.4 In relation to the protected species, there was no presence of badgers, and it was highly unlikely that great crested newts would be present within the site and within 250m of the site. As such, impacts on the species are not predicated. The existing dwelling was assessed as being of 'Low' bat roost potential whilst all the trees on site lacked maturity to support a bat roost, but the wider site did offer suitable foraging habitats. The appraisal was of the opinion that an additional dusk emergence should be undertaken between May-September to determine how bats are using the buildings affected. However, this is considered to be based on the premise that the proposal involved the renovate the existing dwelling, which may have the potential to provide a bat roost, as outlined in paragraph 1.1 of the ecological appraisal. As this application is not seeking alterations to the existing dwelling, a further survey is considered unnecessary as the proposed works are unlikely to directly affect any potential bat roost within the existing dwelling. Lastly, a range of typical bird species were recorded using the site and adjacent land. Based on the observations made during the survey, the bird fauna associated with the site was evaluated as being of up to 'local' interest. The removal of suitable nesting habitat as part of the development proposals can be adequately compensated through the provision of bird boxes, suitable landscaping and any removal of suitable nesting vegetation is undertaken outside of the nesting season.
- 5.6.5 The application site lies within the median distance travelled of 3.454km (identified through the Recreational Disturbance Study for the Local Plan) to get to the European designated sites of Morecambe Bay and the Lune Estuary which is designated as a Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar site and Site of Special Scientific Interest (SSSI). As a result of the proximity of the residential development to the sensitive site, it is considered that a proportionate Habitats Regulations Assessment (HRA) is required to assess the recreational disturbance impacts on the coastal designated sites resulting from the development, the report is contained within a separate document. The potential impacts from increased recreational pressure are considered to be limited due to the small size of the proposed development, distance from the designated areas, and other options for recreation in closer proximity. However, to mitigate any potential increase in recreational pressures caused by the development, a homeowner pack can be provided to each of the apartments, as identified within the HRA for the Local Plan. The homeowner pack would be expected to include details of the adjacent designated sites (and the wider Morecambe Bay coastline), their sensitivities to recreational pressure and promote the use of alternative areas for recreation, in particular dog walking areas. This is secured by condition.
- 5.6.6 The HRA also assessed the impacts of the proposal on passing birds and habitats linked with the designated sites. It is considered that the provision of a Construction Environmental Management Plan with suitable sensitive timings for work would provide suitable mitigation and limit the overall disturbance of the development during the construction phase. This can be covered by a planning condition. The HRA has been submitted to Natural England who raised no objection to the proposal subject to the provision of homeowner packs prior to first occupation.
- 5.6.7 The AIA shows a small group of trees on the southern boundary of the northern part of the site and two trees on close to the northern boundary on the northern part of the site which are to be removed. These trees have been classified as a 'C category' within the AIA which indicates trees of the 'lowest quality'. It is believed that the loss of the trees would not have a significant impact on the local landscape character of the area, nor would it have a significant impact on the biodiversity of the site. Sufficient mitigation can also be secured in the form of replanting across the site through the reserved matters stage when the landscape elements are considered.
- 5.7 Drainage (NPPF Section 12, policies DM29, DM34 and DM35 of the Development Management DPD)
- 5.7.1 Policy DM34 states that surface water should be managed sustainably within new development and that the Council advocates the use of a Surface Water Drainage hierarchy in line with best practice.

Likewise, policy DM35 states all new development must demonstrate adherence to the National Planning Practice Guidance for sewerage infrastructure which includes a prioritised hierarchy.

- 5.7.2 The application form states that surface water will be dealt via a soakaway which is the favoured approach in line with the hierarchy outlined in policy DM34. A preliminary drainage strategy has also been submitted with the application which indicates that the site is located within a 'freely draining slightly acid loamy soils, which would indicate the site would be generally suitable for the dissipation of surface water via infiltration. Trail pits and calculations have not been provided, however given the extent of the land ownership and type of soil, the Council can be reasonably satisfied that a soakaway can be accommodated for each dwelling.
- 5.7.3 Cinder Lane appears to only be served trunk main pipe when viewed on the United Utilities mapping system with the closest public sewer located on Ashford Road. As such, connection to a public sewer is likely to be unviable. The application has indicated that foul water will be disposed of via both a septic tank and package treatment plant however, the use of septic tanks is generally discouraged, and the Council would therefore seek the implementation of 2no. package treatment plants unless there is an overriding reason that suggests a package treatment plant would not be feasible.
- 5.7.4 The Council's Engineers department raised no objection to the scheme subject to the submission of the details of a final drainage scheme in order to ensure that the site is adequately drained. It is therefore suggested that this condition is included as well as details relating to the foul drainage system.

