



**Committee:** PLANNING REGULATORY COMMITTEE

**Date:** MONDAY, 6 NOVEMBER 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 9<sup>th</sup> October 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	<b>A5 <a href="#">23/00571/FUL</a></b>	<b>Part Of Former St Georges Works (Pump House) Abram Close Lancaster</b>	<b>Marsh Ward</b>	<b>(Pages 5 - 19)</b>
		Change of use and conversion of existing pump house and erection of front and upwards extensions to create 35 studio apartments for students (C3 use) with associated communal areas.		
6	<b>A6 <a href="#">23/00544/FUL</a></b>	<b>Flat Above 4 China Street Lancaster</b>	<b>Castle Ward</b>	<b>(Pages 20 - 24)</b>
		Subdivision of existing maisonette into 2 flats (C3) and installation of grilles to the rear elevation.		
7	<b>A7 <a href="#">23/00905/VCN</a></b>	<b>Home Bargains 90 Westgate Morecambe</b>	<b>Westgate Ward</b>	<b>(Pages 25 - 27)</b>
		Demolition of existing building and erection of a retail warehouse with associated access, car parking and landscaping (pursuant to the variation of condition 3 on approved application 16/00492/VCN to extend the permitted delivery hours).		

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|----|----------------------------------|---|---------------|-----------------|
| 8  | A8 <a href="#">23/01071/FUL</a>  | 1 Lodge Street Lancaster  | Castle Ward   | (Pages 28 - 31) |
|    |                                  | Installation of a replacement roof and installation of a new window to the rear elevation.  |               |                 |
| 9  | A9 <a href="#">23/01072/LB</a>   | 1 Lodge Street Lancaster  | Castle Ward   | (Pages 32 - 35) |
|    |                                  | Listed building application for the replacement of the valley gutter and the flashing adjacent to the Grand Theatre.  |               |                 |
| 10 | A10 <a href="#">23/01134/VCN</a> | Lancaster City Council White Lund Depot White Lund Road Morecambe   | Westgate Ward | (Pages 36 - 39) |
|    |                                  | Retrospective application for the temporary siting of 2 portable buildings to provide office space (pursuant to the variation of condition 1 on 23/00649/FUL to extend the time frame for removal).   |               |                 |
| 11 | A11 <a href="#">23/00818/GOV</a> | HM Prison Lancaster Farms Far Moor Lane Lancaster   | Bulk Ward     | (Pages 40 - 46) |
|    |                                  | Removal of existing all weather sports pitch, erection of 2 houseblocks, a workshop and storage buildings, construction of replacement Multi Use Games Area (MUGA) and associated ancillary development to include plant compound, fencing and external lighting. |               |                 |
| 12 | Delegated List (Pages 47 - 55)   |   |               |                 |

## ADMINISTRATIVE ARRANGEMENTS

### (i) Membership

Councillors Sandra Thornberry (Chair), Claire Cozler (Vice-Chair), Louise Belcher, Dave Brookes, Keith Budden, Roger Dennison, Paul Gardner, Alan Greenwell, John Hanson, Jack Lenox, Sally Maddocks, Joyce Pritchard, Robert Redfern, Sue Tyldesley and Paul Tynan

### (ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Martin Bottoms (Substitute), Tom Fish (Substitute), Martin Gawith (Substitute), Paul Hart (Substitute), Tim Hamilton-Cox (Substitute), Colin Hartley (Substitute), Paul Newton (Substitute) and Grace Russell (Substitute)

**(iii) Queries regarding this Agenda**

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

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

Please contact Democratic Support, telephone 582000, or alternatively email [democracy@lancaster.gov.uk](mailto:democracy@lancaster.gov.uk).

MARK DAVIES,  
CHIEF EXECUTIVE,  
TOWN HALL,  
DALTON SQUARE,  
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Published on 23<sup>rd</sup> October 2023.

<b>Agenda Item</b>	A5
<b>Application Number</b>	23/00571/FUL
<b>Proposal</b>	Change of use and conversion of existing pump house and erection of front and upwards extensions to create 35 studio apartments for students (C3 use) with associated communal areas
<b>Application site</b>	Part Of Former St Georges Works (Pump House) Abram Close Lancaster Lancashire
<b>Applicant</b>	Mr Nick Langford
<b>Agent</b>	Mrs Rachael Oldroyd
<b>Case Officer</b>	Mr Andrew Clement
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions and a legal agreement

## 1.0 Application Site and Setting

- 1.1 The application site relates to the Pump House, which is understood to be the last remaining historic building of the former St Georges Works complex located to the south of St George's Quay, Lancaster. The 19<sup>th</sup> century building comprises a tall single-storey building, externally utilitarian in design and plainly treated, being a simple brick shell with little ornamentation, and openings being simply round headed. Internally the walls are of more interest, being faced in white, black and brown glazed brickwork, incorporating various specially moulded bricks to form the arched heads to the openings and string courses to form the skirting, dado, inpost string course and a dentilated picture rail. Retained engine beds and internal features provide an understanding of internal arrangements and the use of the building. Links to Lord Ashton and the source of wealth means the Pump House is considered to be a locally important heritage asset, identified as a non-designated heritage asset, but that in 2016 failed an assessment for Listed Building status as the building was considered to be of local, rather than national, importance. The site is just beyond the Lancaster Centre Conservation Area, Character Area 1. The Quay, of national heritage importance, but within the setting of this area that extends to, but does not include, the railway line circa 75 metres to the east of the site.
- 1.2 The setting of the Pump House as part of the wider St Georges Works has significantly altered in the last 15 years, with 149 dwellinghouses constructed to the south and west, whilst to the north there is a 419-unit student accommodation and ground floor ancillary commercial uses within four buildings that are of three to six storeys in height (inclusive). Whilst the Pump House formed part of the latter consent, the approved conversion was never implemented, and the site remains unaltered and in a dilapidated condition. The application site and the surround developments described above are all within the Luneside East Development, a housing delivery allocation and wider regeneration priority area within the Local Plan. The site and wider area for the majority of Lancaster have an Article 4 restrictions on permitted development rights for conversions from dwellinghouses to HMO, requiring planning permission for such a change of use within this area.

1.3 To the north of the site lies the River Lune, an environmentally important Biological Heritage Site (BHS) and Marine Conservation Zone. As it opens up into the Lune Estuary approximately 2km downstream to the southwest, national and international protections and designations of the Site of Special Scientific Interest (SSSI), Morecambe Bay Special Protection Area (SPA), RAMSAR Site, Special Protection Area (SPA) and Special Area of Conservation (SAC) apply, with the site within the buffer impact zone of the SPA. The site lies within Flood Zone 3a, at high risk (1in100 year) of river flooding, but not within the function flood plain as there are flood defences along the River Lune. The site is within lower risk areas of groundwater flooding at the site (25 to 50% risk), with low risk (1in1000 year) risk surface water flooding to immediately adjacent streets. There is a designated hard surfaced off-road cycle route along the north of St George's Quay, with a regular bus service between the railway station and Lancaster University stopping within approximately 75 metres of the application site.

1.4 To the east is the elevated railway line, with a parallel Tree Preservation Order - Number 531(2014) - to the immediate west of the railway line. To the east lies the Lancaster Centre Conservation Area and Quay Meadow designated open space. The site is within 1km walking/cycling distance of Lancaster Bus station, supermarkets and other services in Lancaster City Centre to the southeast. A smoke control area extends to the site. Lancaster Railway station is located circa 500 metres to the south, with the neighbouring residential developments bound to the south by a former railway line designated as public open space; a Tree Preservation Order - Number 531(2014) and Giant Axes sports pitch and designated open space are set just beyond. Lancaster Cricket Club is situated circa 400 metres west of the site, beyond this recently developed residential schemes and the remaining area of Lune Industrial Estate, with off-road cycle and walking routes southwest continuing to Glasson Dock.

**2.0 Proposal**

2.1 This application seeks planning permission to erect a single storey glazed front extension and standing seam black metal clad vertical extension above the existing Pump House walls to create a 4-storey student accommodation site containing 35 studio apartments with associated ground floor communal area, internal plant room, bin and bike store, and external fenced condenser compound. The proposal will use the existing ground floor arched head openings, installing two additional arched head openings to the east facing side elevation, with three flat head doors added for functional accesses to the rear south facing elevation. The semi-circular aspects of arched head external opening is to contain a black metal detail, with all window frames finished in bespoke black aluminium units, with black steel faced doors.

2.2 The proposed single storey front extension measures 3.75 metres high under a flat roof, with the duo-pitched gable end vertical extension to the Pump House rising the maximum height of the building by 1.5 metres to 13.5 metres tall, with a 10.5 metres tall eaves height measuring 3.5 metres above the existing eaves. The vertical extension roof pitch matches that of the retained gables, with the existing eaves visually retained through slight setback of the vertical extension behind the outer wall and the change of material to the proposed standing seam black cladding above the existing red brick.

**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
22/00737/PRE3	Pre application advice for a rooftop extension and conversion of existing pump house to 31 studio apartments	Advice provided
16/00574/FUL, 18/01543/VCN and 19/01057/NMA	Demolition of existing mill building, erection of 3 buildings comprising ground floor ancillary uses (Classes A1-A4, B1a, D1 and D2) and student accommodation above and 1 building of student accommodation, conversion of	Approved

	existing pump house to a mixed use communal facility (Classes A2, B1a and D1), and associated access, parking, servicing and landscaping / public realm works	
13/01200/FUL and 14/01186/VCN	Erection of 149 dwellings with associated landscaping and car parking	Approved
12/00169/FUL	Erection of 8 three storey dwellings with associated landscaping, access and parking including the change of use of open space to form domestic gardens	Approved
11/00885/FUL	Phase 1 of Luneside East Masterplan including external works, car parking and all related demolition and remedial works	Approved
07/00775/FUL, 07/00776/CON, and 11/00881/CON	Demolition of 2 No. Industrial units and continuation of proposed landscaping of reserved matters application (07/00442) to tie in with link from Quay Meadow	Approved
07/00442/REM	Reserved Matters Application For Phase 1a Of Luneside East Masterplan: Buildings 5, 7, 8, 9, 12 and 14 only. 11,000 sq.m Office Space, Ground Floor Retail Space and Residential Flats, and Discharging of Condition Nos 2, 10, 12, 14, 17, 22, 24, and 30 on Application 01/01287/OUT in respect of Phase 1a	Approved
01/01287/OUT	Outline application for comprehensive mixed use development as an urban village comprising of up to 350 residential units and up to 8,000 square metres of business floor space and ancillary leisure uses and other support uses	Approved

#### 4.0 Consultation Responses

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

Consultee	Response
<b>Conservation Team</b>	<b>Objection</b> , current scheme results in the almost total loss of significance, which would normally be difficult to justify in terms of the public benefit unless it can be demonstrated that there is no viable alternative
<b>Lancashire Archaeology</b>	<b>No objection</b> , advise that the proposed mitigation of an information board including a QR code to further information regarding the history of the site should be secured by means of suitably worded planning condition.
<b>Lancaster and District Heritage Group (LDHG)</b>	<b>Objection</b> , loss of much needed potential communal/community space, and loss of industrial heritage. LDHG would strongly urge that this remaining part of the city's industrial heritage is kept as much as possible intact. Question the need for 35 additional apartments
<b>Lancaster Civic Society</b>	<b>Concern</b> at loss of significant features of the city's industrial heritage, particularly the interior worthy of preservation. Concern regarding need/desirability for student accommodation, concern regarding height of proposal. Request full pre-intervention survey and external plaque detailing historic importance.
<b>County Highways</b>	No observation received
<b>Environmental Health</b>	Given the pumphouse building was in-situ throughout, it is understood that no remediation work was done on this site, so further investigation and remediation required.
<b>Lead Local Flood Authority</b>	<b>No objection</b>
<b>Environment Agency</b>	<b>No objection</b>
<b>United Utilities</b>	No adverse comment, subject to a detailed drainage design controlled through pre-commencement condition.
<b>Engineering Team</b>	No observation received

<b>Lancashire Constabulary</b>	<b>No objection</b> , advice regarding secure by design principles
<b>Fire Safety Officer</b>	<b>No objection</b> , advice regarding fire vehicle access and water provision
<b>Waste And Recycling</b>	No observation received
<b>Planning Policy</b>	No observation received
<b>Strategic Housing</b>	No observation received
<b>Public Realm</b>	<b>No objection</b> , subject to proportionate contributions to open space
<b>LUSU Housing</b>	No observation received
<b>Lancaster University</b>	No observation received
<b>University of Cumbria</b>	No observation received

4.2 **19 objections** have been received from members of the public, raising the following concerns reasons for objection:-

- Car parking, access and traffic, undersupply within the proposal, exacerbate existing issues
- Adverse impact upon access and residential amenity and vehicle movements during construction
- Overlooking the garden and dwellinghouse to the west, loss of privacy
- Overbearing height of development in relation to adjacent dwellinghouses
- Overshadowing adjacent dwellinghouses through increased height
- Incongruent design
- Heritage impact
- Adverse noise impacts in residential area, and deficiencies in submitted noise report
- Arrangements for bins and waste storage and collection, resultant litter, odour and vermin
- Impact on water supply and pressure
- Existing drainage already at capacity, exacerbated by the proposal
- Ground floor commercial units from adjacent student accommodation scheme remain vacant, and building itself was originally approved for commercial/community use
- Decrease house values
- No need for additional student accommodation

**2 supportive** due to complimenting existing adjacent well occupied student accommodation, and renovating a vandalised eyesore, ensuring the buildings retention and conversion. Concern about parking and vehicle movements also raised.

## 5.0 Analysis

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

- Principle of development
- Design, scale and streetscene impact upon heritage assets, viability and open space
- Residential amenity, waste and security
- Transport, parking, and air quality
- Flood risk and drainage
- Ecology, biodiversity, and contamination
- Energy efficiency, employment and skills

5.2 **Principle of development** Development Management DPD DM7: (Purpose Built Accommodation for Students), Strategic Policies and Land Allocations DPD SP1: (Presumption in Favour of Sustainable Development), SP2: (Lancaster District Settlement Hierarchy), SG4: (Lancaster City Centre), SG5: (Canal Quarter, Central Lancaster), EC5: (Regeneration Priority Areas), H1: (Residential Development in Urban Areas), National Planning Policy Framework Section 2. (Achieving sustainable development), Section 4. (Decision-making), Section 5. (Delivering a sufficient supply of homes), Section 6. (Building a strong, competitive economy), Section 7. (Ensuring the vitality of town centres)



- 5.2.1 The wider area of Luneside East is a long-standing regeneration priority area and housing opportunity site sought for mixed-used regeneration, and the culmination of over 10 years of preparatory work to secure a new mixed-use area on the edge of the city centre. Whilst the heavily contaminated and brownfield site has largely been transformed by recent residential and mixed-use student accommodation scheme, the Pump House remains untouched, in a dilapidated condition surrounded by new developments. The Pump House had previously been intended and permitted for renovation and conversion to a use class containing financial and professional services, office or health clinic. Unfortunately, this has not come to fruition, but it is noted that developers are able to partially implement a planning permission 18/01543/VCN. It is recognised that whilst student occupancy through the wider scheme is apparently in high demand, the demand for commercial ground floor units is unfortunately much lower, with the majority remaining vacant, and the Pump House remaining undeveloped. In this case, it is understood there is no planning or legal trigger to insist upon the implementation of the part of the consent relating to the Pump House, the result of this being the Pump House remaining an undeveloped brownfield site. As such, the application should be judged on its own merits having regard to the current adopted Development Plan and other material considerations.
- 5.2.2 The site sits within wider developments and policy land allocations for housing, and the location of the site and proximity to existing larger student accommodation and sustainable transport provision make this site suitable for student accommodation in principle. Students represent an important component of Lancaster's housing market as part of the overall housing strategy, and student studio accommodation forms housing that contributes to meeting the district housing need. This would modestly contribute to addressing the lack of 5-year housing land supply, which currently identifies just 2.4 years supply of deliverable housing within the district. The consequences of not having a 5-year housing supply means paragraph 11d of the NPPF is engaged ('the presumption in favour of sustainable development') unless policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessment against the policies in the Framework taken as a whole. This carries significant weight in the consideration of this application.
- 5.2.3 Given the proposal relates to the conversion and extension of a local heritage asset within a regeneration priority area, provision of high standard of building for student accommodation is considered to be appropriate at the site, if this is delivered to an appropriate high standard of finish at this locally important heritage site. Matters of design will be assessed in the following section of this report, however the principle of the development on this site is considered to be acceptable and policy compliant. The provision of student studio residential accommodation, and the contribution this would make to addressing the current local undersupply of housing, together with the associated social and economic benefits of this, weigh in favour of the proposal.
- 5.3 **Design, scale and streetscene impact upon heritage assets, viability and open space (Development Management DPD DM27 (Open Space, Sports and Recreation Facilities), DM29 (Key Design Principles), DM39 (The Setting of Designated Heritage Assets) and DM41 (Development Affecting Non-Heritage Assets or their settings), DM42 (Archaeology), DM57 (Health and Wellbeing), DM58 (Infrastructure Delivery and Funding) and Appendix D (Open Space Standards and Requirements), Strategic Policies and Land Allocations DPD SP7 (Maintaining Lancaster District's Unique Heritage), National Planning Policy Framework Section 12. (Achieving well-designed places), Section 16. (Conserving and enhancing the historic environment), and Listed Building and Conservation Areas Act 1990 Section 7, 17 Paragraph 72, 73**
- 5.3.1 The application site is not located within a Conservation Area and has no listed buildings within its site boundaries. Whilst the site is adjacent Lancaster Centre Conservation Area, the boundary of this is the railway line, which combined with the wider existing developments and intervening buildings this would ensure no adverse impact upon the Conservation Area. Similarly, whilst the wider site forms the foreground to the Grade I listed Castle and Priory to the south-east of the site, particularly when viewed from the north side of the River Lune, the intervening and surrounding developments ensure there is extremely limited intervisibility between this proposal and these heritage assets. As such, it is considered that the proposal causes no undue harm to nationally designated heritage assets or their settings.

