



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 29 JULY 2024

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

To receive as a correct record the Minutes of meeting held on 24th June 2024 (previously circulated).

3 Items of Urgent Business authorised by the Chair

4 Declarations of Interest

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

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

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

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

Planning Applications for Decision

Community Safety Implications

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

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

Local Finance Considerations

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

Human Rights Act

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

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|---|--|--|----------------------|------------------------|
| 5 | A5 <u>22/00462/FUL</u> | Mellishaw North Development Site Mellishaw Lane Heaton With Oxcliffe Lancashire | Westgate Ward | (Pages 5 – 14) |
| | | Erection of four new buildings accommodating 30 employment units (E(g) and B8), erection of new car showroom, car wash and valeting buildings, together with construction of new roads, parking, boundary enclosures, landscaping and associated infrastructure. | | |
| 6 | A6 <u>23/01353/FUL</u> | Land Adjacent Galgate Mill Chapel Lane Galgate | Ellel Ward | (Pages 15 – 27) |
| | | Erection of two industrial / employment buildings comprised of 11 units (Class B2/E(g)) with associated parking/turning area, landscaping and associated infrastructure. | | |
| 7 | A7 <u>22/01009/FUL</u> | Skerton Weir River Lune Lancaster | Bulk Ward | (Pages 28 – 35) |
| | | Partial demolition of the current fish pass, construction a new permanent fish pass and creation of temporary access track and site compound. | | |

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|----|---------------------------------------|---|---|----------------------------|
| 8 | A8 23/01290/FUL | Old School Brewery The Barn
Holly Bank Warton | Warton
Ward | (Pages 36 –
43) |
| | | Retrospective application for use of site from microbrewery to a mixed use microbrewery and drinking establishment with expanded food provision and retention of extensions to the south and west sides providing external seating and storage areas. | | |
| 9 | A9 24/00555/FUL | Lancaster & District Homeless
Action Service Homeless Action
Centre Edward Street Lancaster | Castle
Ward | (Pages 44 –
47) |
| | | Relevant demolition of the Homeless Action Centre. | | |
| 10 | A10 24/00650/CCC | Back Lane Quarry Back Lane
Nether Kellet Carnforth | Halton-with-
Aughton &
Kellet Ward | (Pages 48 –
50) |
| | | County Council Consultation request for amendment to conditions 1,2,4,6, 41 and 43 of planning permission ref 01/09/360 to permit an extension of the depth of the quarry to -37m AOD, continued working of the quarry until 31 st December 2077 with restoration by 31 st December 2078 and consequent amendments to the working scheme and restoration proposal. | | |
| 11 | A11 24/00652/CCC | Leapers Wood Quarry Kellet Road
Over Kellet Carnforth | Halton-with-
Aughton &
Kellet Ward | (Pages 51 –
54) |
| | | County Council Consultation request for amendment to conditions 1,2,4,6, 40 and 41 of planning permission ref 01/03/1185 to permit an extension in the depth of the quarry to -37m AOD, continued working of the quarry until 31 st December 2064 with interim restoration by 31 st December 2065 and final restoration by 31 st December 2078 and consequent amendments to the working scheme and restoration proposal. | | |
| 12 | Delegated List (Pages 55 – 67) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Martin Bottoms (Substitute), Phil Bradley (Substitute), Tim Hamilton-Cox (Substitute), Paul Hart (Substitute), Colin Hartley (Substitute) and Paul Newton (Substitute)

(iii) Queries regarding this Agenda

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

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582000, or alternatively email democracy@lancaster.gov.uk.

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

Published on 18th July 2024.

Agenda Item	A5
Application Number	22/00462/FUL
Proposal	Erection of four new buildings accommodating 30 employment units (E(g) and B8), erection of new car showroom, car wash and valeting buildings, together with construction of new roads, parking, boundary enclosures, landscaping and associated infrastructure
Application site	Mellishaw North Development Site Mellishaw Lane Heaton With Oxcliffe Lancashire
Applicant	Mr Cox
Agent	Tony Hills
Case Officer	Mr Andrew Clement
Departure	
Summary of Recommendation	Approval

1.0 Application Site and Setting

- 1.1 The site relates to an area of mostly undeveloped brownfield land located on the northern side of Mellishaw Lane, within the designated employment site of White Lund Employment Area. The site is accessed from Golf Drive, adjacent to an established car sales business to the west, with newer industrial/employment to the east. The main part of the site is set back from the highway and the overhead high voltage power lines.
- 1.2 A culvert runs through the site, which is within flood zones 3b (functional flood plain), 3a and 2 affecting areas of the site, with smaller areas affected by surface water flooding from 1in30, 1in100 and 1in1000 year risk frequency zones, and areas of high groundwater flood risk with potential for groundwater flooding to occur at surface. The site is within an area benefitting from flood defences, although this does not protect functional floodplain areas, nor risk from surface and groundwater flooding. The site is within the impact risk zone for impact from employment development upon Morecambe Bay Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and the Lune Estuary Site of Special Scientific Interest (SSSI). An aspiration cycle route runs along Mellishaw Lane to the south.