6.0 Conclusion and Planning Balance

6.1 The proposal is considered to be located in a sustainable and well connected area and therefore, the principle of providing housing to contribute to the Councils housing land supply is supported. The minor level of landscape harm and small loss of trees and shrubs can be adequately compensated through appropriate planting/landscaping at the reserved matters stage whilst the minor level of landscape harm will be outweighed by the provision of housing. The site is considered large enough to ensure a suitable dwellings and respective garden spaces can be achieved in order to prevent high levels of amenity for future occupiers with no adverse impact on highway safety. While there is a degree of conflict relating to the public right of way, with regards to the condition of the track, it is felt that the condition of the track can be adequately covered by condition and when considering the lack of a 5-year housing land supply and applying the tilted balance, the application therefore is recommended for approval.

Recommendation

That Outline Consent BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Time limit (Reserved matters required – except access)	Control
2	Approved plans	Control
3	Illustrative drawings only	Control
4	Submission of homeowner packs	Prior to occupation
5	Construction environmental management plan	Prior to occupation
6	Implementation of AIA	Control
7	Provision of vehicular access	Control
8	Construction management plan	Prior to development
9	Highway condition survey	Prior to development
10	Construction deliveries	Control
11	New road	Prior to development
12	Surface water details	Prior to development
13	Foul drainage system details	Prior to development

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

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
21/00649/FUL	Castle Hill, Wagon Road, Dolphinholme Erection of dwelling (C3) with associated vehicular access and installation of package treatment plant for Mr & Mrs Troughton (Ellel Ward 2015 Ward)	Application Refused
22/00090/DIS	Tarnsyke Cottage, Flintron Brow, Over Wyresdale Part discharge of condition 9 on approved application 20/00427/LB for Mr Gareth Fleming (Ellel Ward 2015 Ward)	Split Decision
22/00139/DIS	Cohousing Site, Land Adjacent, Forge Lane Discharge of conditions 3,4,9,10,11,12,13 and 22 on approved application 20/00613/FUL for Mr Charles Ainger (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
22/00168/DIS	Willow Cottage, Main Street, Arkholme Discharge of conditions 2, 3 and 5 on approved application 17/01035/VCN for Mr R Clark (Kellet Ward 2015 Ward)	Application Withdrawn
22/00169/DIS	Willow Cottage, Main Street, Arkholme Discharge of conditions 3 and 5 on approved application 17/00556/LB for Mr R Clark (Kellet Ward 2015 Ward)	Application Withdrawn
22/00337/REM	Land West Of Castle Hill, Wagon Road, Dolphinholme Reserved matters application for the erection of 1 dwelling for Mr & Mrs Troughton (Ellel Ward 2015 Ward)	Application Permitted
22/00830/FUL	62 - 64 Penny Street, Lancaster, Lancashire Change of use of first and second floor living accommodation and storeroom into three 1-bed flats (C3) including installation of entrance door to the rear and installation of gates to the Spring Garden Street elevation for Mr Kamaran Naderi (Castle Ward 2015 Ward)	Application Permitted
22/00990/FUL	Whitegates, Halton Road, Halton Erection of single storey side extension for Mr Kevin McGuinness (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
22/01018/FUL	Moorlands, Moorside Road, Brookhouse Conversion of outbuilding to create ancillary accommodation in association with Moorlands for Mrs Rachel Loxam (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/01019/LB	Moorlands, Moorside Road, Brookhouse Listed building application for the renovation and restoration of outbuilding including the installation of new roof, windows and doors for Mrs Rachel Loxam (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/01026/FUL	Parking Spaces , Gage Street, Lancaster Change of use of parking spaces for the temporary siting of 6 market stalls for christmas markets for Mr Horner (Castle Ward 2015 Ward)	Application Refused