- 5.3.2 Whilst the Pump House and what remained of the industrial Mill buildings on-site in 2016 were assessed and ultimately determined by Historic England to not be of suitable national heritage importance to form a designation as a Listed Building, the site is certainly of local heritage significance, and is considered to be a non-designated heritage asset. The effect of a proposal on the significance of a non-designated heritage asset will be taken into account, and in weighing proposals a balanced judgement should be made having regard to the scale of any harm or loss and the significance of the heritage asset. However, such local assets have less protection than those that are nationally designated, and policy does not attach great weight to such impacts, but weighs this within the overall planning balance, in accordance with NPPF paragraph 203.
- 5.3.3 The Pump House is a relatively large industrial building constructed in red brick with a gabled roof and remaining timber louvres for ventilation, with a Welsh slate covering and of a utilitarian design that is plainly treated. The building currently comprises a very tall single storey form that is six bays long by three bays wide, but is dwarfed by the recently constructed adjacent student accommodation units; as it was previously by the historic buildings at the St George's Works, since demolished for the adjacent student accommodation. The key heritage significance relates to the fact the Pump House is the last remaining historic buildings at the former St George's Works, and the association with the Williamsons family and particularly Lord Ashton. This is of great significance to Lancaster as the last surviving indication of the source of Lord Ashton's wealth, which has a significant contribution to Lancaster and its built heritage. The most significant and ornate detailing of the asset is inside, with the retained lifting equipment, hoists, containers and open plan allowing appreciation and strong evidential and illustrative value of its built form and functional past. High aesthetic value is derived from the repeated arch motif, created in fine gauged brickwork, creating a rhythm along the elevations, and internally the high quality white glazed brickwork which survives extremely well internally, which contrasts visually to the glazed moulded brick arches and moulded string course above.
- 5.3.4 The proposal seeks to remove the existing Welsh slate roof and timber louvred clerestory above for ventilation, and replace this with a contemporary standing seam black metal cladding vertical extension. This would retain the shape and pitch angle of the existing building, albeit in a modern design and finish, retaining the distinctive roofline at a taller height, in a setting where this is now unfortunately less distinctive following the removal of surrounding multi-pitched roof buildings. The design and material were discussed at length during pre-application discussions, resulting in a form that recognises the character of the building, using a distinctive material against the surrounding corten cladding of neighbouring student accommodation buildings, but also used less extensively within the surrounding student accommodation providing a degree of congruency. The pattern of window openings, and the subserviency of these to the existing arched headed openings, avoiding the existing eaves line and appearing to become smaller to upper floors, is considered an approach sympathetic to the Pump House. However, the loss of clerestory and the existing the distinctive roof structure, a key component of the assets significant, cause a modest degree of heritage harm to the Pump House. Details and samples of the roof material, window/rooflight openings and rainwater goods to ensure an appropriately uncluttered and sharp appearance of the vertical extension is required to minimise harm to a modest degree.
- 5.3.5 The front single storey extension is lightweight and contemporary additional. Subject to details and samples, only a very small degree of harm would be caused, primarily through concealing existing arched headed openings within the building, but also encouraging their retention. The retention of other arched headed openings at ground floor level is encouraged, and two near arched heading openings to a currently blank side elevation is considered appropriate. Whilst ideally these would remain glazed, the setback metal cladding flush within the arches above new black aluminium framed window (and of similar design to existing) is considered an appropriate intervention to accommodate a lower first floor crossing of these openings, again subject to precise details through condition. Utilitarian openings to the rear of the property are similarly appropriate for the simple design of the rear (south) elevation, with plant equipment visually contained by timber boarded fence similar to a neighbouring bin store. Whilst the rhythm of openings at first floor level gives an industrial appearance, these and the installation of windows upper floors within the currently blank gable are considered to cause further modest heritage harm, albeit to almost the minimum degree to facilitate the proposal of this nature given most studio apartments would only benefit from a single window opening each.

- 5.3.6 The proposal sits within a streetscene of other, larger student accommodation, and a relatively new housing estate, of smaller scale at predominantly two and three storey town houses. From a design and streetscene perspective, the external appearance is considered to be congruent to the existing streetscape, and congruent to the industrial inspired design of the adjacent student accommodation. The proposed development achieves this industrial inspired design greater integrity, given the reuse and incorporation of existing elements of the Pump House. The height would be larger than the immediately adjacent student block, primarily due to the pitched roof form inspired by the existing Pump House, this would still be subservient and proportionate to the student accommodation units fronting St George's Quay.
- 5.3.7 Whilst the Pump House was originally designed to be subservient to the surrounding mill buildings, as the last remaining structure of this heritage industrial site it is considered appropriate that this would attract some attention through bold design of the proposal at a key corner location in the immediate area. Whilst this would stand taller than neighbouring dwellinghouses, it is considered that this would not be disproportionate nor overbearing in the context of existing larger student accommodation buildings and given the history of the property. Whilst the external design has some impacts upon the Pump House heritage significance, in terms of design, scale and how this would be viewed in the existing context, the proposal is considered to sit comfortably in the surrounding and congruent to the contemporary industrial inspired student accommodation, and would certainly address the unfortunate condition of the existing building and streetscene impact this makes.
- 5.3.8 Unfortunately, a number of key components of significance are within the building and beyond public view. Most unfortunately, a large number of these would need to be removed and concealed in perpetuity through this proposal. Through any renovation and conversion, the gantry crane and other machinery would likely need to be removed. The subdivision for the student studio accommodation proposed removes the single open space internally, and particularly the creation of multiple lower ceiling heights loses the sense of space and appreciation of the former use. This is particularly exacerbated by the low ground floor, crossing the arched headed openings internally, removing any internal appreciation of these key features. With the exception of just over half the height of the stairwell, where glazed bricks and tiles will remain exposed, appreciation of these ornate internal features, height and former use will be largely concealed. As the primarily source of mitigation for internal elements, it is considered that the scheme for the internal stairwell and immediately adjacent door opening fitting within an existing internal arched headed feature should be controlled through planning condition. The glazed bricks and tiles are to remain exposed within the communal ground floor space within the existing building, albeit the ceiling height here would conceal the detailed arches and cornicing. Even with these mitigations, there would be a moderate degree of heritage harm to the interior of the Pump House.
- 5.3.9 Officers had sought retention of some lofted internal space, namely through double height communal area internally through the removal of two first floor studio units, and removal of associated windows to those units. Whilst the majority of the interior features would remain concealed or removed, this would have given an appreciation of the scale and ornate features within an open area at a key entrance point to the property. Unfortunately, this has not been accommodated within the proposal, and the scale of harm remains as assessed above. An external information board has been suggested as mitigation by the applicants and Lancashire Archaeology, and whilst this will provide some electronic information and context as to the building, its history, wider context and condition prior to works and developments, this digitisation of history is far less impactful than the physical presence and experience of retained features, albeit more publicly accessible externally. This mitigation and precise details of this should be controlled through condition, but even with this, the cumulative harm to the non-designated heritage asset of the Pump House is considered to be fairly high.
- 5.3.10 There is a fallback position of a commercial use within a more open plan space, which has the potential to cause a reduced degree of harm to the Pump House and would be an optimal use of the space, from both a heritage and likely community perspective from the public consultation responses. Whilst such a renovation and conversion may have been viable as part of the wider scheme within which it was originally approved, outside of this the figures are much more marginal. Due to the condition of the Pump House, and abnormal costs to enable development of this likely contaminated building estimated at circa £430,000 by the Council's appointed viability assessor, such a use in this location is highly unlikely to ever come to fruition, particularly given the vacancy similar space within immediately adjacent new build units.

- 5.3.11 Viability was assessed for the proposed scheme. The conclusion reached is that 35 student studio apartments would be viable with a £20,000 public open space contribution, and a 33 student studio scheme would also be viable, but only on the basis of all financial contributions being removed.
- 5.3.12 Whilst Officer preference would be to retain internal elements within a slightly reduced number of studios, the applicant's considered this unviable, and unpractical to have a vaulted height communal room finished in tiles with very little insulation. Furthermore, such an approach would remove all contributions to public open space. During the course of the application, a deliverable scheme for the public land to the north of St George's Quay has emerged. Whilst this remains at an early stage, this is sufficiently progressed to seek a Community Infrastructure Levy (CIL) compliant contribution of £20,000 for the design, implementation and early maintenance of this public space. This is a planning benefit to the proposal, weighing modestly in favour, but more importantly a tangible benefit that would be experienced by immediate local community most impacted by the proposal. Furthermore, discussions separately with the local community and the developer has brought forwards the suggestion of using some internal elements of the Pump House within the public open space, providing a form of retention and link between the heritage of the Pump House and public realm, in a similar fashion to that considered to be very successful within the preceding adjacent larger student accommodation led scheme (18/01543/VCN). Whilst this latter potential arrangement is too early to be controlled directly through this application, this can be advanced outside of this application given the potential mutual benefits. However, the agreed financial contribution of £20,000 to designing and delivering public open space benefits can be controlled through legal agreement, and this is considered to be a modest benefit of the proposal.
- 5.3.13 The NHS contribution is also sought, however the contribution to the Dalton Square Practice for student accommodation on St George's Quay is unfortunately not CIL compliant, due to lack of specifics regarding projects this would contribute towards, nor justification for contribution to this particular practice given the healthcare services available to students on campus. The omission of the NHS contribution is not at the request of the applicant, but unfortunately because this is considered to fail to meet the requirements of the CIL regulation tests and could not therefore be supported at this time.
- 5.3.14 It is considered that with the design and mitigation measures proposed to minimise heritage harm, would avoid undue adverse impacts upon the designated heritage asset, although they do unfortunately result in a cumulative 'fairly high' degree of harm to the local heritage significance of the Pump House. However on balance the scheme does at least ensure the retention of some external and limited internal elements, making others recorded and available digitally. It is considered that the viability assessment demonstrated that the level of intervention sought is at least close to minimum viability, providing justification for the level of impact upon this local heritage asset, whilst providing previously assessed benefits in terms of 35 units of accommodation and contribution to a local public open space scheme. As such, whilst there is harm and some degree of conflict with DM DPD policy DM41 to be considered in planning balance, the proposal is considered compliant with other policies considered within the section of the report, whilst providing a modest but locally tangible benefit in terms of open space and DM DPD policy DM27.
- 5.4 **Residential amenity, waste and security** Development Management DPD DM29 (Key Design Principles), Appendix G (Purpose Built Student Accommodation), PAN01 (Waste Storage and Collection Guidance for Domestic and Commercial Developments), National Planning Policy Framework Section 8. Promoting healthy and safe communities
- 5.4.1 Whilst proposed Studio 2 appears a little cramped, this shows all facilities expected within a student studio and technically meeting the minimum floorspace requirements. The arrangement of other studios is more comfortable. All studios and living space benefit from windows providing suitable levels of outlook and natural light, and whilst corridors do not benefit from openings, they accommodate accessibility provisions and lift services. Combined with a generous communal area, this is considered to offer suitable residential amenity standards to future student occupants, and is compliant with DM DPD Policy DM7 and Appendix G. This compliance relates to student occupation only, which should be controlled through a planning condition to ensure any future occupation is by full-time students only. The studios do not meet nationally described space standards (NDSS) and policy requirements that apply to unfettered residential occupation, but are considered to be acceptable for the more transient occupancy of students whilst studying.

- 5.4.2 Turning to existing neighbouring residents, the application site is already within a densely populated residential area adjacent to a railway line and existing student housing, and this increase is considered to cause no adverse impact regarding noise or disturbance. To protect future residents from adverse noise levels, standard double glazing and ventilation mitigation is required, in addition to fencing around external plant equipment, which can be controlled through planning condition. The greater impacts in terms of noise and disturbance would likely occur during construction, particularly given the proximity to existing neighbours, and as such a construction management plan (CMP) should be controlled through planning condition.
- 5.4.3 Existing residents to the south are just over 12 metres from the Pump House, facing a blank elevation as existing. There would be no glazed openings to this south facing rear elevation of the Pump House, and as such no adverse impact upon privacy. Whilst the ridge and eaves height of the building would increase, given the fact this is north and across a cul-de-sac road, it is considered that this would have no undue harm in terms of overbearing, and no impacts upon overshadowing. Similarly, this is considered to have no adverse impact upon residential amenity of existing students to the east. To the north, whilst the proposed development would cast shadows predominantly in this direction, the separation distance of 33 metres is more than sufficient to ensure no undue adverse impacts upon student accommodation to the north.
- 5.4.4 To the west, the proposed development faces the side elevation, and rear garden, of a 2.5 storey tall semi-detached dwellinghouse. The side elevation contains a small obscure glazed upper floor window only, however the rear garden area is bound by a circa 1.9 metre tall wall, and the Pump House is just 10.5 metres east of this. Some degree of overlooking is expected within any densely populated edge of town residential area, and for new developments the minimum depth of rear gardens is ordinarily 10 metres to ensure opposing neighbouring windows are at least this distance from neighbouring garden areas. However, this minimum distance increases depending on difference in land levels, or in this case, storeys of development, being large than those ordinarily between dwellinghouses. This case is also exacerbated by the impact being from multiple upper floor windows, along the length of the garden, rather than the more common end-to-end garden overlooking impacts the 10 metre minimum is sought to address.
- 5.4.5 Mitigation has been proposed, namely in the form of openings serving second and third (top) floor studios being 1.2 metres above the finished floor levels of the associated studios. Whilst this appears a modest compromise, design alterations have been required to accommodate this, and this has a large impact upon overlooking of private open space beneath these openings, encouraging upwards views. From perspectives further into the rooms and from seated viewpoints this window height would physically restrict overlooking downwards. Whilst this effect would not cover all viewpoints, in smaller rooms with all the furniture and fittings for daily life the restrictions are a significant mitigation against direct overlooking. However, there will still be a degree of impact upon residential amenity, particularly on the perception and feel of being overlooked by windows visible from this garden, which is unfortunate. Given the mitigation measures of window heights, and the fact this is within a densely populated housing development as existing, harm to neighbouring privacy through overlooking is considered to be less than significant harm, and would not warrant a refusal of consent on this ground alone.
- 5.4.6 Neighbouring concerns have been raised regarding waste arrangements, and particularly those currently experienced. Waste and recycling bins are to be stored internally within the building, and accessed by doors to the rear. Subject to a planning condition for these bins and associated waste to be stored internally, other than on bin collection days or other arrangement to be agreed prior to occupation, it is considered that this will control acceptable waste arrangements and the bins will only be beyond the built form when practically required for collections and emptying. Lancashire Constabulary consultation response recommends a number of security measures, although some are inapplicable to this particularly site, particularly relating to site boundaries. Security details of surveillance, lighting, window opening restrictions and other security measures could be adequately controlled through planning condition to ensure suitable security for the proposed development and use.
- 5.4.7 The proposed development offers suitable amenity standards to future student occupants, with no adverse impact through noise or from waste given the arrangements of the proposal. Whilst the design and scale would be noticeable, in the context of the area this would not cause undue harm

in terms of overbearing and overshadowing. A modest degree of harm to privacy would likely be experienced by a nearby residential neighbour to the west, weighing against the proposal, but through mitigation measures and mitigating circumstance this would avoid significant detrimental impact to amenity, and as such is broadly compliant with DM DPD Policy DM29 and other policies assessed in this section.