2.0 Proposal

- 2.1 This application seeks planning permission for the erection of four new buildings accommodating 30 employment units within Use Class E(g) and B8, the erection of new car showroom, car wash and valeting buildings, together with construction of new access roads, parking, boundary enclosures, landscaping and associated infrastructure. The proposed employment buildings are all two storey height in terms of their appearance, however, most do not have an upper floor, with the ground floor open to the roof. They are all proposed to be finished in light grey and silver cladding, with the lower

section of the wall using a grey reconstituted stone walls, in similar appears to those developed on the adjacent site through permissions 18/00434/FUL and 19/00507/VCN. Car sales and valet building are single storey, finished in grey cladding with glazing to the showroom. A new access road to Golf Drive is proposed from the highway, in addition to parking areas and a pumping station.

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
23/01260/FUL	Erection of 3 new buildings comprising 5 units for employment use (Use Class Eg and B8) and a car showroom (Sui Generis), construction of internal roads, service areas, car parking and associated site works	Withdrawn
18/00434/FUL and 19/00507/VCN	Erection of four buildings comprising a total of 20 industrial units (B1a Office, B1c light industrial, B2 general industrial and B8 storage and distribution), the creation of associated access, internal roads and parking and erection of sub-station	Approved with s106 agreements
18/00139/FUL	Erection of four buildings comprising of a total of 20 units (B1a and B1c use class) with associated access and parking	Withdrawn
16/00439/FUL, 17/01274/NMA and 17/01313/VCN	Erection of a gas fuelled generator plant with associated ancillary buildings and a 2.4 metre high security fence and 4 metre high acoustic fence	Approved
17/00271/FUL	Erection of a two storey building for use as light industrial workshops and offices (B1), display of motor vehicles and associated access and parking	Approved
17/00159/DIS and 17/00057/DIS	Discharge of conditions 3, 4, 5, 6, 7, 8, 9, 10 and 11 on approved application 16/00439/FUL	Split decisions
16/01174/FUL	Creation of a new vehicular access point and access road	Approved
15/01218/FUL	Installation of 2.4m high security fencing and double gates and creation of hardstanding to form a car storage compound	Approved
12/01130/FUL	Alterations, refurbishment and extension of existing motor vehicle dealership to form larger vehicle showroom and new bodyshop	Approved
05/00047/OUT	Outline application for mixed use development incorporating industrial (B1-B8) uses, a DIY retail warehouse with ancillary garden centre, builders yard and associated works	Refused
02/00370/REM	Reserved matters application for construction of new roads, associated drains and services	Approved
00/01050/OUT, 08/00631/VCN and 11/00609/FUL	Outline application for mixed use development incorporating B1, B2 and B8 uses, four motor dealerships and motor accessories store and fast food outlet	Approved
86/00971/HST and 87/00683/HST	Outline application for new premises for new and used car dealership with servicing facilities	Approved

4.0 Consultation Responses

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

Consultee	Response
Heaton with Oxcliffe Parish Council	Support

County Highways	No observation received
Environmental Health	Recommend conditions for EV charging points, CEMP relating to dust mitigation and air quality impacts and mitigation, and a contaminated land planning condition.
Engineering Team	No observation received
GMEU	No observation received
Lead Local Flood Authority	No objection , subject to planning condition for final surface water drainage scheme, construction surface water management plan, maintenance of drainage and verification report
Environment Agency	No objection , satisfied that development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented. Previous uses of the presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. To mitigate, recommend contaminated land assessment and verification, with separators for oil and petrol, and informative regarding dispose and discharge of waste and trade effluent
United Utilities	No objection , subject to no surface water draining to the public sewer and maintenance of drainage scheme
Natural England	No objection , subject to HRA AA mitigation of Production and implementation of a Construction Environment Management Plan (CEMP), implementation of a gas monitoring system and a surface water and foul drainage management scheme.
Fire Safety Officer	No objection , advice notes regarding emergency vehicle access and water provision
Sustainable Growth	No objection , condition for developing, implementing and evaluating an Employment Skills Plan (ESP), with specific reference to the scale of anticipated outputs
Waste and Recycling	No observation received
Planning Policy	No observation received
Dynamo Cycle	Objection , proposal does not encourage cycling to work due to lack of shared use path
Electricity NW	ENWL does have apparatus within the vicinity of proposed works. Informative
Cadent Gas	No objection , informative regarding works in proximity to gas infrastructure and noise

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

5.0 Analysis

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

- Principle of the development and employment;
- Design, scale and landscape impact;
- Flooding, drainage and infrastructure;
- Sustainable transport, highways impacts, parking;
- Air quality, contamination and energy efficiency; and
- Ecology, landscaping and trees.