LIST OF DELEGATED PLANNING DECISIONS

22/01102/FUL	56 Swallow Close, Bolton Le Sands, Carnforth Erection of outbuilding for Mr Christopher Bird (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/01106/FUL	Land To The Side Of 20 Oakville Road, Heysham, Morecambe Erection of detached dwelling and retention of boundary wall for Mr Lewis O'Connor (Overton Ward 2015 Ward)	Application Refused
22/01168/FUL	Hollyhead House, Procter Moss Road, Abbeystead Conversion of existing double garage to holiday cottage, removal of garage doors, installation of new windows/doors and construction of decking area and balustrade to the rear for Mrs Anna Carlin (Ellel Ward 2015 Ward)	Application Withdrawn
22/01199/FUL	The Old Dairy, Keerside, Arkholme Construction of a dormer extension and balcony to rear elevation for Ellie Wright (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/01247/OUT	Land Adjacent , Ingleboro, Grange View Outline application for the erection of one detached dwelling (C3) with associated access and layout for Mr Andrew Wilcock (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
22/01268/FUL	18 - 20 Lancaster Road, Carnforth, Lancashire Change of use from office (E) into two dwellings (C3) and construction of front bay window for Sarah Hurst (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
22/01281/LB	Lancaster Quaker Meeting House , Meeting House Lane, Lancaster Listed building application for removal of existing render with replacement lime based render, cleaning of masonry, maintenance of existing rainwater goods, works to parapet gutter, and Warden's Cottage structural remedial works for Jim Bennetts (Castle Ward 2015 Ward)	Application Permitted
22/01299/FUL	28 Mount Avenue, Morecambe, Lancashire Construction of extension to existing dormers on front elevations, including Juliet balconies, construction of extension to existing dormers on rear elevations, construction of a balcony to the rear elevation and installation of new glazing to ground floor of front elevation for Paul Johnson (Bare Ward 2015 Ward)	Application Permitted
22/01301/FUL	Candy Corner, 51 Marine Road West, Morecambe Installation of replacement windows and doors for Darren Tate (Harbour Ward 2015 Ward)	Application Permitted
22/01318/FUL	Lancaster University , Bigforth Drive, Bailrigg Change of use of floors C and D in Bowland Annex from student residences (Use Class C2) to educational use (F1) and erection of a lift overrun, and installation of ventilation openings to all elevations of Bowland Annex, to the south elevation of the LICA building, to the north and east elevations of Bowland Hall and installation of air source heat pumps to the north and east elevations of Bowland Hall for Lancaster University (University And Scotforth Rural Ward)	Application Permitted
22/01325/FUL	Higher Crookhey Farm And Wallings Farm, Garstang Road, Cockerham Installation of two ground mounted solar panel systems for Mr Peter Walling (Ellel Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/01329/FUL	12 Brookfield View, Bolton Le Sands, Carnforth Demolition of existing rear single storey extension and porch with erection of two storey rear extension and erection of replacement porch, erection of detached garage/utility for Mr J. Butterworth (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
22/01339/FUL	Land Adj Redesmere, Green Lane, Heaton With Oxcliffe Erection of a detached bungalow with detached garage for Mr S. Lee (Westgate Ward 2015 Ward)	Application Refused
22/01350/FUL	Brookside, Fall Kirk, Gressingham Erection of a two storey side and rear extension for Mr Edward Beattie (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/01372/FUL	Wood Close, Stankelt Road, Silverdale Demolition of existing rear rotunda and porch and erection of replacement porch, conversion of existing garage to ancillary living accommodation with erection of a single storey side extension and glazed link extension, erection of a single storey extension to front and side to include replacement garage with associated landscaping for Mr & Mrs Blaydes (Silverdale Ward 2015 Ward)	Application Permitted
22/01379/FUL	119 Cleveleys Avenue, Lancaster, Lancashire Erection of a part single part two storey rear/side extension and construction of a dormer extension to the rear elevation for Mr & Mrs Odon (Skerton West Ward 2015 Ward)	Application Permitted
22/01385/FUL	151 Torrisholme Road, Lancaster, Lancashire Demolition of existing rear extension with the erection of replacement rear extension, erection of single storey side elevation and glazed walkway to side elevation and the conversion of existing garage to utility and garden store for Mr & Mrs P. Fowler (Skerton West Ward 2015 Ward)	Application Permitted
22/01390/FUL	Bowerham Road United Reformed Church , Bowerham Road, Lancaster Erection of a part two storey side extension and part first floor side extension, installation of a lift replacement disabled WC for Trinity United Reformed Church (John O'Gaunt Ward 2015 Ward)	Application Withdrawn
22/01392/FUL	7 Silverdale Road, Yealand Redmayne, Carnforth Erection of a detached garage with associated log and bin store for Mr and Mrs Simon and Anita Whitfield (Silverdale Ward 2015 Ward)	Application Permitted
22/01403/FUL	22 Glentworth Road West, Morecambe, Lancashire Installation of 3 wall mounted stacked air conditioning units and 1 gas cooler to the rear for Mr Andy Horwood (Westgate Ward 2015 Ward)	Application Permitted
22/01409/FUL	Throstle Croft, Main Road, Thurnham Part retrospective application for the change of use of agricultural store/workshop to agricultural engineering (B2) for Slyne Consulting Ltd (Ellel Ward 2015 Ward)	Application Withdrawn