- 5.5 **Transport, parking, and air quality** Development Management DPD DM29 (Key Design Principles), DM57 (Health and Well-being), DM61 (Walking and Cycling), DM62: (Vehicle Parking Provision), Appendix E (Car Parking Standards), Strategic Policies and Land Allocations DPD T2: Cycling and Walking Network, EN9: (Air Quality Management Areas), PAN08 (Cycling and Walking), National Planning Policy Framework Section 9. (Promoting sustainable transport)
- 5.5.1 The site benefits from good sustainable transport links, within walking distance of the bus and train stations, with off-road paved walkway and cycle routes closely accessible and running along the southern side of the River Lune, north of St George's Quay, and continuing to Morecambe, Heysham, Halton and Glasson Dock almost entirely off-road. The nearest bus stop is very close by on St Georges Quay, providing public transport to key destinations of University of Cumbria, Lancaster University, and Lancaster Train Station. This bus service runs from 7:23am until 7:28pm from the site, and similar times in the reverse. Whilst in an ideal world this would continue longer into the evening to cover social trips, the application site is considered to be a highly sustainable location, and such provision should encourage uptake and modal shift to using these transport methods.
- 5.5.2 To encourage these further, the proposed development contains space for securely parking 18 bikes, which is within the building itself to improve security. Whilst this provision covers just over half of the proposed studios, below the policy indication of one per studio, this is considered to be sufficient quantity, particularly with additional Sheffield stands providing overflow and non-resident provision in the immediately surrounding open space delivered through the neighbouring student development. Precise details of the bicycle parking can be controlled through planning condition, to ensure this is suitable to encourage this method of transport. Furthermore, the submission includes an interim travel plan, including a number of measures to encourage sustainable transport options through welcome packs and on-site provisions to increase awareness and the practicality of using these options. The levels of private car parking within this proposal, 8 in total including 2 disabled parking spaces, will also encourage sustainable transport through discourage private car trips by having a less attractive offer to potential future occupants that choose to travel by car.
- 5.5.3 It is appreciated that the positive measures to encourage sustainable travel are unlikely to overcome the concerns of local residents, with parking and highway safety the most frequent concern raised through the public consultation process. It is clear these issues are felt locally, and the source of concern relates to the existing arrangements, and whether the proposal would exacerbate these. The 8 parking spaces part of this proposal are existing, but for the use by the proposed development, as opposed to the existing student accommodation units as within the current arrangements. It is understood the existing student accommodation units currently benefit from access to 88 parking spaces, although public concern relates to the underuse of these, rather than under provision of space, resulting in parking roadside.
- 5.5.4 Demand for parking in the vicinity has certainly increased in the immediate vicinity over the last 15 years through the residential and student accommodation developments as part of the wider site and allocation. Arguably, public highway parking restrictions along St George's Quay have not kept pace with these changes, which appear largely unchanged. It is unclear what proportion of existing experienced issues are caused by the 419 student accommodation beds, 149 new dwellinghouses or other potential factors in parking demand and highway movements. However, in the context of these wider recent changes, the proposal for 35 additional student studios is considered to be a modest uplift.
- 5.5.5 Many student accommodation developments come forwards with little or no private car parking, particularly in city centre and edge of centre locations. Whilst students cannot be restricted from owning and using private cars, providing greater levels of private off-street car parking would likely encourage this transport method, and the provision of 84 car parking spaces for existing student accommodation may encourage frequent student drivers to occupy these units. Through the proposal, 8 of these spaces would serve the Pump House proposal, and subject to a planning

condition for these to be used by those occupying and/or employed at the Pump House, this is considered to be suitable provision, without over providing and actively encouraging private car ownership by occupants. The proposed provision and mitigation measures of secure cycle parking and others within the interim travel plan are considered policy compliant and would promote uptake in such transportation methods, encouraging a modal shift from frequent private car use to public and sustainable transport methods. This approach is policy compliant and in-line with the declaration of a Climate Emergency by the Council.

5.5.6 In terms of air quality, and impacts upon the Air Quality Management Area around Lancaster city centre in particular, the aforementioned encouragement of sustainable transport will also offer mitigation in this regard. The submitted Air Quality report also details mitigation of Positive Input Ventilation (PIV), and measures to control dust and emissions during construction, which can be controlled through suitably worded planning conditions, and would suitably mitigate the additional trip associated with the development that includes no net increase in parking provision in the area, compliant with policy.

5.6 **Flood risk and drainage** Development Management (DM) DPD policies DM33 (Development and Flood Risk), DM34 (Surface Water Run-off and Sustainable Drainage), DM35 (Water Supply and Waste Water), DM36 (Protecting Water Resources and Infrastructure), DM57 (Health and Wellbeing), and the Flood Risk Sequential Test and Exception Test Planning Advisory Note 6, Strategic Policies and Land Allocations (SPLA) DPD policy SP8 (Protecting the Natural Environment); National Planning Policy Framework (NPPF) Section 14. (Meeting the challenge of climate change, flooding and coastal change)

5.6.1 The site falls within Flood Zone 3, which is defined as having a high probability of flooding, albeit it in this case the Quay is protected by flood defences with crest levels of the defences at the site set at 8.29m above Ordnance Datum. New development in areas vulnerable to flood risk are required to meet the Sequential and Exception Tests as appropriate, and provide site-specific Flood Risk Assessments (FRA) to demonstrate the site is not at risk of flooding and would not increase the risk of flooding elsewhere. The site is covered by a wider a housing allocation, and flood risk and alternative sites were assessed during the plan making and land allocations process. As such, in accordance with national planning policy, there is no need to undertake a Sequential Test and Exceptions Test again, given this was already undertaken within the local plan for this allocated site.

5.6.2 The application has been supported by a basic Flood Risk Assessment (FRA) and Drainage Strategy. The details within this rely heavily on the surrounding development and existing infrastructure, with limited information regarding the specific arrangements for the proposal itself. However, both Statutory consultees, the Environment Agency (EA) and the Lead Local Flood Authority (LLFA), have considered the information submitted and have raised no objections to the development proposals. The finished floor level at ground floor level is above the minimum considered appropriate in terms of flood risk in this location, by almost 0.5 metres. The proposal would not exacerbate flood risk to surrounding properties, being largely impermeable as existing and proposed. As such, the proposal is considered acceptable in terms of flood risk without further mitigation.

5.6.3 In terms of drainage, the proposal details that the development will connect to outfalls and facilities already delivered and linking to the application site as part of the wider student accommodation scheme 18/01543/VCN, which also incorporate this property, albeit for a commercial rather than residential use. Subject to planning condition to ensure the proposal is linked and connected to the facilities detailed within the submission prior to first use, it is considered that drainage and flood risk details are acceptable and already accommodated through immediately adjacent and recently implement development and the land allocation respectively. This approach proposed is considered to be policy compliant.

5.7 **Ecology, biodiversity, and contamination** Development Management (DM) DPD policies DM36 (Protecting Water Resources and Infrastructure), DM44 (Protection and Enhancement of Biodiversity) and DM57 (Health and Wellbeing), Strategic Policies and Land Allocations (SPLA) DPD policy SP8 (Protecting the Natural Environment) and EN7 (Environmentally Important Areas), and National Planning Policy Framework (NPPF) Section 15 (Conserving and enhancing the natural environment)

- 5.7.1 Whilst flood risk and drainage matters are largely resolved through existing consents, development and land allocations, unfortunately this is not the case with regard to contaminated land. Externally contamination risk has been addressed, primarily through surfacing to cap such risk. However, the interior of the Pump House is largely untouched, and unmitigated, in terms of contamination. Further basic information regarding risk and mitigation, with no further assessment. Further assessment is necessary in terms of the risks involved from contamination, and how these will be fully mitigated to make the site safe for future occupants, and during development for construction workers. Given the risk is largely contained within the building, in this instance it is considered that the full scheme for investigating, recording, removal, containment, remediation and validation of contamination measures can be controlled through planning condition, which should be pre-commencement to ensure construction workers are protected, in addition to future occupants and existing neighbours.
- 5.7.2 With regards to ecology and biodiversity, the vast majority of the site is developed land and sealed surfaces, and other than potential impacts to bats, the ecological value of the site is negligible. There is an existing bat box attached to the southern elevation, which would need to be removed under precautionary working methods. One common pipistrelle was observed community in the vicinity during the survey works as bat of the submitted Nocturnal Bat Survey Report, but no emergences from the building or bat box, and no roost locations observed. As such, impacts of development and removal of the existing bat box can be mitigated through a provision of crevice dwelling bat boxes, with planning condition to control the installation at an appropriate location of the building. This bat survey report also recommends no external lighting to the building, which again can be controlled through planning condition. Subject to these conditions, and the planting of an additional tree within the parking area, the proposal is considered to be acceptable in terms of habitat creation and protected species.
- 5.7.3 The River Lune Biological Heritage Site (BHS) and Marine Conservation Zone is located circa 100 metres north of the site, and the River has direct connectivity with the Morecambe Bay European protected site (SPA). Morecambe Bay is very important for many species of birds. As such, there is the potential for development and recreational use close to the designated sites to have impacts on birds associated with the SPA and Ramsar designations. It is considered that these impacts could be avoided, but only through mitigation. In light of the People Over Wind ruling by the Court of Justice of the European Union, likely significant affects cannot be ruled out without mitigation and therefore an Appropriate Assessment (AA) is required. This is contained within a separate document and concludes that, with the implementation and retention, where appropriate, of mitigation the development will have no adverse effects on the integrity of the designated sites, their designation features or their conservation objectives, through either direct or indirect impacts either alone or in-combination with other plans and projects. Subject to the implementation of the mitigation measures within the AA, namely for appropriate construction and environmental management practices and procedures, to be controlled through a Construction Environmental Management Plan (CEMP), and homeowner packs including details of adjacent designated sites and alternative for recreation to mitigate such recreation pressure, the proposal is considered to have an acceptable impact upon the environment, habitats and protected species and sites. Subject to these planning conditions, the proposal is considered to adequately mitigate the impacts upon ecology and risk of contamination, compliant with relevant policies.
- 5.8 **Energy efficiency, employment and skills (Development Management DPD DM28: Employment and Skills Plans, DM30: Sustainable Design, Strategic Policies and Land Allocations DPD SG5: Canal Quarter, Central Lancaster, PAN09: Energy Efficiency in New Development**
- 5.8.1 In the context of the climate change emergency that was declared by Lancaster City Council in January 2019, the effects of climate change arising from new/ additional development in the District and the possible associated mitigation measures will be a significant consideration in the assessment of the proposals. The Council is committed to reducing its own carbon emissions to net zero by 2030 while supporting the district in reaching net zero within the same time frame. Buildings delivered today must not only contribute to mitigating emissions, they must also be adaptable to the impacts of the climate crisis and support resilient communities. One of the primary areas for emissions reductions for development in supporting the transition to net zero is in building to high fabric standards and supplying the new buildings with renewable and low carbon energy. This is highlighted in the Local Plan in policies DM29: Key Design Principles and DM30: Sustainable Design and supported by PAN9 – Energy Efficiency in new Development Planning Advisory Note.



- 5.8.2 Whilst this proposal includes elements of new construction through extensions, importantly this retains the majority of the existing building, and use of a new timber frame, with savings in embodied carbon when compared to a new build development. The submitted Sustainability and Utilities Statement details measures to reduce energy demand, through specific measures such as building management system and automated control of LED lights, panel heater controls, metered water with low flow fittings and air source heat pumps. Other aspects, such as how the commitment to exceeding the minimum U value and air infiltration standards stipulated in Part L of the Building Regulations would need to be detailed through planning condition, which can also control the implementation of this and the specific mitigation already proposed in the aforementioned statement. Subject to such planning condition, the proposal is considered to provide suitable energy efficiency and sustainability credentials, compliant with policy.
- 5.8.3 During the construction phases, the applicant has committed to the implementation of an employment skills plan, to support local people sure experience and upskilling in the construction and design sector. Details submitted at present are limited, however sufficient details and implementation of agreed measures to provide opportunities for, access to and up-skilling local people through the construction phase of the development proposal, proportionate to the scale of the development, can be controlled through planning condition to this effect.

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## **6.0 Planning Obligations**

- 6.1 A Section 106 Legal Agreement is sought to secure the following:
- £20,000 to the design, implementation and early maintenance of public open space to the north of St George's Quay.

## **7.0 Conclusion and Planning Balance**

- 7.1 This full application seeks permission for the last remaining parcel of the Luneside East regeneration area, incorporating the refurbishment and extension of a locally significant heritage asset. This would be delivered through student accommodation, in a sustainable location benefitting from a related land and regeneration allocations, in a location immediately adjacent to existing student accommodation. The development of student accommodation will also positively contribute to the District's acute housing supply needs, and should be considered in the context of the presumption in favour of sustainable development. Permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the proposal, when assessed against the policies in the NPPF taken as a whole.
- 7.2 Adverse impacts have been identified within the proposal, namely the level of intervention to the locally significant heritage asset and harm to neighbouring privacy standards. Mitigation has been proposed with both regards, however even weighing such measures, the identified harm to the significance of this locally important heritage asset of the Pump House itself remain fairly high, albeit with viability justification that this such intervention could not be greatly reduced whilst delivering a viable scheme. Due to these viability challenges, without the proposed development incorporating retained elements of building form within the conversion, there is a real possibility of the site continuing to deteriorate in condition. Whilst residential amenity and overlooking impacts are considered to be modestly harmful, it is particularly unfortunately that this adverse impact is upon an existing neighbouring dwelling. It therefore needs to be considered whether the adverse impacts outlined would significantly and demonstrably outweigh the benefits.
- 7.3 The provision of student accommodation and associated development delivers social and economic benefits, particularly given the fact that student studio accommodation forms housing that contributes to meeting the district housing need. Whilst 35 units of accommodation is a modest windfall to addressing the lack of 5-year housing land supply, the need is acute with currently just 2.4 years identified supply of deliverable housing within the district. With the economic benefits of development, cumulatively these benefits of development and student accommodation are considered to offer moderate benefits, due to the current 5-year housing land supply position this is amplified to carry significant weight. There are further modest benefits of the contribution to public open space locally weighing in favour, with matters relating to drainage, ecology, contamination,

transport, sustainable credentials and other material considerations mitigated through details and conditions, and neutral within the planning balance.

- 7.4 Whilst there remains harm to the heritage asset, positive engagement at pre-application stage and during determination has resulted in some reductions in harm, and improvements in benefits delivered by the proposal. Importantly, the harm does not individually nor cumulatively significantly and demonstrably outweigh the identified benefits, which is the key balance when considering such proposal that deliver contributions to address the acute housing need whilst avoiding a clear reason for refusal relating to protected areas or assets of particular importance (such as designated heritage assets, but not locally important non-designated assets). As such, it is recommended that consent is granted, subject to the assessed and below obligations and planning conditions.

## Recommendation

That Planning Permission BE GRANTED subject to the following conditions and Planning Obligations (as set out at paragraph 6.1 of this report):

- £20,000 to the design, implementation and early maintenance of public open space to the north of St George's Quay.

Condition no.	Description	Type
1	Time Limit (3 years)	Control
2	Approved Plans	Control
3	Scheme for building recording and disseminating history	Pre-commencement
4	Contamination report and remediation	Pre-commencement
5	CEMP (including pollution control, noise and vibration mitigation, construction hours, vehicle movement, and protection of ecology)	Pre-commencement
6	Energy efficiency measures	Pre-commencement
7	Employment Skills Plan	Pre-commencement
8	Scheme for precise details of stairwell, door and tiles in this area	Pre-commencement to building envelope
9	Details and samples of external materials (including cladding, glazing, external doors, rainwater goods)	Pre-commencement of external works
10	Ecological mitigation (including bat boxes and planting details)	Pre-occupation
11	Drainage connections	Pre-occupation
12	Implement noise mitigation (including glazing, ventilation, fencing)	Pre-occupation
13	Precise details of the cycle store and trigger for full implementation	Pre-occupation
14	Security measures	Pre-occupation
15	Homeowner packs – HRA mitigation	Pre-occupation
16	Travel plan mitigation (including use of parking for occupants and employees at Pump House and sustainable travel measures)	Pre-occupation
17	Waste storage and collection	Control
18	External lighting	Control
19	Single Occupation Student Occupation Only	Control

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

Officers have made this recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National

Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

**Background Papers**

None

<b>Agenda Item</b>	A6
<b>Application Number</b>	23/00544/FUL
<b>Proposal</b>	Subdivision of existing maisonette into 2 flats (C3) and installation of grilles to the rear elevation
<b>Application site</b>	Flat Above 4 China Street Lancaster Lancashire
<b>Applicant</b>	TFHT Properties Ltd
<b>Agent</b>	Mr Steve Donnelly
<b>Case Officer</b>	Mr Patrick Hopwood
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

**(i) Procedural Matters**

The application has been called in by Cllr Brookes and, together with the significant public interest, it is considered necessary to bring the application before the Planning Regulatory Committee.

**1.0 Application Site and Setting**

1.1 The site to which the application relates to is a residential maisonette over the upper floors (first and second floors) of a vacant shop unit on China Street, in the city centre. The site lies within the Conservation Area, a Regeneration Priority Area, a Primary Shopping Area, and an Air Quality Management Area. The site falls within a primary shopping area and has a retail frontage designation. Listed buildings in the vicinity include 37-43 China Street, 54A-58 Market Street, 66 Market Street and 29 Castle Hill. The building is considered to be a Non-Designated Heritage Asset (NDHA).

**2.0 Proposal**

2.1 This application seeks planning permission of the subdivision of an existing residential maisonette into two 1-bed flats, and installation of ventilation grilles to the rear elevation.

**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
05/01435/CU	Change of use of vacant retail shop to an office (A2 Use)	Approved

08/01099/ADV	Installation of an externally illuminated fascia and projecting sign	Approved
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#### 4.0 Consultation Responses

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

Consultee	Response
County Highways	<b>No objection</b> , subject to provision of cycle parking.
Environmental Health	<b>In agreement with Further Noise Assessment report.</b> Please condition the proposed mitigation measures as described to be installed prior to occupation of the proposed development.
Natural England	<b>No objection</b> , subject to appropriate mitigation being secured.
Conservation Team	<b>No objection</b>

4.2 At the time of writing this report, 1,825 responses have been received from members of the public, including **1,795 letters of objection** and **19 letters of support**.

The main planning considerations raised in the **objections** are as follows:

- Noise impacts on occupiers from live music venue
- Generation of noise/nuisance complaints from occupiers
- Impact of noise complaints on live music venue, potential for closure/restrictions
- Threatens city centre nightlife and local economy
- Proposed mitigation insufficient and noise report flawed
- Inappropriate location, too close to live music venue
- No need for more flats
- Use of shared alley/yard and associated delivery access, bin storage, and security
- Pollution from traffic
- Lack of parking and road disruption
- Lack of outside space

The letters of **support** raise the following main considerations:

- Good location for accommodation
- Close to travel networks
- Already a maisonette so no different
- Need for more city centre housing which is not for students

#### 5.0 Analysis

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

- Principle of Residential Use
- Noise
- Residential Amenity
- Highways
- Heritage
- Biodiversity

5.2 Principle of Residential Use (NPPF Sections 5 and 7; Policies SP2, DM1, DM13, DM16 and DM17)

5.2.1 Lancaster is identified as a sustainable key service centre within Policy SP2 of the Strategic Policies and Land Allocations DPD (SPLA DPD). The main urban areas including Lancaster provide the focus of growth for Lancaster district and in principle is where sustainable housing will be supported. Policy DM1 of the Development Management DPD (DM DPD) details the Council's approach in supporting new residential development stating that proposals must ensure that available land is used effectively, reflect the characteristics of different locations and the specific circumstances of individual sites. As of writing, the LPA's housing land supply equates to 2.4 years.

- 5.2.2 Paragraph 86 of the NPPF recognises the need to take a positive approach to town centre growth with a suitable mix of uses including housing, and Policies DM16 and DM17 acknowledge that it may be appropriate for upper floors of town centre shops to be used as residential. The upper floors of the subject building are already in residential use. Therefore, the principle of residential use at this site is already established. It is acknowledged that a 3 bedroom maisonette for family occupation may be inappropriate in this location due to lack of garden and parking, whereas 1 bed flat occupation may be more appropriate. Therefore the proposed subdivision can be supported, subject to other matters being satisfactorily addressed.
- 5.3 Noise (NPPF Sections 8, 12 and 15; Policies DM24, DM25 and DM29)
- 5.3.1 The site is located opposite 'The Pub' public house, which hosts regular live music events and is a licenced live music venue (LMV). As such there is potential for disturbance from the LMV on occupiers of the proposed accommodation, particularly in terms of noise in the evening and at nighttime.
- 5.3.2 Policy DM29 seeks to minimise impacts on noise, and satisfactorily mitigate existing sources of noise pollution. NPPF Paragraph 130 requires developments to create places with a high standard of amenity for existing and future users, with Paragraphs 174 and 185 requiring proposals to avoid unacceptable noise impacts. Paragraph 187 of the NPPF notes that planning decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. Paragraph 187 goes on to state that existing businesses should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business could have a significant adverse effect on new development in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed. Policies DM24 and DM25 seeks to protect cultural assets (including LMVs) and support the district's evening and nighttime economy.
- 5.3.3 A Noise Assessment was submitted with the original application, including assessment and background measurements. Environmental Health raised concerns in terms of the content of the initial report and the testing undertaken. Subsequently, the Applicant commissioned and presented a further Noise Assessment, which includes additional measurements and clarification. The monitoring has taken place during periods of live music at the LMV, and includes assessment of low frequency noise (63 Hz and 125Hz octave band). The further report concludes that appropriate internal levels can be achieved with the installation of acoustic glazing. In order for the windows to remain closed, a ventilation system should also be provided, and this has been proposed by the Applicant as indicated on the submitted plans. Opening of windows for rapid or purge ventilation would be at the discretion of the occupiers.
- 5.3.4 The Environmental Health Officer is in agreement with the findings of the further report, subject to the mitigation measures being secured prior to occupation. There is now confidence that satisfactory internal noise levels which meet the recent guidance can be achieved, subject to the mitigation being implemented prior to first use. Details of the mitigation measures can be first secured through an appropriately worded planning condition, and the mitigation strategy should include details of acoustic glazing, ventilation systems and ceiling construction, which is also referred to in the report.
- 5.3.5 Additionally, it is noted that noise impacts (and noise complaints) are much more likely to arise from the current situation, where there is no secondary glazing and no ventilation system. Therefore the proposal will better protect future occupiers against adverse noise impacts, significantly reducing the chance of any noise complaints being generated. This in turn reduces the likelihood of any restrictions being placed on the LMV and associated knock-on effects on the local music scene and economy.
- 5.4 Residential Amenity and Housing Standards (NPPF Sections 12 and 15; Policies DM2, DM29, DM31 and EN9)
- 5.4.1 The flats meet the minimum floor space required by the Nationally Described Space Standard for a 1 person 1 bedroom flat, and therefore also comply with Policy DM2. Noise impacts are assessed above in Section 5.3. In terms of light pollution, it is acknowledged that the lighting set-up at the LMV could cause issues. However, with the use of blackout blinds or shutters within the accommodation, these potential effects can be reduced, and a condition can be imposed to ensure that these are

provided prior to occupation. The ventilation system proposed, which intakes filtered air from the rear elevation, will prevent the need for windows to be opened on the front elevation, improving the current situation in terms of air quality.

5.4.2 The property benefits from a yard space which is shared with the ground floor unit. Sufficient space is provided for both commercial and residential bin storage, as well as bicycle storage. Neighbouring businesses have delivery routes and fire escapes through the yard, and it is not these would not be impeded by the proposed development. In terms of security and lockable gates, this would be a private matter for the Applicant to consider along with any other users of the yard.

5.4.3 Overall, subject to mitigation for noise, light and air pollution impacts being secured, the proposal is acceptable in terms of residential amenity and housing standards.

### 5.5 Highways (NPPF Section 9; Policies DM29, DM61 and DM62)

5.5.1 The site does not benefit from any car parking spaces. However, the site is located within a highly sustainable location, close to local shops and services, and close to bus routes and the railway station. Cycle parking is proposed in the rear yard, however this is in the form of uncovered racks. Covered and more secure storage, such as a cycle store or lockers is more preferable, therefore final details of cycle storage will be secured through a planning condition, and required prior to first occupation in order to promote sustainable transport methods.

5.5.2 County Highways have requested a condition for a construction management plan, however given the scale and nature of the proposal which is largely for internal alterations, is unnecessary in this instance and would not meet the required tests. Management of any highways disruption during the construction phase is also better covered through existing highways legislation, rather than through the planning system. On balance, the proposal is acceptable in terms of highways impacts.

### 5.6 Heritage (NPPF Sections 12 and 16; Policies DM29, DM37, DM38, D39, DM41 and SP7)

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

5.6.2 The only external alterations proposed will be the insertion of two ventilation grilles to the rear elevation. Given that these are minimal in scale and are required to mitigate noise and air quality impacts improving residential amenity, there will be no substantial harm to the identified heritage assets. The delivery of an additional residential unit is considered a public benefit which outweighs the less than substantial harm identified.

### 5.7 Biodiversity (NPPF Section 15; Policies DM44, SP8 and EN7)

5.7.1 The site falls within the 3.5km buffer for Morecambe Bay designated sites. Any new residential units within this buffer have the potential to increase recreational pressure on the coastal designated sites, as set out in the LPA's Habitats Regulations Assessment. However, with the implementation of homeowner/tenant pack mitigation, it is considered that the proposed development will have no adverse effects on the integrity of the designated sites, their designation features or their conservation objectives, through either direct or indirect impacts either alone or in-combination with other plans and projects. The mitigation measures can be adequately covered by a condition attached to any planning consent, and Natural England concur with this assessment.

## **6.0 Conclusion and Planning Balance**

6.1 The proposal is for an acceptable re-use of an existing residential unit within a sustainable city centre location. The proposal will provide a modest increase to housing numbers at a time when the Council does not have a five-year housing land supply. Whilst it is recognised that the site is opposite a licenced public house and LMV with potential for adverse noise impacts, Officers are confident that satisfactory internal noise levels can be achieved with appropriate mitigation to be provided by the

‘agent of change’, which will also be an improvement on the current situation. In turn, this will considerably reduce the likelihood of any noise complaints being received in relation to the existing LMV. Subject to conditions, the proposal is also acceptable in terms of the other relevant material considerations discussed above, and as such is recommended for approval.

**Recommendation**

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

Condition no.	Description	Type
1	Standard Timescale	Standard
2	Development in Accordance with Approved Plans	Standard
3	Details and Provision of Noise Mitigation	Prior to Occupation
4	Provision of Cycle Parking	Prior to Occupation
5	Provision of Window Blackouts	Prior to Occupation
6	Homeowner/Tenant Information Packs	Prior to Occupation

**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



<b>Agenda Item</b>	A7
<b>Application Number</b>	23/00905/VCN
<b>Proposal</b>	Demolition of existing building and erection of a retail warehouse with associated access, car parking and landscaping (pursuant to the variation of condition 3 on approved application 16/00492/VCN to extend the permitted delivery hours)
<b>Application site</b>	Home Bargains 90 Westgate Morecambe Lancashire
<b>Applicant</b>	TJ Morris Limited
<b>Agent</b>	Mr Tim Rainbird
<b>Case Officer</b>	Mr Patrick Hopwood
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

### 1.0 Application Site and Setting

- 1.1 The site to which this application relates to is a large retail warehouse located on Westgate in Morecambe. The building is set back from the main road with a customer car park to the front. The site forms part of the allocated White Lund Industrial Estate and is surrounded by industrial, commercial and depot uses, and is opposite residential properties on Glentworth Road East. Parts of the site lie within Flood Zone 2.

### 2.0 Proposal

- 2.1 This Section 73 application seeks to vary Condition 3 on approved planning application 16/00492/VCN for delivery hours to change from 0730-1900 Monday-Saturday and 1000-1600 Sundays and Public Holidays, to 0600-2200 Monday-Saturday and 06-00-2000 Sundays and Public Holidays. The submitted covering letter sets out that the Applicant is facing operational issues in complying with the permitted delivery hours, and the proposed extended delivery hours will address the matter. As discussed further in the subsequent report, the operating hours originally proposed and stated here, have been amended in line with consultee comments.

### 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
15/01014/FUL	Demolition of existing building and erection of a retail warehouse with associated access, car parking and landscaping	Approved

16/00492/VCN	Demolition of existing building and erection of a retail warehouse with associated access, car parking and landscaping (pursuant to the variation of condition 2 on approved application 15/01014/FUL to amend elevations (entrance feature and materials) and layout (to create garden centre with enclosure fencing/gates/service yard and sprinkler tank)	Approved
16/00898/NMA	Non material amendment on planning permission 16/00492/VCN to amend the shop front colour to ocean blue RAL 5020	Approved
16/01506/ADV	Advertisement application for the display of an internally illuminated fascia sign	Withdrawn
17/00105/ADV	Advertisement application for the display of two internally illuminated fascia signs, one internally illuminated totem sign and non-illuminated external window film	Approved
17/00245/FUL	Retrospective application for the retention of an ATM to the front elevation	Approved
17/00246/ADV	Advertisement application for the display of an internally illuminated fascia sign to surround ATM	Approved

#### 4.0 Consultation Responses

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

Consultee	Response
Morecambe Town Council	No response received.
County Highways	<b>No concerns.</b>
Environmental Health	<b>Objects</b> to deliveries taking place before 07.00hrs (Monday to Sunday) and on Public Holidays. <b>No objections</b> to deliveries taking place between 07.00hrs and 22.00hrs (Monday to Saturday) and between 09.00hrs and 20.00hrs on a Sunday.

4.2 One letter of **objection** has been received from a resident on Glentworth Road East, raising issues in terms of noise disturbance. The objection states that the noise of the metal delivery cages reverberates and is much louder at times when the road is quieter.

#### 5.0 Analysis

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

- Noise and Residential Amenity

5.2 **Noise and Residential Amenity** (NPPF Sections 12 and 15; Policy DM29 of the Development Management DPD)

5.2.1 The reason for the condition restricting delivery hours is given in the original application as being “in the interests of residential amenity”. The area is characterised with mixed commercial uses, and ambient sound is dominated by associated noise, but predominantly so by road traffic noise on Westgate. The nearest residential receptor is located approx. 60m from the delivery area. No noise assessment has been submitted by the Applicant, therefore the Environmental Health Officer has used sound survey data, information from recent complaints, and other relevant information in assessing this application.

5.2.2 This information suggests that noise associated with deliveries becomes more noticeable during time sensitive periods when background sound levels from traffic and commercial activities is significantly lower. Deliveries that have taken place during sensitive time periods are understood to have significant adverse effects, with quality of sleep impacted. Therefore, deliveries taking place before 0700 are considered to be unreasonable and cannot be supported by Environmental Health. However, extended delivery hours for after 7am Monday-Saturday and after 9am Sundays and bank

holidays (0700-2200 Monday-Saturday and 0900-2000 Sundays and Public Holidays) raise no objection from Environmental Health. Moreover, given that the shop is open until 2200 Monday to Saturday, deliveries until this time are acceptable. It is also noted that some businesses within the vicinity appear to have no planning conditions controlling their hours of use or deliveries.

**6.0 Conclusion**

6.1 The Applicant is agreeable to the revised proposal made by the Environmental Health Officer (delivery hours restricted to 0700-2200 Monday-Saturday and 0900-2000 Sundays and Public Holidays). Subject to these hours being stipulated through the varied planning condition, the proposal is acceptable in terms of noise impacts on residential amenity, compliant with local and national planning policy and as such is recommended for approval.