LIST OF DELEGATED PLANNING DECISIONS

22/01423/VCN	Willow Cottage, Main Street, Arkholme Demolition of existing extension, erection of a two storey side extension and a single storey extension to the rear and creation of a new access (pursuant to the variation of condition 2 to provide the highway details, condition 3 to provide and remove timing for submission of details, condition 5 to provide the details of the boundary wall, removal of condition 6 in relation to wall and access gate and condition 7 in relation to material details on planning permission 17/01035/VCN) for Mr R Clark (Kellet Ward 2015 Ward)	Application Permitted
22/01424/VCN	Willow Cottage, Main Street, Arkholme Listed building application for the demolition of existing extension, erection of a two storey side extension and single storey extension to the rear, realignment of first floor rear windows, removal of external stone stair, blocking up of rear external doorway and removal of lean-to structure to the rear; in addition to altered rear extension footprint, altered window frames, roof light insertions, reinstatement of ground floor front elevation window stone surrounds and infilling of openings, alterations to front boundary wall including access gates, retention of north-east vehicular access, and repointing (Pursuant to the variation of condition 3 to provide and remove timing for submission of details, condition 5 to provide the details of the boundary wall and removal of condition 6 in relation to material details on planning permission 17/00556/LB) for Mr R Clark (Kellet Ward 2015 Ward)	Application Permitted
22/01431/FUL	9 - 11 New Street, Carnforth, Lancashire Change of use of financial and professional services/shop (E) to cafe (E) with maisonette (C3) above for Proctor (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
22/01436/LB	63 Main Street, Warton, Carnforth Listed building application for the installation of partition walls to existing attic room to form 2 bedrooms and bathroom, alteration to existing external soil pipe, replacement of 2 roof lights and installation of 1 new roof light for Mr & Mrs Tim and Kathrin Stallard (Warton Ward 2015 Ward)	Application Permitted
22/01438/FUL	The Lodge, 92 Main Road, Slyne Installation of freestanding Tuscan shelter, open roof pergola and entrance archways comprising of barrels, planters and lighting with associated landscaping for Mr Andre Fortune (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
22/01439/LB	The Lodge, 92 Main Road, Slyne Listed building application for the installation of freestanding tuscan shelter, open roof pergola and entrance archways comprising of barrels, planters and lighting with associated landscaping for Mr Andre Fortune (Bolton And Slyne Ward 2015 Ward)	Application Withdrawn
22/01442/PLDC	Bullcopy Farm, Kirkby Lonsdale Road, Arkholme Proposed lawful development certificate for the installation of solar panels to front roof slope of barn for Mr & Mrs Mellows (Kellet Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

22/01449/ELDC	49A Yealand Road, Yealand Conyers, Carnforth Existing lawful development certificate for a single storey garden room for Mr Robert Stevenson (Warton Ward 2015 Ward)	Lawful Development Certificate Granted
22/01469/FUL	17 The Meadows, Yealand Redmayne, Carnforth Demolition of existing garage and erection of a single storey extension to the side for Mr.& Mrs. G. Harmer (Silverdale Ward 2015 Ward)	Application Permitted
22/01478/FUL	61 Main Street, Hornby, Lancaster Demolition of existing garage and erection of a single storey rear extension, installation of rooflights to front and rear, a flue to front roof slope and solar panels to the side and rear roof slopes for Mr and Mrs Tony Burrow (Upper Lune Valley Ward 2015 Ward)	Application Permitted
22/01488/VCN	Diviny Livery Stables, Middleton Road, Middleton Erection of a detached dwelling for equestrian worker (pursuant to the variation of condition 7 on planning permission 17/00708/FUL to clarify the wording of the use of the building condition) for Ms Hazel Diviny-Day (Overton Ward 2015 Ward)	Application Permitted
22/01491/FUL	8 St Michaels Lane, Bolton Le Sands, Carnforth Demolition of detached garage, erection of single storey side and part front extension for Mr Stephen Anson (Bolton And Slyne Ward 2015 Ward)	Application Permitted
22/01493/FUL	2 The Drive, Heysham, Morecambe Demolition of existing outbuilding and erection of a single storey outbuilding as ancillary accommodation with the installation of solar panels to west roof slope for J. Walker (Heysham South Ward 2015 Ward)	Application Permitted
22/01494/OUT	Land At Grid Reference E347900 N455890, Highland Brow, Galgate Outline application for the development of up to 108 dwellings and creation of a new access for Wainhomes (North West) Limited (Ellel Ward 2015 Ward)	Application Refused
22/01498/FUL	2 Fern Bank, Lancaster, Lancashire Demolition of porch and bay window, construction of dormer windows to the front and rear elevations, installation of rooflights, windows and doors, installation of air source heat pump to the rear elevation for Ms. C. Falkus & Dr. S. Beresford (Scotforth West Ward 2015 Ward)	Application Permitted
22/01513/FUL	3 Jesson Way, Carnforth, Lancashire Erection of a single storey side extension for Mr and Mrs Stelmach (Carnforth And Millhead Ward 2015 Ward)	Application Withdrawn
22/01522/FUL	8 Lindbergh Avenue, Lancaster, Lancashire Demolition of rear conservatory and erection of a single storey rear extension, conversion of garage to ancillary living accommodation with removal of garage door and installation of replacement window for Mr & Mrs Walker (Scotforth West Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