**Recommendation**

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

Condition no.	Description	Type
1	Approved Plans (retained from 16/00492/VCN)	Control
2	Hours of Construction (retained from 16/00492/VCN)	Control
3	Delivery Hours restricted to 0700-2200 Monday-Saturday and 0900-2000 Sundays and Public Holidays	Control
4	Opening Hours (retained from 16/00492/VCN)	Control
5	Internal Road Layout and Parking (retained from 16/00492/VCN)	Control
6	Cycle/Motorcycle Parking (retained from 16/00492/VCN)	Control
7	Drainage Plan (retained from 16/00492/VCN)	Control
8	Total Retail Floor Space Restriction (retained from 16/00492/VCN)	Control
9	Food and Drink Retail Floor Space Restriction (retained from 16/00492/VCN)	Control
10	Clothes Retail Floor Space Restriction (retained from 16/00492/VCN)	Control
11	Landscaping (retained from 16/00492/VCN)	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

<b>Agenda Item</b>	A8
<b>Application Number</b>	23/01071/FUL
<b>Proposal</b>	Installation of a replacement roof and installation of a new window to the rear elevation
<b>Application site</b>	1 Lodge Street Lancaster Lancashire LA1 1QW
<b>Applicant</b>	c/o H Blackwell
<b>Agent</b>	Mr Sam Edge
<b>Case Officer</b>	Mrs Kim Ireland
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

**(i) Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, the building is within the ownership of Lancaster City Council and therefore the application must be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

1.1 The application site relates to a former warehouse building which abuts the fly tower to the rear of the Grand Theatre, which is a Grade II Listed building dating from 1782. The date of the warehouse itself is uncertain but it does appear on the c.1890 OS map and is considered to be a non-designated heritage asset. The building is also situated in the Lancaster Conservation Area.

1.2 The building is made up of a large top-lit warehouse of coursed and rubble local sandstone with an adjoining lean-to structure to the rear. Window openings are informal and functional throughout, having been blocked in some areas to facilitate the change of use. On the eastern side, the complex incorporates a single surviving unit of the terrace which appears on the map of 1890. The building is in a poor state of disrepair.

**2.0 Proposal**

2.1 Planning permission is sought for the installation of a new roof and installation of a new window to the rear elevation. The roof is in a very poor state of repair and as such replacement flashing and valley gutter will need to be installed to the listed building adjacent. The impact of this upon the Listed Building is assessed as part of application 23/01072/LB. The proposed window to be installed to the first floor of the rear elevation will provide natural light to the first floor hallway.

2.2 The scheme has previously been granted planning permission and listed building consent through applications 20/00253/FUL and 20/00254/LB. However, the planning permission and listed building consent lapsed on 4<sup>th</sup> September 2023 and although some guttering was installed to the front

elevation of the property, the materials used were not in accordance with the approved details submitted within the subsequent discharge of conditions applications (21/00009/DIS and 21/00024/DIS). Consequently, it was concluded that a material start had not occurred on site and the planning consent had lapsed. The LPA had worked with the agent to confirm what works constituted a material start on site to implement the previously approved planning application and has consequently worked with the agent to resubmit the planning application.

- 2.3 The previous planning application 20/00253/FUL, included works to demolish the existing extension to the rear elevation and the construction of a buttress. These works are outside the remit of works that the applicant is proposing to undertake in this application. Further such works will require another planning application to be submitted in due course.

### 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
21/01528/FUL	Installation of replacement windows and doors to east facing elevation, installation of rooflight and replacement windows to north facing elevation, installation of a replacement window to the west facing elevation and installation of replacement windows and doors and replacement stonework to the front elevation	Permitted
20/01311/FUL	Installation of replacement windows, doors and stonework to the front elevation	Withdrawn
20/00253/FUL	Relevant demolition of existing rear extension, construction of buttresses to the rear, installation of a new roof, fascias, guttering, downpipes, chimney flashing and windows and lintels	Permitted
20/00254/LB	Listed building application for the installation for replacement of the valley gutter and the flashing adjacent to the Grand Theatre	Permitted
19/00562/PRETWO	Pre-application request for works to the Music Co-op	Closed
19/00561/PRETWO	Pre-application request for works to the Music Co-op	Closed
08/00866/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, offices, workshop, rehearsal space and residential accommodation, together with ancillary and associated development including new pedestrian link bridge and entranced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Refused following Call in by Secretary of State (SoS)
07/00672/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings other than 5 Edward Street, the change of use of a residential dwelling at 5 Edward Street to offices, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, workshop, leisure, creche, rehearsal space and residential accommodation, together with ancillary and associated development including pedestrian bridge link, new and enhanced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Withdrawn

07/00670/CON	Application for Conservation Area Consent to demolish 1 Lodge Street (musicians co-op & dance studio) and associated structures	Refused following Call in by SoS
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#### 4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	<p><b>No Objection</b>, the proposed works to the building are welcome, given the very poor state of the building. The following details are required via condition:</p> <ul style="list-style-type: none"> <li>• Fascia's and Soffits (they should be like for like)</li> <li>• Details of the window (the light opening should be flush and the frame should be hardwood or Accoya)</li> <li>• Windows and doors</li> <li>• Mortar and render</li> <li>• Rainwater goods</li> </ul>
Property Services	At the time of compiling this report, no comments received.
Heritage Action Zone	At the time of compiling this report, no comments received.

4.2 No correspondence from members of the public have been received at the time of compiling this report. Any comments subsequently received will be reported verbally.

#### 5.0 Analysis

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

- Principle of development
- Design and visual impact
- Impact upon heritage assets
- Amenity impact

##### 5.2 Principle of development (NPPF section 2)

5.2.1 The building is currently in a very poor state of repair and left as such will only deteriorate further. The works described in the application will ensure that the building is safe and watertight encouraging long-term use of the building and continued maintenance. In accordance with the NPPF's presumption in favour of sustainable development, which should proceed without delay, the principle of the development is accepted, subject to assessment of the following matters and not prejudicing the future of the building.

##### 5.3 Design and visual impact (NPPF section 12; DM DPD policy DM29)

5.3.1 Policy DM29 of the DM DPD requires a good standard of design, requires proposals to demonstrate an understanding of the wider context so that they make a positive contribution to the local area. The proposed works will help restore the application building and enhance the significance of the warehouse and surrounding area. The proposed works would allow the continuation of an active use of the building.

##### 5.4 Impact upon heritage assets (NPPF section 16; SPLA DPD Policy SP7; DM DPD Policies DM38, DM39, DM41)

5.4.1 As a warehouse sited in close proximity to other industrial structures on St Leonard's Gate and Brewery Lane, the building has evidential value as a contributor to the industrial archaeology of Lancaster, and of the Lancaster Conservation Area. This is augmented somewhat by the survival of a single unit of the former terrace on the eastern side. Likewise, illustrative historical value can be derived from the building's design, scale and position in Lancaster as visual markers of the type of

industry which once took place in this area. Limited aesthetic value is derived from the building's Lodge Street elevation, with its clearly functional arrangement of openings. This is significantly compromised by the building's poor state of repair. The building forms part of the setting of the Grade II listed Grand Theatre. While the Lodge Street elevation has a neutral impact on the rear elevation of the theatre, views of the building from St Leonard's Gate and the car park to the north currently have a negative impact on the setting of the theatre.

- 5.4.2 The Listed Building and Conservation Areas Act requires that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the heritage asset. This is reiterated by policies DM38, DM39 and DM41 DM DPD. In this regard, the heritage assets include the listed Grand Theatre, the application site which is a Non-Designated Heritage Asset and the surrounding Conservation Area.
- 5.4.3 The proposed works are considered to have a positive impact on the architectural and historic interest of Lancaster Conservation Area and the setting of the Listed Building. The works will enhance the positive contribution the application building will have to the local character and distinctiveness of the Conservation Area.
- 5.4.4 The Conservation Officer shares this conclusion, and therefore the proposal is considered to cause no harm to the heritage assets. The works and repair of the Music Co-op will have a positive impact on the significance of the building.

5.5 **Amenity impact (NPPF section 12; DM DPD policy DM29)**

- 5.5.1 The proposed works seek to repair the application property to ensure no further deterioration occurs. It is, therefore, considered that the proposed works will have a negligible impact upon the amenity of nearby properties.

**6.0 Conclusion and Planning Balance**

- 6.1 The proposed development will have a positive contribution to the application site and surrounding Conservation Area. The works will repair the building and prevent further deterioration. Overall, the proposed development complies with policies contained within the Development Plan and the NPPF and would constitute a sustainable form of development. It is, therefore, recommended that planning permission is granted.

**Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 Year Timescale	Control
2	Approved Plans	Control
3	Details, Samples and Specification of Materials	Prior to Installation

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

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

**Background Papers**

None



<b>Agenda Item</b>	A9
<b>Application Number</b>	23/01072/LB
<b>Proposal</b>	Listed building application for the replacement of the valley gutter and the flashing adjacent to the Grand Theatre
<b>Application site</b>	1 Lodge Street Lancaster Lancashire LA1 1QW
<b>Applicant</b>	c/o H Blackwell
<b>Agent</b>	Mr Sam Edge
<b>Case Officer</b>	Mrs Kim Ireland
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

(i) **Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, the building is within the ownership of Lancaster City Council and therefore the application must be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

1.1 The application site relates to a former warehouse building which abuts the fly tower to the rear of the Grand Theatre, which is a Grade II Listed building dating from 1782. The date of the warehouse itself is uncertain but it does appear on the c.1890 OS map and is considered to be a non-designated heritage asset. The building is also situated in the Lancaster Conservation Area.

1.2 The building is made up of a large top-lit warehouse of coursed and rubble local sandstone with an adjoining lean-to structure to the rear. Window openings are informal and functional throughout, having been blocked in some areas to facilitate the change of use. On the eastern side, the complex incorporates a single surviving unit of the terrace which appears on the map of 1890. The building is in a poor state of disrepair.

**2.0 Proposal**

2.1 Listed building consent is sought for the installation / replacement of the valley gutter and the flashing adjacent to the Grand Theatre.

2.2 The scheme has previously been granted planning consent and listed building consent through applications 20/00253/FUL and 20/00254/LB, however the listed building consent has lapsed as a material start of works to the valley guttering and flashing had not commenced on site. The LPA has worked with the agent to resubmit the listed building application.



### 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
21/01528/FUL	Installation of replacement windows and doors to east facing elevation, installation of rooflight and replacement windows to north facing elevation, installation of a replacement window to the west facing elevation and installation of replacement windows and doors and replacement stonework to the front elevation	Permitted
20/01311/FUL	Installation of replacement windows, doors and stonework to the front elevation	Withdrawn
20/00253/FUL	Relevant demolition of existing rear extension, construction of buttresses to the rear, installation of a new roof, fascias, guttering, downpipes, chimney flashing and windows and lintels	Permitted
20/00254/LB	Listed building application for the installation for replacement of the valley gutter and the flashing adjacent to the Grand Theatre	Permitted
19/00562/PRETWO	Pre-application request for works to the Music Co-op	Closed
19/00561/PRETWO	Pre-application request for works to the Music Co-op	Closed
08/00866/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, offices, workshop, rehearsal space and residential accommodation, together with ancillary and associated development including new pedestrian link bridge and entranced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Refused following Call in by SoS
07/00672/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings other than 5 Edward Street, the change of use of a residential dwelling at 5 Edward Street to offices, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, workshop, leisure, creche, rehearsal space and residential accommodation, together with ancillary and associated development including pedestrian bridge link, new and enhanced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Withdrawn
07/00670/CON	Application for Conservation Area Consent to demolish 1 Lodge Street (musicians co-op & dance studio) and associated structures	Refused following Call in by SoS

### 4.0 Consultation Responses

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

Consultee	Response
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Conservation Officer	<b>No Objection.</b> The following details are required via condition: <ul style="list-style-type: none"> <li>The new leadwork should be chased into the existing mortar joints. Any new chases need to be agreed in writing.</li> </ul>
National Amenities Societies	At the time of compiling this report, no comments received.
The Theatre Trust	At the time of compiling this report, no comments received.

4.2 No correspondence from members of the public have been received at the time of compiling this report. Any comments subsequently received will be reported verbally.

## 5.0 Analysis

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

- Principle of development
- Design and visual impact
- Impact upon heritage assets

### 5.2 Principle of development (NPPF section 2)

5.2.1 The building is currently in a very poor state of repair and left as such will only deteriorate further. The works described in the application will ensure that the building is safe and watertight encouraging long-term use of the building and continued maintenance. In accordance with the NPPF's presumption in favour of sustainable development, which should proceed without delay, the principle of the development is accepted, subject to assessment of the following matters and not prejudicing the future of the building.

### 5.3 Design and visual impact (NPPF section 12; DM DPD policy DM29)

5.3.1 Policy DM29 of the DM DPD requires a good standard of design, requires proposals to demonstrate an understanding of the wider context so that they make a positive contribution to the local area. The proposed works will help restore the application building and enhance the significance of the warehouse and surrounding area. The proposed works would allow the continuation of an active use of the building.

### 5.4 Impact upon heritage assets (NPPF section 16; SPLA DPD Policy SP7; DM DPD Policies DM38, DM39, DM41)

5.4.1 As a warehouse sited in close proximity to other industrial structures on St Leonard's Gate and Brewery Lane, the building has evidential value as a contributor to the industrial archaeology of Lancaster, and of the Lancaster Conservation Area. This is augmented somewhat by the survival of a single unit of the former terrace on the eastern side. Likewise, illustrative historical value can be derived from the building's design, scale and position in Lancaster as visual markers of the type of industry which once took place in this area. Limited aesthetic value is derived from the building's Lodge Street elevation, with its clearly functional arrangement of openings. This is significantly compromised by the building's poor state of repair. The building forms part of the setting of the Grade II listed Grand Theatre. While the Lodge Street elevation has a neutral impact on the rear elevation of the theatre, views of the building from St Leonard's Gate and the car park to the north currently have a negative impact on the setting of the theatre.

5.4.2 The Listed Building and Conservation Areas Act requires that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the heritage asset. This is reiterated by policies DM38, DM39 and DM41 DM DPD. In this regard, the heritage assets include the listed Grand Theatre, the application site which is a Non-Designated Heritage Asset and the surrounding Conservation Area.

5.4.3 The proposal involves the replacement of the valley gutter and flashing adjacent to the Grand

Theatre. Therefore, the works will directly affect the Grade II Listed Building. The proposed works will ensure that the building is watertight and safeguard its continuation. They will not directly harm the Listed building or its setting.

5.4.4 The Conservation Officer shares this conclusion and the proposal is considered to cause no significant harm to the heritage assets. The works will contribute to the works and repair of the Music Co-op that will have a positive impact on the significance of the building.

**6.0 Conclusion and Planning Balance**

6.1 It is considered that the minor repair works to the valley gutter and flashing adjacent the Grade II Listed building does not undermine, or harm the building. The proposed works will ensure that no damage occurs to the Listed building due to water leaking down the shared boundary. Overall, the proposed development complies with policies contained within the Development Plan and the NPPF and would constitute a sustainable form of development. It is, therefore, recommended that listed building consent is granted.

**Recommendation**

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

Condition no.	Description	Type
1	Standard Listed Building Timescale	Control
2	Approved Plans	Control
3	No new leadwork should be chased into the existing mortar joints	Control

**Background Papers**

None

<b>Agenda Item</b>	A10
<b>Application Number</b>	23/01134/VCN
<b>Proposal</b>	Retrospective application for the temporary siting of 2 portable buildings to provide office space (pursuant to the variation of condition 1 on 23/00649/FUL to extend the time frame for removal)
<b>Application site</b>	Lancaster City Council White Lund Depot White Lund Road Morecambe
<b>Applicant</b>	Mr Daniel Wood
<b>Agent</b>	N/A
<b>Case Officer</b>	Mrs Kim Ireland
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

**(i) Procedural Matters**

This form of development would normally be determined under the Council's Scheme of Delegation. However, the site 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 White Lund Depot is situated to the north east of White Lund Road, near to the junction of White Lund Road and Westgate. The site comprises of numerous buildings that include office buildings, store rooms and the White Lund Plant Centre. The remainder of the site consists of parking for council vehicles and staff parking.

1.2 To the west of the site are six residential properties, with further residential properties to the west of White Lund Road. To the north, east and south of the application site are various commercial properties that include Home Bargains, Whitehouse Motors and Catlows Coal.

1.3 The site is situated within White Lund Industrial Estate.

**2.0 Proposal**

2.1 The two temporary portable buildings are sited to the north of the existing office building. The temporary portable buildings have been previously granted temporary planning consent for six months, however a longer period of time is required and therefore condition 1 is being applied for to be varied.

2.2 The temporary portable buildings are required to provide temporary office accommodation, as the existing office building is in a state of deterioration and is unsuitable for staff to work within. The portable buildings are a temporary solution, whilst an alternative permanent solution is explored.

2.3 Since the previous planning application 23/00649/FUL was determined by the Planning Regulatory Committee, the existing situation has been explored further and a procurement exercise has been undertaken to identify options for a new building. A report will be presented to the Council's Elected Cabinet Members on the 24<sup>th</sup> October 2023 providing details of the preferred tender of a new build, as well as the findings of the repair and demolition investigations. Once final confirmation has been agreed of a way forward, either with a new building or repairing the existing building, the additional time requested to keep the temporary buildings will allow for a final design to be agreed and a subsequent planning application be submitted. If the preferred option of a new building is agreed, then planning permission will also be required for the demolition of the existing building. It is anticipated that the required additional time frame will allow a position to be agreed by the Council's Elected Cabinet Members, and the works to be applied for, carried out and the temporary office accommodation to be removed from the site.

2.4 The two portable buildings measure 14.5m in length, 3.9m in width and 2.9m in height and are finished in grey metal with a matt finish and upvc windows and doors.

2.5 The portable buildings were sited within White Lund Depo on 30<sup>th</sup> June and as the original application was determined after this and was therefore considered by the LPA as retrospective works.

### 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
23/00649/FUL	Retrospective application for the temporary siting of 2 portable buildings to provide office space	Permitted

### 4.0 Consultation Responses

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

Consultee	Response
Morecambe Parish Council	At the time of compiling this report, no comments received.
Lancashire County Highways	<b>No Objection</b>
Lancaster City Environmental Health Officer	At the time of compiling this report, no comments received.
Lancaster City Property Services	At the time of compiling this report, no comments received.
Environment Agency	At the time of compiling this report, no comments received.

4.2 At the time of compiling this report, no neighbour representatives have been received.

### 5.0 Analysis

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

- Principle of Development
- Design
- Highways and Parking
- Residential Amenity
- Flooding

- 5.2 Principle of Development (NPPF Paragraphs 81 and 83: Building a Strong, Competitive Economy, (DM) DPD Policy DM14: Proposals Involving Employment and Premises, Strategic Policies and Land Allocations (SPLA) DPD Policy EC1: Established Employment Areas)
- 5.2.1 The White Lund Depot site is a primary location for Lancaster City Council’s community based teams. The existing offices within the site provide accommodation for the office based staff to enable them to provide support to the operation of the community based teams. The temporary portable offices provide the continuation of the office based staff within the site and will meet operational requirements, whilst arrangements are being made to provide permanent office accommodation across the site.
- 5.2.2 The principle of the two portable cabins in this location was agreed through the Planning Regulatory Committee and granted temporary consent for six months via planning application 23/00649/FUL. The submitted application is merely to extend the temporary consent for an additional six months to allow a report to be presented to the Council’s Elected Cabinet Members on the 24<sup>th</sup> October 2023 providing details of the preferred tender of a new build, as well as the findings of the repair and demolition investigations and then for the agreed approach to commence on site.
- 5.3 Design (NPPF Section 12 Achieving well-designed places, 154 -155, Development Management (DM) DPD Policies DM29 Key Design Principles)
- 5.3.1 Policy DM29 of the DPD requires a good standard of design, requires proposals to demonstrate an understanding of the wider context so that they make a positive contribution to the local area. The portable buildings are of a scale that is in keeping with the existing buildings within the site. Although the design of the portable buildings is simple, they are of a temporary nature whilst a permanent solution of the existing office buildings is sought and have a minimal visual impact upon the wider area. As such, given that the proposed buildings are functional to the operation of the site and have a minimal visual impact on the wider area, the proposal is considered to be acceptable for a short period of time that they will be located within the site.
- 5.4 Highways and Parking (NPPF Section 12, policies DM62: Vehicle Parking Provision)
- 5.4.1 The siting of the two portable buildings is to be located within a small area of informal parking within the site that accommodates a maximum of six vehicles. In accordance with Appendix E of the DPD, the two portable buildings should provide an additional two car parking spaces. Given the minimal amount of additional car parking spaces required for the development and since the Council declared a Climate Emergency in 2019, there is a desire to move away from the use of private motor vehicles in favour of sustainable transport options. The site is within easy reach of bus and cycle routes, the site provides 40 bicycle spaces that is to remain unaltered with the development and the development is temporary, therefore on this occasion the additional car parking spaces are not required.
- 5.4.2 The Highway Development Control Section of Lancashire County Council has raised no objections to the planning application.
- 5.5 Residential Amenity (NPPF Section 12, policies DM29: Key Design Principles)
- 5.5.1 The portable buildings will allow the continued support to the operation of the community based teams. The buildings are well within the parameters of the White Lund Depo and are sited 33m to the six nearest residential properties to the west of the site. Given that the portable buildings are being used as offices, no concerns are raised regarding impact of the use of the buildings to the amenity of the nearest residents.
- 5.6 Flood Risk and Drainage (NPPF Chapter 14 Planning for Climate Change paragraphs 152-154, 157, Planning and Flood Risk paragraphs 159--169; paragraphs, Strategic Policies and Land Allocations (SPLA) DPD Policy EC1: Established Employment Areas, Development Management (DM) DPD policies DM33 Development and Flood Risk, DM34 Surface Water Run-off and Sustainable Drainage and DM35 Water Supply and Waste Water)
- 5.6.1 National and local planning policy aims to direct development to areas within the lowest probability of flooding (flood zone 1). This is particularly important for development that would be vulnerable to

flood risk. The existing access into the site lies within a flood zones 2, however the location of the portable buildings is within a flood zone 1.

- 5.6.2 The site is within an existing allocated industrial estate and the retrospective portable buildings are required to provide support to the operation of the community based teams, therefore, the development cannot be located elsewhere within the district. Notwithstanding the need of the portable buildings, and that the portable buildings cannot be located elsewhere within the district, the part of the site that is located within a flood zone 2 is the existing access and not the location of the portable buildings. Therefore the development is considered to comply with the requirements of local and national planning policy regarding flood risk.
- 5.6.3 The development is to collect surface water and will connect to the existing surface water system that is currently in place and discharges to an existing watercourse.
- 5.6.4 The portable buildings internally will provide office space and therefore no foul drainage is required, as facilities are provided elsewhere within the site.

**6.0 Conclusion and Planning Balance**

6.1 The development is sought to provide a temporary solution as the existing office buildings are currently not fit to work within and the portable buildings will allow the continued support to the operation of the community based teams within the site. The scale and design of the buildings are thought to be simple but functional as a temporary measure and will have a negligible impact upon the amenities of the nearest properties. Two additional car parking spaces would ordinarily be required to comply with Appendix E of the DPD, however given the minimal amount of additional car parking required and the Council’s position of a Climate Emergency, there are sustainable transport options that are within easy reach of the site and therefore on this occasion the additional car parking spaces have not been requested.

**Recommendation** and delegate back to head of Planning and Climate Change

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Temporary 8 Months	Control

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

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

**Background Papers**

None

<b>Agenda Item</b>	A11
<b>Application Number</b>	23/00818/GOV
<b>Proposal</b>	Removal of existing all weather sports pitch, erection of 2 houseblocks, a workshop and storage buildings, construction of replacement Multi Use Games Area (MUGA) and associated ancillary development to include plant compound, fencing and external lighting
<b>Application site</b>	HM Prison Lancaster Farms Far Moor Lane Lancaster Lancashire
<b>Applicant</b>	Ministry Of Justice
<b>Agent</b>	Miss Claire Pegg
<b>Case Officer</b>	Mr Robert Clarke
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions and referral to Secretary of State

## 1.0 Application Site and Setting

- 1.1 The application site comprises land within the existing secure perimeter of HMP Lancaster Farms. The prison is located on the periphery of Lancaster approximately 2km east of the city centre.
- 1.2 The prison compound comprises existing accommodation blocks and various ancillary buildings and sports facilities to the north. It is surrounded by open agricultural land to the north, woodland belt Moor Lane and the M6 to the east, woodland and a car park to the south and further woodland and open agricultural land to the west.
- 1.3 The prison is located adjacent to the Land West of the M6 Urban Setting Landscape designation which encompasses land to the east and north of the secure perimeter. The prison is also adjacent to the East Lancaster Strategic Housing Site, which lies to the north and west of the secure perimeter. Public bridleways follow Moor Lane to the east and Ridge Lane to the north. The site is partly within a mineral safeguarding area and is within the outer consultation zones of two below ground pipelines.

## 2.0 Proposal

- 2.1 The development proposal seeks full planning permission for the erection of 2 new houseblocks, a workshop, a replacement Multi Use Games Area (MUGA) and associated ancillary development. All works will be taking place within the existing secure perimeter with the exception of an area of landscape enhancement adjacent to Moor Lane.
- 2.2 The 2 new houseblocks, the workshop building and the associated ancillary development which includes a plant compound, storage buildings, security fencing, lighting and hard landscaping will be located in the northern most area of the secure perimeter, in the position of the existing sports facilities. The houseblocks measure 57.8 metres long x 13.1 metres width and will feature a flat roof



height of approximately 6 metres. These are designed to adhere to relevant amenity and space standards. Ancillary development such as ventilation equipment would be mounted to the roof. Externally these buildings will be finished with a pre-cast coloured concrete panels and will incorporate the necessary security requirements.

- 2.3 The workshop building will measure 54.3 metres in length and 33.3 metres in width at its widest point. The plant compound building will measure 48.5 metres x 8.3 metres with a mono-pitch roof measuring 6 metres. The two store buildings will measure 11.6 metres x 11.6 metres with a roof height of 6 metres. Externally these buildings will be finished with a pre-cast coloured concrete panels and insulated aluminium cladding panels and will incorporate necessary security requirements.
- 2.4 The sports facilities lost as a result of the development will be replaced by a new Multi Use Games Area (MUGA) proposed centrally within the secure perimeter and in close proximity to the existing houseblocks. This MUGA is proposed to be a 7-a-side pitch measuring 60 x 42m with associated infrastructure such as fencing and lighting.

### 3.0 Site History

- 3.1 The site has a large planning history, however, there are no planning applications which are specifically relevant to the current proposal.

### 4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response received.
Lead Local Flood Authority	No objection – Condition requested to secure final details of drainage strategy and ongoing maintenance requirements.
County Highways	No objection – Condition requested to control delivery hours.
National Highways	No objection – General comments made regarding the need for external lighting to be sensitively located.
Shell UK	No objection.
Cadent Gas	No response received.
Health and Safety Executive	Does not advise against development.
Fire Safety Officer	Standing guidance provided regarding accessibility, firefighting service provision and building regulation requirements.
Sport England	<b>Objection</b> – The proposal results in the loss of existing sports facilities and the reprovision by way of a 7v7 MUGA is not justified nor considered to be appropriate mitigation.
Greater Manchester Ecology Unit	No objection – The application site has very limited nature conservation value, and the development proposals will not cause substantive impacts on either habitats or species.
Policy Group Lancashire CC - Mineral Safeguarding	No response received.

Public Rights of Way Officer	No objection – General comments made regarding the avoidance of impacts to the public rights of ways during the construction phase.
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4.2 The following responses have been received from members of the public:

- No public representations have been received by the Local Planning Authority.

## 5.0 Analysis

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

- Principle of development
- Design and landscape impact
- Open space and sports facilities
- Flood risk and drainage
- Ecology
- Energy and sustainability
- Noise and residential amenity
- Air quality
- Contamination
- Access and transport

5.2 **Principle of development** NPPF Section 2: Achieving Sustainable Development, Section 4: Decision-making, Section 8: Promoting healthy and safe communities; Strategic Policies and Land Allocations (SPLA) DPD policies SP1: Presumption in Favour of Sustainable Development, SP2: Lancaster District Settlement Hierarchy, SP3: Development Strategy for Lancaster District; Review of the Development Management DPD (DM DPD) policy DM29: Key Design Principles.

5.2.1 There are no policies within the Councils Local Plan which directly relate to prison development, however, Paragraph 96 of the NPPF supports the delivery of public service infrastructure. It has been widely publicised that the prison population is currently forecast to increase, reaching unprecedented levels by the end of the decade. For this reason, The Ministry of Justice is undertaking an ambitious programme of prison expansion to ensure that it can meet the growing prison population in future years. The principle of expanding HM Prison Lancaster Farms to provide both additional cell capacity and additional supporting infrastructure, such as workshop and educational facilities, will in a small way contribute to a bigger picture of public service infrastructure investment and expansion. As such the principle of the development is fully supported.

5.3 **Design and landscape impact** NPPF Section 12: Achieving Well-Designed Places, Section 15: Conserving and enhancing the natural environment; Strategic Policies and Land Allocations (SPLA) DPD policies, SP8: Protecting the Natural Environment; Review of the Development Management DPD (DM DPD) policies DM29: Key Design Principles, DM30: Sustainable design.

5.3.1 The development remains entirely within the confines of the prison's secure perimeter, other than soft landscaping which is proposed along the eastern fence lines. There will be no expansion of the prison into the surrounding open land. The prison compound is characterised by large building and infrastructure such as fences and lighting columns. Other than the proposed MUGA which will be entirely contained by the existing houseblocks, the development will be in the northernmost area of the facility close to the perimeter fencing and existing houseblocks. Views of the development site are relatively restricted, although they can be achieved from Moor Lane which forms a bridleway as well as from sections of the M6 Motorway. Within the context of the existing prison facility the proposed development does not raise concerns with respect to design or resulting landscape impacts. The development is compliant with Policy DM29 of the adopted Local Plan and paragraph 130 of the NPPF.

5.4 **Open space and sports facilities** NPPF Section 8: Promoting healthy and safe communities, Section 12: Achieving Well-Designed Places; Strategic Policies and Land Allocations (SPLA) DPD

- 5.4.1 The new houseblocks, workshop/educational facility and associated ancillary development will be sited on land which forms an artificial sports pitch within the secure perimeter of the prison. As identified by the supporting Planning Statement, due to the secure nature of the site, there is not and never has been any public access to the pitch. This restricted use of the site is recognised in the Councils Playing Pitch & Outdoor Sports Strategy Assessment Report, it forms a recreational facility for prisoners and prison staff only. Furthermore, following the pitch being condemned in 2014 due to its poor condition, and the subsequent rejuvenation of half of the pitch in 2021, the facility has only been used on three occasions by Prison staff. There are operational concerns with respect to the location of the current sports pitch abutting the secure perimeter fence, which has resulted in security issues and increased demand upon Prison staff resources.
- 5.4.2 Paragraph 98 of the NPPF clarifies that planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate. It is clear from this that open space including facilities such as playing pitches should primarily be identified, defined and proposals affecting them determined in accordance with the Councils Local Plan. In this case, within the Councils up to date Local Plan and the supporting Playing Pitch & Outdoor Sports Strategy Assessment Report, the subject sports pitch is not a formally designated open space, it is a privately managed entity with no public access.
- 5.4.3 The first part of Local Plan Policy DM27 relates to designated open space only and so would not be relevant to this proposal. Policy DM27 only requires the application tests (I. – IV.) to development which impacts upon designated open space. Tests I. – IV. intentionally reflect the requirements set out in Paragraph 99 of the NPPF. Despite Sport England making strong references within their consultation response to the requirements of Paragraph 99 of the NPPF, it is considered that the more strict requirements of this paragraph are not applicable to this proposal as the subject sports facilities are not formally designated within the Councils Local Plan. However, that is not to say that the impact of the development upon the sports facilities in economic, environmental or social terms must not be appropriately considered.
- 5.4.4 Sport England have reviewed the application and have raised an objection to the development as they consider that it results in the loss of playing field where the re-provision has not been justified and it does not consider that the development accords with its Playing Fields Policy or NPPF paragraph 99. Policy DM27 of the Local Plan sets out that the Council will protect amenity spaces, particularly in the main urban settlements of Lancaster, Morecambe, Heysham and Carnforth that are not specifically designated as open space but have an economic, environmental or social value to the community they serve. Development of such sites will not be encouraged unless appropriate re-provision is provided or it is clearly demonstrated to the satisfaction of the Council that the land in question does not provide any economic, environmental or social value.
- 5.4.5 It is clear to the Local Planning Authority that there is a chronic overriding need for additional capacity to meet current and future needs of the Prison Service, as described in detail within the supporting Planning Statement. When considering the confines of the wider prison facility, there is a lack of open and developable land in which additional accommodation blocks and ancillary development could be located, without either impacting the sport facilities or requiring expansion out of the current perimeter. Furthermore, in considering the merits of the current sports pitch, half of this pitch is at present condemned and whilst the remaining half is in a useable condition, due to operational and security concerns, prisoners have not been able to utilise this facility in recent years. The proposed replacement MUGA presents several benefits to the prison with respect to security and operational efficiency. The exact details and the provision of the MUGA would be the subject of a planning condition, however, it has been confirmed that this would provide an uplift in terms of overall area relative to the useable half of the current pitch and is more secure. This would in turn enable greater access for prisoners to sport facilities. On this basis, the proposal is considered to satisfactorily address the requirements of DM27 with respect to the impact of development upon undesignated open space.