22/01524/VCN	1 Anstable Road, Morecambe, Lancashire Change of use and conversion of mixed use premises comprising of ground floor distribution centre (B8) and first floor 1-bed flat (C3), to one 2-bed bungalow and one 3-bed two storey house, with landscaping and associated parking (pursuant to the variation of conditions 2,3,4 and 7 on planning permission 21/01535/FUL to amend the approved plans to include details of planting, visibility splays and electrical vehicle charging point and agree flood mitigation measures and homeowner packs) for Mr Lee Turton (Bare Ward 2015 Ward)	Application Permitted
22/01533/FUL	64 - 66 Queen Street, Morecambe, Lancashire Change of use of existing mixed use unit comprising commercial on the ground floor with residential above to 7 1 bed apartments (C3), installation of replacement windows to the front elevation, installation of fire escape and external stairs to the rear elevation and erection of bin store to the rear for Mr Mark Lambert (Poulton Ward 2015 Ward)	Application Withdrawn
22/01538/FUL	Heaton Hall Farm, Heaton Bottom Road, Heaton With Oxcliffe Erection of cylindrical concrete above ground slurry store for Mr D Wannop (Overton Ward 2015 Ward)	Application Permitted
22/01560/FUL	Winder Barn, Milnthorpe Road, Yealand Conyers Erection of a single storey side extension, two storey rear extension and detached garage for Mr.& Mrs. Dixon (Warton Ward 2015 Ward)	Application Permitted
22/01562/FUL	Abraham Heights Farm , Westbourne Road, Lancaster Construction of a canopy to side elevation for Hodgson (Marsh Ward 2015 Ward)	Application Permitted
22/01581/PAM	Land Adjacent 46 Broadway, Morecambe, Lancashire Prior approval for the installation of 20 metre street pole and equipment cabinets for CK Hutchison Networks (UK) Limited (Bare Ward 2015 Ward)	Prior Approval Refused
22/01587/FUL	Escowbeck Farm, Quernmore Road, Caton Demolition of existing steel / block agricultural buildings and conversion of existing barn into one dwelling with associated access for Mr & Mrs A Riley (Lower Lune Valley Ward 2015 Ward)	Application Permitted
22/01598/FUL	10 Michaelson Avenue, Morecambe, Lancashire Erection of detached garage for Mr P. Holden (Torrisholme Ward 2015 Ward)	Application Permitted
22/01601/FUL	19 Queens Drive, Morecambe, Lancashire Erection of a single storey rear extension with pitched roof, construction of hip to gable extension, construction of associated raised decking to create level access, and replacement of existing entrance porch with flat roof for Mr & Mrs Horrocks (Bare Ward 2015 Ward)	Application Permitted
22/01605/FUL	Old Church House, Littledale Road, Littledale Erection of a shepherds hut for David Merritt (Lower Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

23/00003/FUL	10 Grange View, Bolton Le Sands, Carnforth Erection of a single storey extension to the rear and side for Mr & Mrs Baynham (Bolton And Slyne Ward 2015 Ward)	Application Permitted
23/00009/ADV	The Co-operative Food , 22 Glentworth Road West, Morecambe Advertisement application for the display of one freestanding externally illuminated sign for Mr Andy Horwood (Westgate Ward 2015 Ward)	Application Permitted
23/00009/DIS	Barn Adjacent To Hillam Farm, Hillam Lane, Cockerham Discharge of conditions 3,4,5,6,7,8,9,10 and 12 for approved application 22/00339/FUL for Bob Gardner (Ellel Ward 2015 Ward)	Split Decision
23/00010/DIS	29 Queen Street, Lancaster, Lancashire Discharge of condition 3 for the approved application 22/00453/FUL for Ms Gisela Renolds (Castle Ward 2015 Ward)	Application Refused
23/00011/DIS	Site Of Former Number 67, Slyne Road, Lancaster Discharge of condition 18 on approved application 21/00515/FUL for Mr Jake Whittaker (Skerton East Ward 2015 Ward)	Application Permitted
23/00011/FUL	152 Bare Lane, Morecambe, Lancashire Construction of a hip to gable extension and a dormer extension to the rear elevation for Mr & Mrs Bowyer (Torrisholme Ward 2015 Ward)	Application Permitted
23/00013/DIS	1 Hest Bank Lane, Hest Bank, Lancaster Discharge of condition 3 on approved application 22/00690/FUL for Mr Lee Richards (Bolton And Slyne Ward 2015 Ward)	Application Permitted
23/00015/PLDC	19 Brantwood Avenue, Morecambe, Lancashire Proposed Lawful Development Certificate for the construction of a hip to gable extension and dormer extension to the rear elevation for Hannah Kelly (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
23/00017/FUL	74 Coastal Road, Hest Bank, Lancaster Demolition of building, erection of 4 cattery lodges and conversion of existing training building into a cattery with ancillary staff facilities, installation of external cladding and windows for Mr Terry McArdle (Bolton And Slyne Ward 2015 Ward)	Application Permitted
23/00019/FUL	18 Grosvenor Court, Carnforth, Lancashire Erection of a single storey front extension for Mrs Louise Thistlethwaite (Carnforth And Millhead Ward 2015 Ward)	Application Withdrawn
23/00020/DIS	Moorlands Church , Middle Street, Lancaster Discharge of condition 6 on approved application 19/00614/LB for Mr Danny Rurlander (Castle Ward 2015 Ward)	Application Permitted
23/00021/DIS	Moorlands Church , Middle Street, Lancaster Discharge of condition 6 on approved application 19/00613/FUL for Mr Danny Rurlander (Castle Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

23/00021/FUL	Maple Cottage, Main Street, Wray Creation of covered entrance and installation of new recessed door to the front elevation, alterations to openings and installation of bifold doors to the rear elevation and part retrospective application for the partial conversion of existing garage to habitable room for Mr & Mrs Wootton (Lower Lune Valley Ward 2015 Ward)	Application Permitted
23/00022/DIS	Grand Theatre , St Leonards Gate, Lancaster Discharge of condition 3 for approved application 22/01307/LB for Mr Mike Hardy (Bulk Ward 2015 Ward)	Application Permitted
23/00022/FUL	41 Sand Lane, Warton, Carnforth Demolition of existing rear extension and erection of a single storey rear extension for Mrs Maria Nelis (Warton Ward 2015 Ward)	Application Permitted
23/00023/FUL	55 Stankelt Road, Silverdale, Carnforth Changes to materials and window fenestration, removal of bay windows installation of a flue and solar panels to the southwest elevation, construction of porch to southeast elevation and redesigning of northwest elevation (amendments to previously approved scheme 18/00136/FUL) for Mr & Mrs Jeffers (Silverdale Ward 2015 Ward)	Application Permitted
23/00024/DIS	Moorlands Church , Middle Street, Lancaster Discharge of condition 4 on approved application 19/00613/FUL for Mr Danny Rurlander (Castle Ward 2015 Ward)	Split Decision
23/00025/DIS	Moorlands Church , Middle Street, Lancaster Discharge of condition 4 on approved application 19/00614/LB for Mr Danny Rurlander (Castle Ward 2015 Ward)	Split Decision
23/00027/FUL	41 Lune Drive, Morecambe, Lancashire Demolition of existing conservatory and erection of single storey extension to the side and rear for Mr Simon Dickinson (Skerton West Ward 2015 Ward)	Application Permitted
23/00029/ADV	Bus Shelter Outside Aldi, Morecambe Road, Lancaster Advertisement application for the display of an internally illuminated dual sided digital screen for Ms Kirstie Rowland (Skerton West Ward 2015 Ward)	Application Permitted
23/00030/ADV	Bus Shelter Opposite Summersgill Road, Morecambe Road, Lancaster Advertisement application for the display of an internally illuminated single digital screen for Ms Kirstie Rowland (Skerton West Ward 2015 Ward)	Application Permitted
23/00031/AD	Scale House Farm, Conder Green Road, Galgate Agricultural determination for the erection of a roof over existing silage clamp for Ms Carole Blezard (Ellel Ward 2015 Ward)	Prior Approval Granted
23/00032/DIS	Quay Concrete, New Quay Road, Lancaster Discharge of condition 3 on approved application 22/01527/FUL for Mr Mel Walsh (Marsh Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