- 5.5 **Flood risk and drainage** NPPF Section 14: Meeting the challenge of climate change, flooding and coastal change; Review of the Development Management DPD (DM DPD) policies DM33: Development and Flood Risk, DM34: Surface Water Run-off and Sustainable Drainage, DM35: Water Supply and Waste Water.
- 5.5.1 The site is located within Flood Zone 1 with low risk of flooding from other sources including ground water and surface water flooding. The application is accompanied by a drainage strategy highlighting the opportunities for the appropriate management and dispersion of surface water and foul drainage. The Lead Local Flood Authority has reviewed this strategy and is satisfied with the details provided at this stage. Conditions are recommended to secure the final details of the drainage design, as well as its future management and maintenance.
- 5.6 **Ecology** NPPF Section 15: Conserving and enhancing the natural environment; Strategic Policies and Land Allocations (SPLA) DPD policy SP8: Protecting the Natural Environment; Review of the Development Management DPD (DM DPD) policies DM29: Key Design Principles, DM44: The Protection and Enhancement of Biodiversity, DM45: Protection of Trees, Hedgerows and Woodland.
- 5.6.1 In light of the nature of the site, within the prison perimeter, the site is considered to be of low ecological value. The application is accompanied by a Preliminary Ecological Appraisal (PEA) which sets out that the development would not result in impact to any designated sites due to their distance from the site, furthermore, there would be no impacts to notable habitats due to their distance from the site and boundary security fencing. The site has negligible value for protected species due to the disturbed and managed nature of the habitats present and the surrounding security fencing, rendering the site unsuitable and inaccessible for terrestrial species. The PEA recommends a programme of bat and bird nest box installation on appropriate buildings and woodland trees which surround the site. Final details of this programme can be secured by condition.
- 5.6.2 With respect to Biodiversity Net Gain, the application is supported by an appropriate assessment which sets out that the baseline habitat value of the site is 4.01 units. The development has been calculated to result in a net loss in biodiversity of 33.12%. To mitigate and enhance this loss in biodiversity value, a net gain of a minimum of 1.731 units would be required to achieve a 10% net gain in biodiversity. To achieve this, an area of grassland located outside the perimeter fence (but within the control of the applicant) which is currently in poor condition will undergo appropriate landscaping and management. This would result in the grassland achieved good condition and has been calculated to achieve an additional 2.63 units, or a 30.82% increase in biodiversity value. A Biodiversity Management Plan will be required to ensure that proposed onsite habitat units are delivered and managed.
- 5.6.3 The development will require the removal of tree T05, a semi-mature sessile oak tree located in the grassland area in which the new MUGA facility is to be provided. The tree has been assessed as a C1 category tree. The loss of the tree, which is in otherwise good condition, is unfortunate. However, C1 category trees should not be a barrier to development and mitigation planting can be secured at a ratio of 3:1 through planning condition.
- 5.7 **Energy and sustainability** NPPF Section 12: Achieving well-designed places, Section 14: Meeting the challenge of climate change, flooding and coastal change; Review of the Development Management DPD (DM DPD) policies DM29: Key Design Principles, DM30: Sustainable Design.
- 5.7.1 An energy statement has been submitted which confirms the development will achieve compliance with Building Regulations Part L2 (2021) and BREEAM Excellent rating as a minimum and will support the MoJ's Net Zero Carbon ambitions. The proposal will utilise high fabric energy efficiency, heat pumps and energy efficient lighting, appliances, and equipment and on-site renewable energy generation including solar panels mounted to the roofs of the new buildings. This complies with the requirements of policy DM30.
- 5.8 **Noise and residential amenity** NPPF Section 12: Achieving well-designed places; Review of the Development Management DPD (DM DPD) policies DM29: Key Design Principles, DM30: Sustainable Design.
- 5.8.1 This application is accompanied by a Noise Assessment. The assessment concludes that subject to mitigation measures in the form of the adoption of the best practice working methods set out within

the statement, noise from the construction phase of the development can be appropriately managed. A condition is recommended to ensure the development is undertaken in accordance with the mitigation measures identified within the Noise Assessment. The proposed MUGA is located centrally within the prison perimeter and some distance from the nearest residential dwellings. The use of the MUGA is not likely to pose an impact by way of increased noise to the nearest residential receptors. The development is considered to be compliant with Policy DM29.

5.9 **Air quality** NPPF Section 12: Achieving well-designed places; Review of the Development Management DPD (DM DPD) policies DM29: Key Design Principles, DM30: Sustainable Design, DM31: Air Quality Management and Pollution.

5.9.1 This application is accompanied by an Air Quality Assessment. The site is not within an AQMA. The assessment concludes that subject to mitigation measures in the form of a Construction Environmental Management Plan (CEMP) and the inclusion of electric vehicle (EV) infrastructure, the effects of construction activities, including dust, can be effectively controlled and are not considered to be significant. During the operational phase, the assessment, found that due to the low number of additional vehicle movements generated, the impacts to air quality are predicted to be not significant. A condition is recommended to ensure the development is undertaken in accordance with the mitigation measures identified within the Air Quality Assessment. The development is considered to be compliant with Policy DM31.

5.10 **Contamination** NPPF Section 15: Conserving and enhancing the natural environment; Review of the Development Management DPD (DM DPD) policies DM29: Key Design Principles, DM32: Contaminated Land.

5.10.1 This application is supported by a Geo Environmental Report. The environmental sensitivity of the site is considered to be low with respect to groundwater and high with respect to surface water due to the proximity of the nearest surface water receptors. The potential for contamination to be present on site is considered to be low. The report recommends further site investigations should be completed to confirm the ground conditions, determine the required foundation solution and assess ground gas risk prior to the commencement of development. As such, subject to suitably worded planning conditions to secure the further ground investigation and identify any required remediation measures, the development is considered complaint with Policy DM32.

5.11 **Access and transport** NPPF Section 9: Promoting Sustainable Transport; Review of the Development Management DPD (DM DPD) policies DM29: Key Design Principles, DM60: Enhancing Accessibility and Transport Linkages, DM61: Walking and Cycling, DM62: Vehicle Parking Provision; DM63: Transport Efficiency and Travel Plans.

5.11.1 The application is accompanied by a Transport Statement and Travel Plan. The Statement highlights that the traffic generation from the proposed development would not increase significantly, therefore the existing car parking and cycle parking capacity is adequate to serve the needs of the proposed development. The submitted Travel Plan to be adopted sets out measures and an action plan to improve transport sustainability at the site, which can form the subject of a condition.

5.11.2 The County Highways Officer has reviewed the proposal and has confirmed that, subject to a condition to restrict deliveries to the site during the development phase of the proposal between the hours of 8:00am-9:15am and after 2:45pm during the school term. This has been requested as access to the site would utilise the city centre gyratory and would pass a school. In light of this access route to the site, such a condition is considered reasonable taking into account the scale of the development and the frequent and large-scale deliveries which would be required to the developments site.

**6.0 Conclusion and Planning Balance**

6.1 The development will provide additional prison places to meet the significant need for the additional prison capacity, this carries significant weight in the planning balance, and the principle of such development is considered acceptable and compliant with policies contained within the adopted development plan and NPPF. Consideration has been given to the potential impact of the development including on highways, landscape and visual receptors and flood risk and drainage.

The issue of the impact of development on existing playing pitches has also been afforded appropriate consideration. It is concluded that the development comprises sustainable development and positively accords with the development plan, it is therefore recommended for approval, subject to the below recommended planning conditions.

**Recommendation**

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

Condition no.	Description	Type
1	Timescale	Standard
2	Approved plans	Standard
3	Contamination	Pre-commencement
4	Construction Surface Water Management Plan	Pre-commencement
5	Final Surface Water Sustainable Drainage Strategy	Pre-commencement
6	Details and provision of MUGA	Above ground/pre-occupation
7	Sustainable Drainage System Operation and Maintenance Manual	Pre-occupation
8	Verification Report of Constructed Sustainable Drainage System	Pre-occupation
9	Biodiversity Net Gain Plan	Pre-occupation
10	Soft Landscaping	Pre-occupation
11	Bat and bird nesting details	Pre-occupation
12	Implementation of Travel plan	Pre-occupation
13	Development in accordance with noise mitigation measures	Ongoing
14	Development in accordance with air quality measures	Ongoing
15	Construction phase delivery restriction	Ongoing

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

In accordance with Article 35 of the above Order, your decision notice contains reasons for the imposition of planning conditions (where planning conditions are imposed), and in the case of each pre-commencement condition, a justification for the pre-commencement nature of the condition(s). Lancaster City Council has made the decision in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The decision has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

**Background Papers**

None

## LIST OF DELEGATED PLANNING DECISIONS

## LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
22/00103/DIS	Land To The Rear Of Pointer Grove And, Adjacent To High Road, Halton Discharge of conditions 3 and 5 on approved application 18/01422/FUL for Mr Richard Wood (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
22/00157/DIS	Land To The Rear Of Pointer Grove And, Adjacent To High Road, Halton Discharge of condition 5 on approved application 18/01422/FUL for Josie Scrimgour (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
22/00166/DIS	Land To The Rear Of Pointer Grove And, Adjacent To High Road, Halton Discharge of condition 6 and 17 on approved application 18/01422/FUL for Miss Josie Scrimgour (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
22/00929/NMA	Land To The Rear Of Pointer Grove And, Adjacent To High Road, Halton Non material amendment to planning permission 18/01422/FUL for amendment to house types for Mr Richard Wood (Halton-with-Aughton Ward 2015 Ward)	Application Permitted
22/00975/FUL	331 - 332 Marine Road Central, Morecambe, Lancashire Relevant demolition of outbuildings, erection of a rear extension to the 1-3 floors to include a lift, replacement of dormer and construction of balconies to the front, installation of solar panels to the roof, and creation of a car park to the rear for Loumin Capital Investments Ltd (Poulton Ward Ward)	Application Permitted
22/01305/CU	Mobile Home, Kendal Hill Farm, Dobs Lane Retrospective application for the change of use of agricultural land to site mobile home for holiday occupancy for Mr And Mrs J & V Charnley (Ellel Ward Ward)	Application Refused
23/00070/DIS	Land North Of Bulk Road And East Of Parliament Street, Lancaster, Lancashire, Discharge of condition 4 and 13 on approved application 22/00332/FUL for PPG Lancaster (Bulk Ward)	Application Permitted
23/00073/DIS	Music Room, Sun Street, Lancaster Discharge of conditions 3, 4, 5 and 6 on approved application 22/00063/LB for The Landmark Trust (Castle Ward Ward)	Application Permitted
23/00099/DIS	Land And Buildings Southwest Of Westmoor Farm, 7 Carr Lane, Middleton Discharge of condition 3 on approved application 23/00004/FUL for Mr & Mrs Scott Redpath (Overton Ward Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

23/00124/DIS	13 - 15 Sun Street, Lancaster, Lancashire Partial discharge of conditions 3 and 4 on approved application 22/01476/LB for Mr R Braithwaite (Castle Ward Ward)	Split Decision
23/00130/FUL	8 Warton Grange Close, Warton, Carnforth Installation of solar panels to the rear elevation for Mr Nick Lindsay (Warton Ward Ward)	Application Permitted
23/00134/DIS	Low Hall Barn, Burrow Mill Lane, Whittington Discharge of conditions 3 and 4 on approved application 22/00946/FUL for Mrs Louise Collison (Upper Lune Valley Ward Ward)	Application Permitted
23/00140/DIS	Low Hall Barn, Burrow Mill Lane, Whittington Discharge of condition 3 on approved application 22/00947/LB for Mrs Louise Collison (Upper Lune Valley Ward Ward)	Application Permitted
23/00144/LB	Wennington Hall School, Lodge Lane, Wennington Listed building application for conversion works to hotel including reconfiguration of internal walls, doors, drainage and staircase, alteration to existing roof of dining room, erection of single storey extension to the east, single storey extension to the north and two storey extension to north/east elevation, installation of rooflights, removal of fire escapes, removal of the skate park and installation of hard standing and lighting for Mr Warburton (Upper Lune Valley Ward Ward)	Application Permitted
23/00147/DIS	2 Croft View, Main Street, Whittington Discharge of condition 3 on approved application 23/00317/FUL for Mr Giles Bennion (Upper Lune Valley Ward Ward)	Application Permitted
23/00152/DIS	Hawthorne House, Bye-pass Road, Bolton Le Sands Discharge of conditions 3, 4, 5, 6 and 8 on approved application 22/01221/FUL for Mr Chris Ashby (Bolton And Slyne Ward Ward)	Split Decision
23/00155/DIS	Three Mariners , Bridge Lane, Lancaster Discharge of condition 3 on approved application 23/00568/LB for Robinsons Brewery (Castle Ward Ward)	Application Permitted
23/00157/DIS	Lancaster Castle , Castle Park, Lancaster Discharge of condition 3 on approved application 23/00623/FUL for Ms Vicki Mathews (Castle Ward Ward)	Application Permitted
23/00158/DIS	Lancaster Castle, Castle Park, Lancaster Discharge of condition 3 on approved application 23/00624/LB for Ms Vicki Mathews (Castle Ward Ward)	Application Permitted
23/00166/DIS	Land North Of Lentworth Drive, Lancaster, Lancashire Discharge of conditions 4b and 5 on approved application 23/00222/FUL for Mr Ben Deegan (Scotforth East Ward Ward)	Application Permitted
23/00178/DIS	Brookside, Fall Kirk, Gressingham Discharge of condition 3 on approved application 22/01350/FUL for Mr Edward Beattie (Halton-with-Aughton And Kellet Ward Ward)	Application Permitted



LIST OF DELEGATED PLANNING DECISIONS

23/00251/FUL	Land At Grid Reference E350376 N455977, Bay Horse Road, Ellel Erection of an agricultural storage building for Ms S Bains (Ellel Ward Ward)	Application Refused
23/00384/VCN	Hodgsons Croft Farm , North Road, Carnforth Demolition of agricultural buildings, conversion of two barns into two dwellings (C3), erection of four dwellings (C3) with associated access and erection of a garage for farmhouse (pursuant to variation of conditions 3,4,6,7,8, 10 and 11 to amend the previously approved new access drawing in relation to on planning permission 20/00752/FUL) for Mrs J Harris (Carnforth And Millhead Ward Ward)	Application Permitted
23/00386/FUL	Redwell House, Kirkby Lonsdale Road, Over Kellet Demolition of existing conservatory, erection of 1.5 storey front, side and rear extensions and link-attached rear extension, and construction of a raised roof for Mr Patrick Benson (Kellet Ward 2015 Ward)	Application Permitted
23/00418/FUL	Tibicar Service Station, Oxcliffe Road, Heysham Retrospective application for the installation of a modular launderette unit and associated works for Mrs Jessica Jones (Heysham Central Ward Ward)	Application Permitted
23/00529/FUL	Land South Of, Crook Farm, Slack Lane Erection of an agricultural workers dwelling with associated parking and landscaping for Mr John Gerrard (Ellel Ward Ward)	Application Refused
23/00576/FUL	Wennington Hall School, Lodge Lane, Wennington Change of use of residential school and ancillary buildings (C2) to hotel (C1), erection of single storey extension to the east, single storey extension to the north and two storey extension to north/east elevation, removal of wall to create archway, installation of rooflights, removal of fire escape, installation of hard standing and EV charging points for Mr Warburton (Upper Lune Valley Ward Ward)	Application Permitted
23/00648/NMA	Land Southwest Of Springfield House, Ball Lane, Caton Non-material amendment application to application 18/01596/REM to increase the footprint of the garden room extension, inclusion of rooflights, change of internal first floor layout and installation of solar panels for Mr Mark Pye (Lower Lune Valley Ward Ward)	Application Refused
23/00654/LB	Capernwray Hall, Borwick Road, Capernwray Listed building application for installation of two log burners with flues, replacement stairs to the ground and first floor, replacement door to front elevation, installation of doors to the front elevation, replacement door to window, relocation of ground floor toilet, removal of internal partition walls, installation of internal columns and reconfiguration of layout to Beehive, open store ground and first floors for Mr Michael Gregory (Halton-with-Aughton And Kellet Ward Ward)	Application Permitted
23/00675/FUL	14 Croft Avenue, Hest Bank, Lancaster Demolition of existing garage and erection of a detached outbuilding to form ancillary accommodation in association with 14 Croft Avenue for Mrs. J. Bainbridge (Bolton And Slyne Ward Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