23/00036/FUL	4 Bay Horse Drive, Lancaster, Lancashire Erection of single storey rear extension, first floor side extension, two storey front extension, installation of solar panels, replacement roof, rending and alterations to window arrangement for Mr and Mrs Cragg (Scotforth East Ward 2015 Ward)	Application Permitted
23/00037/FUL	1A Winchester Avenue, Morecambe, Lancashire Demolition of existing conservatory and porch and erection of a single storey rear extension and single storey front extension and construction of a raised replacement roof, hip to gable extensions and construction of 2 dormer extensions to the front and a dormer extension to the rear and erection of detached garden room for Mr J Atkinson (Bare Ward 2015 Ward)	Application Permitted
23/00038/PLDC	3 Warren Close, Slyne, Lancaster Proposed lawful development certificate for the construction of a dormer to the side roof slope and erection of a single storey extension to rear for Mr.& Mrs. Beckett (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted
23/00043/FUL	Gin-ring Barn, Burrow Heights Farm, Burrow Heights Lane Installation of 12 solar panels and flue to south west facing roof slope for Mr Andrew White (University And Scotforth Rural Ward)	Application Permitted
23/00044/FUL	5 Manor Drive, Slyne, Lancaster Erection of a single storey extension to the rear, construction of a dormer extension to the rear elevation and extension to existing porch to front and side for Mr Sam Ferguson (Bolton And Slyne Ward 2015 Ward)	Application Permitted
23/00047/FUL	374 Heysham Road, Heysham, Morecambe Installation of a door to the front elevation for Mr Arulkumaran Kansasamy (Heysham Central Ward 2015 Ward)	Application Permitted
23/00049/VCN	17A And 17B Second Terrace, Sunderland Point, Morecambe Works to existing garages to remove and infill garage doors to front elevation, installation of 3 doors to the rear elevation and installation of a replacement roof and rooflights, and works to rear elevation to remove garage doors, enlarge opening and install replacement doors and shutters (pursuant to the variation of condition 2 and 3 on approved application 22/01376/FUL to demolish and rebuild garage wall and agree details in relation to materials) for Mrs E Gilchrist (Overton Ward 2015 Ward)	Application Permitted
23/00066/FUL	1A Peacock Lane, Hest Bank, Lancaster Erection of a first floor side extension over existing garage and installation of windows to the rear elevation for Mr & Mrs A Clokey (Bolton And Slyne Ward 2015 Ward)	Application Permitted
23/00067/LB	Three Mariners , Bridge Lane, Lancaster Listed building application for partial removal of internal wall, removal of existing fixed seating area and removal of a door, installation of stud walls to form lobby into kitchen and installation of glazed screen for Robinsons Brewery (Castle Ward 2015 Ward)	Application Withdrawn

LIST OF DELEGATED PLANNING DECISIONS

23/00070/FUL	9 Market Street, Carnforth, Lancashire Installation of a medpoint prescription collection machine to the front elevation for Mr Benjamin Fell (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
23/00071/ADV	9 Market Street, Carnforth, Lancashire Advertisement application for the display of vinyl wrap to medpoint machine for Mr Benjamin Fell (Carnforth And Millhead Ward 2015 Ward)	Application Permitted
23/00073/FUL	20 Lindeth Road, Silverdale, Carnforth Demolition of existing conservatory with erection of a single storey rear extension with raised terrace and balustrade incorporating store for Mr Trevor Pollitt (Silverdale Ward 2015 Ward)	Application Permitted
23/00088/PLDC	58 Beaufort Road, Morecambe, Lancashire Proposed lawful development certificate for the demolition of existing porch and erection of replacement, erection of a single storey rear extension and construction of a rear dormer extension for Mr & Mrs Richard Taylor (Bare Ward 2015 Ward)	Lawful Development Certificate Refused
23/00094/LB	Gin-ring Barn, Burrow Heights Farm, Burrow Heights Lane Listed building application for the installation of 12 solar panels and flue to south west facing roof slope for Mr Andrew White (University And Scotforth Rural Ward)	Application Permitted
23/00096/PAS	Bullcopy Farm, Kirkby Lonsdale Road, Arkholme Prior approval for the installation of solar PV system to barn roof for Mr & Mrs Mellows (Kellet Ward 2015 Ward)	Prior Approval Not Required
23/00106/EIR	Land At Grid Reference E342817 N460742, Bay Gateway, Heaton With Oxcliffe EIA screening opinion for the development of a 940MW Energy Storage System for Sara Slinger (Heysham South Ward 2015 Ward)	ES Not Required
23/00121/FUL	12 Hawthorn Road, Bolton Le Sands, Carnforth Erection of single storey extension to rear for Mr Glen Knowles (Bolton And Slyne Ward 2015 Ward)	Application Permitted
23/00152/PLDC	4 Woodlea Court, Lancaster, Lancashire Proposed lawful development certificate for the construction of a raised patio area and a pergola for Mr Preddy (John O'Gaunt Ward 2015 Ward)	Lawful Development Certificate Granted
23/00159/PLDC	16 Priorsgate, Morecambe, Lancashire Proposed lawful development certificate for conversion of garage into habitable room for Mr. & Mrs. M. Millar (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted
23/00164/ELDC	J Kelly Laminates (Morecambe) Ltd, Northgate, White Lund Industrial Estate Existing lawful development certificate for the lawful commencement of planning permission 19/01359/FUL for Mr Andrew Peacock (Westgate Ward 2015 Ward)	Lawful Development Certificate Granted
23/00166/PLDC	17 Lowlands Road, Bolton Le Sands, Carnforth Proposed lawful development certificate for the construction of a rear dormer extension for Mrs K Bell (Bolton And Slyne Ward 2015 Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