23/00683/FUL	St Wilfrids Hall, Foundry Lane, Halton Erection of three terraced 3-bed dwellings and two detached 4-bed dwellings (C3), part demolition and conversion of St Wilfrids Hall into two 1-bed apartments and four 2-bed apartments (C3) with associated access and landscaping for Mr Paul Jeffery (Halton-with-Aughton And Kellet Ward Ward)	Application Refused
23/00713/FUL	112 West End Road, Morecambe, Lancashire Erection of a single storey side and rear extension to existing garage and change of use of existing garage to a dwelling for Mrs Brenda Emmerson (West End Ward Ward)	Application Refused
23/00727/FUL	7 Silverdale Road, Yealand Redmayne, Carnforth Erection of a first floor extension to the rear to include construction of a bridge to existing garden for Mrs Anita Whitfield (Silverdale Ward Ward)	Application Permitted
23/00736/LB	Rectory Lodge, Rectory Gardens, Cockerham Listed building application for repairs to roof and roof structure, replacement guttering, replacement and installation of rooflights and ceiling insulation for Ms Rosie Ware (Ellel Ward Ward)	Application Permitted
23/00772/LB	Burrow Cottage, Burrow Road, Burrow Listed building application for the installation of replacement windows to the front, side and rear elevations for Mr Martyn Walton (Upper Lune Valley Ward Ward)	Application Refused
23/00775/FUL	Burrow Cottage, Burrow Road, Burrow Installation of replacement windows to the front, side and rear elevations for Mr Martyn Walton (Upper Lune Valley Ward Ward)	Application Refused
23/00784/FUL	Sunderland Point Mission Heritage Centre, The Lane, Sunderland Point Erection of a storage shed to the rear elevation for Edward Levey (Overton Ward Ward)	Application Permitted
23/00803/FUL	8 Beulah Avenue, Morecambe, Lancashire Erection of a two-storey side and single storey rear extension for Mrs Toni Davidson (Bare Ward Ward)	Application Permitted
23/00825/FUL	Ravens Close Farm, Ravens Close Road, Wennington Demolition of agricultural building and slurry store, and change of use of existing agricultural building to equipment/machinery storage (B8) with associated parking for Mr Andrew Easterby (Upper Lune Valley Ward Ward)	Application Withdrawn
23/00836/FUL	Land North Of Netherbeck Farm, Carnforth, Lancashire Erection of an agricultural storage building for Mr Tony Birkett (Carnforth And Millhead Ward Ward)	Application Permitted
23/00848/FUL	11 Troutbeck Road, Lancaster, Lancashire Installation of rooflights to the front and rear elevations, rear door and side window for Mr Gregory Jagger (Bulk Ward Ward)	Application Permitted
23/00854/FUL	5 Fir Tree Close, Bolton Le Sands, Carnforth Demolition of existing garage and outbuilding, erection of 1.5 storey side extension, single storey rear extensions/patio and porch to the front for Craig And Julie Hollingdrake (Bolton And Slyne Ward Ward)	Application Withdrawn

LIST OF DELEGATED PLANNING DECISIONS

23/00875/FUL	31 Market Street, Carnforth, Lancashire Change of use from retail store (class E) to hot food takeaway (Sui generis) and installation of flue to the rear elevation for Mr O Ozmicco (Carnforth And Millhead Ward Ward)	Application Refused
23/00882/FUL	Pattys Barn, Hillam Lane, Cockerham Change of use of former shippon to holiday let accommodation (class C1), raising the roof, installation and alterations to windows, doors and rooflights and other associated works for Mr C Parry (Ellel Ward Ward)	Application Refused
23/00884/FUL	Lune Cottage, Aughton Road, Aughton Demolition of existing porch to east elevation and erection of a replacement single storey extension, with link to existing detached outbuilding and erection of a porch to south elevation for Mr & Mrs Carr (Halton-with-Aughton And Kellet Ward Ward)	Application Permitted
23/00886/FUL	35 Marine Road West, Morecambe, Lancashire Construction of dormer extensions to the front and rear elevations and construction of replacement roof to existing outrigger for Mr And Mrs Clark (West End Ward Ward)	Application Permitted
23/00889/FUL	Springfield Retirement Home, 14 Elms Road, Morecambe Erection of a single storey side extension for Mr R Taylor (Bare Ward Ward)	Application Permitted
23/00894/VCN	Land North Of Inglenook, Aldcliffe Road, Lancaster Erection of 6 dwellings with associated access and landscaping (pursuant to the variation of condition 7 on planning permission 16/01564/VCN to retain the screen fencing to the rear of 9-13 Aldcliffe Hall Drive for a further period) for Mr Michael Stainton (Scotforth West Ward Ward)	Application Permitted
23/00902/FUL	10 Maplewood Gardens, Lancaster, Lancashire Erection of a first floor extension to the side for Mr Mallikarjun Sajjanshetty (Scotforth East Ward Ward)	Application Permitted
23/00915/FUL	Robinson House, Burrow Road, Burrow Erection of a single storey rear extension with repositioning of veranda to the rear for Mr and Mrs Philip Greenhalgh (Upper Lune Valley Ward Ward)	Application Permitted
23/00923/FUL	18 Haydock Road, Lancaster, Lancashire Erection of a single storey side extension, construction of a raised terrace and installation of external steps for Mr & Mrs Crewe (Scotforth East Ward Ward)	Application Permitted
23/00925/FUL	98 High Road, Halton, Lancaster Demolition of existing balcony and erection of a single storey rear extension to detached property with terrace/balcony and external steps for Mr & Mrs Robert Connor (Halton-with-Aughton And Kellet Ward Ward)	Application Permitted
23/00928/FUL	174 Brookhouse Road, Brookhouse, Lancaster Demolition of existing rear porch, erection of replacement porch and erection of a single-storey rear infill extension for Mr & Mrs Hird (Lower Lune Valley Ward Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

23/00931/PLDC	Bowling Green Pavilion And Sports Ground, Packet Lane, Bolton Le Sands Proposed lawful development certificate for the siting of a storage container for Mr Stephen Gooch (Bolton And Slyne Ward Ward)	Application Withdrawn
23/00935/FUL	40 Middleton Road, Heysham, Morecambe Erection of a single storey front and side extension for Mr Paul Townend (Heysham South Ward Ward)	Application Permitted
23/00939/FUL	12 Redvers Street, Lancaster, Lancashire Construction of a dormer extension to the rear elevation for Mr J Cornthwaite (Marsh Ward Ward)	Application Refused
23/00944/PLDC	3 Loupsfell Drive, Morecambe, Lancashire Proposed lawful development certificate for the erection of a dormer extension to the rear and detached outbuilding for Mr G Millar (Westgate Ward Ward)	Lawful Development Certificate Granted
23/00949/FUL	24 Coniston Road, Lancaster, Lancashire Erection of a part single part two storey rear extension for Mr and Mrs Mike and Rebekah Ackroyd (Bulk Ward Ward)	Application Permitted
23/00951/FUL	24 Franklin Street, Lancaster, Lancashire Change of use from residential dwelling (C3) to HMO (C4) for Mr Fraser Rankin (Scotforth West Ward Ward)	Application Refused
23/00952/CU	6 Cockersand Drive, Lancaster, Lancashire Change of use of dwelling (C3) to a residential care home for children (C2) for Mr Patrick McGovern (Scotforth East Ward Ward)	Application Permitted
23/00953/ELDC	Butler Works, Wyresdale Road, Lancaster Existing lawful development certificate for the use of the building for Use Class E operations in relation to the non-compliance of condition 3 on planning permission 05/01545/CU for Ms Jessica Spencer (Bowerham Ward Ward)	Application Withdrawn
23/00954/ELDC	130 Westminster Road, Morecambe, Lancashire Existing lawful development certificate for the use of the building as three self-contained flats (C3) for Mr Mark Nicholls (West End Ward Ward)	Lawful Development Certificate Granted
23/00956/FUL	Guys Farm Activity Centre, Gleaves Hill Lane, Bay Horse Erection of a canopy for Mr Paul Collins (Ellel Ward Ward)	Application Permitted
23/00957/ELDC	Penthouse Apartment, Holmere Hall, Dykes Lane Existing lawful development certificate for the use of the property known as Penthouse Apartment as an independent residential unit (C3) for Mr & Mrs Green (Warton Ward Ward)	Lawful Development Certificate Granted
23/00964/LB	21A Queen Street, Lancaster, Lancashire Listed building application for the replacement of existing upvc windows at rear first and second floor with new timber framed sliding sash windows and structural repairs to the roof for Ngai-Ling Sum and Bob Jessop (Castle Ward Ward)	Application Permitted
23/00967/FUL	3 Loupsfell Drive, Morecambe, Lancashire Construction of a dormer extension to the front elevation for Mr G Millar (Westgate Ward Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

23/00969/PLDC	8 The Green, Over Kellet, Carnforth Proposed lawful development certificate for the installation of windows and doors to the front, side and rear elevations for Mr And Mrs R And G Heap (Halton-with-Aughton And Kellet Ward Ward)	Lawful Development Certificate Granted
23/00971/VCN	Railway Cottage, Borwick Road, Borwick Demolition of existing detached garage and outbuildings, erection of a two-storey side extension, single storey rear extension, front porch extension, detached garage, car port, and detached annex to form ancillary living accommodation with associated raised patio, external steps and access ramp, construction of hip to gable roof extension, reconstruction of roof to existing single storey rear extension, and associated landscaping (pursuant to the variation of condition 2 on approved application 22/00512/FUL to alter the north west elevation windows, south west gable windows and reduce the number of rooflights) for Mr David Harrison (Warton Ward Ward)	Application Permitted
23/00979/LB	Lancaster Quaker Meeting House , Meeting House Lane, Lancaster Listed building application for the installation of lead vents to existing rear roof and replacement of rainwater goods to the front elevation for Jim Bennetts (Castle Ward Ward)	Application Permitted
23/00980/FUL	2 Winster Walk, Lancaster, Lancashire Erection of a boundary wall to the side for Mr Ben Hodsman (Scale Hall Ward Ward)	Application Refused
23/00983/FUL	12 Royal Albert Cottages , Ashton Road, Lancaster Demolition of existing rear porch, erection of single storey rear extension, installation of trellis to existing wall for Mr A Diggle (Scotforth West Ward Ward)	Application Permitted
23/00985/PLDC	21 Mill Lane, Bolton Le Sands, Carnforth Proposed lawful development certificate for the erection of a single storey rear extension for Mr And Mrs J Bone (Bolton And Slyne Ward Ward)	Lawful Development Certificate Granted
23/01003/AD	Stoneybrook Nursery, Stoney Lane, Galgate Agricultural Determination for siting of a polytunnel for Charles Newhouse (Ellel Ward Ward)	Prior Approval Refused
23/01006/VCN	21 Sulby Grove, Morecambe, Lancashire Demolition of rear extension and garage block and erection of single storey extensions to the front, side and rear and erection of a first floor rear extension (pursuant to the variation of condition 2 on approved application 23/00554/FUL to add doors onto the side/south elevation) for Mr A Stanyon (Bare Ward Ward)	Application Permitted
23/01007/EIR	Water Brow Wood, Eskrigge Lane, Gressingham Screening request for the installation of two ground mounted solar arrays for Mr Melville Kenyon (Halton-with-Aughton And Kellet Ward Ward)	ES Not Required
23/01009/AD	Stoneybrook Nursery, Stoney Lane, Galgate Agricultural Determination for a track for Charles Newhouse (Ellel Ward Ward)	Prior Approval Refused

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23/01020/NMA	16 Hest Bank Lane, Hest Bank, Lancaster Non material amendment to approved application 23/00764/FUL to amend a window at the side to a door, amend window fenestration around front door and amend footprint of side extension for Mr Stuart Errington (Bolton And Slyne Ward Ward)	Application Permitted
23/01023/FUL	14 Pedder Grove, Overton, Morecambe Construction of dormer extensions to the front and rear elevations for Miss R Williamson (Overton Ward Ward)	Application Refused
23/01045/PLDC	16 Windham Place, Lancaster, Lancashire Proposed lawful development certificate for the construction of a hip-to-gable roof extension, dormer extension to the rear elevation and installation of a rooflight to the front elevation for Mrs P Todd (Scale Hall Ward Ward)	Lawful Development Certificate Granted
23/01053/AD	The Hill, Fairheath Road, Tatham Agricultural Determination for erection of machinery storage building/workshop for Mr Andrew Staveley (Lower Lune Valley Ward Ward)	Prior Approval Not Required
23/01054/FUL	4 Foss Court, Morecambe, Lancashire Erection of a single storey front extension for Mr & Mrs K Graham (Torrisholme Ward Ward)	Application Permitted
23/01057/FUL	3 Cherry Tree Drive, Lancaster, Lancashire Erection of single storey rear extension and installation of a window to the side elevation for Dr H Nair (Scotforth West Ward Ward)	Application Permitted
23/01058/AD	Gibraltar Farm, Lindeth Road, Silverdale Agricultural determination for the creation of access tracks for Mr and Mrs Katie Black (Silverdale Ward Ward)	Prior Approval Refused
23/01061/NMA	Central Lancaster High School , Crag Road, Lancaster Non material amendment to planning permission 21/01174/FUL to relocate one window from the ground floor to the first floor on the North elevation for Central Lancaster High School (Bulk Ward Ward)	Application Permitted
23/01062/CU	29 Balmoral Road, Morecambe, Lancashire Change of use of dwelling (C3) to a residential care home for children (C2) for Therapeutic Care Limited (West End Ward Ward)	Application Withdrawn
23/01065/NMA	Scar Close, 13 The Row, Silverdale Non material amendment to planning permission 22/01344/FUL to revise the internal layout, addition of porch canopy to the rear and to alter the windows to the front, side and rear elevations for Mr. & Mrs. Brian Lloyd (Silverdale Ward Ward)	Application Permitted
23/01083/AD	Yealand Hall Farm, Silverdale Road, Yealand Redmayne Agricultural determination for the erection of an extension to existing agricultural building for Mr Michael Holgate (Silverdale Ward Ward)	Prior Approval Refused
23/01093/ADV	Furness Building Society, 2 Lancaster Gate, St Nicholas Arcade Advertisement application for the display of an illuminated fascia sign and projecting sign for Furness Building Society (Castle Ward Ward)	Application Permitted

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23/01129/NMA	4 Bay Horse Drive, Lancaster, Lancashire Non-material amendment to planning permission 23/00036/FUL to alter the glazing to the bay window to the front elevation, amend the external finish to the front elevation, and to include the addition of a window to the rear elevation for Mr Mark Cragg (Scotforth East Ward Ward)	Application Permitted
23/01133/PLDC	11 Victoria Parade, Morecambe, Lancashire Proposed lawful development certificate for erection of single storey rear extension for Mr Steve Donnell (Poulton Ward Ward)	Lawful Development Certificate Refused
23/01135/PLDC	159 Torrisholme Road, Lancaster, 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 and Mrs Bain (Scale Hall Ward Ward)	Lawful Development Certificate Granted
23/01138/NMA	26 Main Road, Galgate, Lancaster Non material amendment to planning permission 22/01389/FUL to change rear extension from lime washed stone to render for Mr Chris Guest (Ellel Ward Ward)	Application Permitted
23/01168/NMA	18 Hazelwood, Silverdale, Carnforth Non material amendment to planning permission 23/00682/FUL to alter the fenestration at the front and alter the size/orientation of windows at the side for Mr & Mrs Potter (Silverdale Ward Ward)	Application Permitted
23/01176/NMA	73 Bowland Road, Heysham, Morecambe Non material amendment to planning permission 22/01054/FUL to alter the footprint, window and door for Tom Greenwood (Heysham Central Ward Ward)	Application Permitted