23/00168/NMA	21A The Row, Silverdale, Carnforth Non material amendment to planning permission 21/01214/FUL to reduce the projection of the rear extension, alter the design of the front extension, omit proposed veranda and internal alterations to first floor for Mr and Mrs Philip Palmer (Silverdale Ward 2015 Ward)	Application Refused
23/00170/AD	The High Farm, Snab Green Lane, Arkholme Agricultural determination for an extension to an existing cattle building for Mrs Deb Pye (Kellet Ward 2015 Ward)	Prior Approval Not Required
23/00213/NMA	14 Woodlands Road, Lancaster, Lancashire Non material amendment to planning permission 22/01117/FUL to amend one window to side S elevation, to amend front door to front elevation and install one window to side N elevation for Mrs June Woodhouse (Skerton East Ward 2015 Ward)	Application Permitted
23/00219/FUL	Kings Lee Chapel, Ellel Grange , Lancaster Installation of a replacement roof, windows and doors, removal of front step and creation of a new ramp and access road and installation of a sewage treatment plant for Mr Andy Taylor (Ellel Ward 2015 Ward)	Application Withdrawn
23/00220/LB	Kings Lee Chapel, Ellel Grange , Lancaster Listed building application for the installation of a replacement roof, windows, internal and external doors, repairs to masonry, removal of front step and creation of a new ramp and access road, installation of flooring, partition walls, ceiling and boarding of internal walls, the fitting of new kitchen and toilet facilities and installation of a sewage treatment plant for Mr Andy Taylor (Ellel Ward 2015 Ward)	Application Withdrawn
23/00242/PLDC	6 Windham Place, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey extension to rear with internal alterations for Mr G. Douglas (Skerton West Ward 2015 Ward)	Lawful Development Certificate Granted
23/00243/PLDC	112 Broadway, Morecambe, Lancashire Proposed Lawful Development Certificate for the construction of a hip to gable extension and construction of a dormer extension to the rear elevation for Mr.& Mrs. D. Charnley (Bare Ward 2015 Ward)	Lawful Development Certificate Granted
23/00245/PLDC	13 Oakley Road, Heysham, Morecambe Proposed Lawful Development Certificate for construction of a rear dormer to attic and erection of a single storey extension to rear for Mr G. Jones (Heysham North Ward 2015 Ward)	Lawful Development Certificate Granted
23/00247/EIR	Electricity Substation, Lune Water Pumping Station, Lancaster Road Screening opinion for installation of replacement substation equipment and erection of enclosure for Miss Alice Bedford (Lower Lune Valley Ward 2015 Ward)	Closed
23/00268/NMA	2 The Croft, Caton, Lancaster Non material amendment to planning permission 22/01384/FUL to reposition the garage to the north west, to remove one door and amend the garage doors to the Garage Front elevation and remove one window to the Garage Rear elevation for Mr Ray Hampton (Lower Lune Valley Ward 2015 Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

23/00281/EIR

Escowbeck Farm, Quernmore Road, Caton Screening opinion for the demolition of existing steel / block agricultural buildings and conversion of existing barn into one dwelling with associated access for Mr & Mrs A Riley (Lower Lune Valley Ward 2015 Ward)

ES Not Required