5.2 **Principle of the development and employment** Development Management (DM) DPD policies DM14 (Proposals involving Employment Land and Premises), DM15 (Small Business Generation) and DM28 (Employment and Skills Plans); Employment and Skills SPD; 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), SP5 (The Delivery of New Jobs), EC1 (Established Employment Areas) and EC4 (White Lund Employment Area); National Planning Policy Framework (NPPF) Sections 2. (Achieving sustainable development), Section 4. (Decision-making), Section 6. (Building a strong, competitive economy) and Section 11. (Making effective use of land)

5.2.1 The site is located within the allocated employment area of White Lund Industrial Estate. There have been previous consents on the site for employment uses, and some development has recently taken place in relation to internal roads and employment buildings immediately east of the site approved through permission referenced 19/00507/VCN. The proposed development comprises 30 employments units Use Class E(g) and B8. The site is brownfield land allocated for employment use within an employment/industrial area north of Mellishaw Lane, and therefore the principle of the proposed employment uses on this site is considered to be acceptable. This aspect of the proposal

would deliver social and economic benefits, regenerating the brownfield site to provide appropriate employment space within an area that such development, as sought through the local plan allocations for White Lund. To ensure is implemented and remains uses that support the range of employment uses appropriate within this employment area, and to prevent any inappropriate uses that would be contrary to the employment allocation, the use classes should be controlled to those proposed through planning condition, and ensure that car sales area is restricted to that use and area proposed.

- 5.2.2 The proposal includes the development of a new car showroom, car wash and valeting buildings within a reconfigured car sales area. The White Lund Employment area allocation requires non-employment uses to either be ancillary and subject to retail sequential testing within the designated employment area, with the policy text specifically identifying quasi-retail uses and car showrooms as a potential threat to the White Lund Employment area as a whole. SPLA Policy EC4 seeks to restrict the opportunities for retail development (and other non-employment generating uses) within the White Lund Employment Area. Amendments to the proposal have reduced the proposed elements of car sales to the area largely regularised through permission 12/01130/FUL for the existing motor vehicle dealership. As such, the proposal is considered the subdivision of an area largely of the existing vehicle dealership and land already regularised and used for such purpose, altering the existing layout of such land to avoid extending into other usable areas of the employment allocation. Whilst this extends slightly further southwards by several metres compared to the existing car sales area, this maintains a sufficient roadside setback and landscaping area and avoids extending into areas that could feasibly accommodate employment development. Subject to planning conditions controlling the extent of car sales to that proposed within the site and subdividing the existing regularised car sales area, the proposed and partially retrospective car sales and valet developments are considered acceptable, as they do not adversely impact wider employment land or landscaping associated with this.
- 5.2.3 This proposed development meets the threshold for requiring production of an Employment and Skills Plan (ESP). The ESP details how opportunities for, access to and up-skilling local people through the construction phase of the development proposal will be provided. As such, and given mitigation would likely be met during construction phase of the development itself, this should be controlled through pre-commencement planning condition to ensure any consent granted delivers the ESP requirements.
- 5.3 **Design, scale and landscape impact** Development Management (DM) DPD policies DM29 (Key Design Principles) and DM46 (Development and Landscape Impact); National Planning Policy Framework (NPPF) Section 12. (Achieving well-designed places); National Model Design Code (NMDC)
- 5.3.1 The proposed employment buildings are utilitarian in appearance, using practical and low-cost design and materials. The buildings will measure a maximum of circa 9.4 metres tall to the ridge, with shallow pitched roofs to just over 7-metre-tall eaves heights, for buildings measuring up-to 73 metres long by 25 metres deep. Whilst these are large scale buildings, for the employment uses proposed and in the wider context of the industrial estate, the scale and materials proposed, are considered to be appropriate and congruent to the setting, particularly with the tone differences across the elevations and matching the recent adjacent units to the east. The development is setback from the public highway of Mellishaw Lane, and subject to the materials and design being implemented, the proposal will cause no undue harm in this employment area setting.
- 5.3.2 Concerns were raised regarding the car sales building, which was originally homogenous and rectangle with little relief or architectural interest, despite the location closer to Mellishaw Lane. Whilst retaining a similar shape, amendments have introduced more interest through glazing arrangements, parapets to alter front elevation eaves heights, combined with changing cladding colour to emphasise these features and verticality. These amendments are considered to sufficiently and proportionately address design concerns for such development and setting adjacent to existing modular appearance buildings, and will have no adverse impact upon the streetscene through the design, scale and materials proposed. Whilst the car sales area creeps slightly further southwards than the current and regularised areas of car sales, amendments to reduce this are considered sufficient to ensure the area retained for landscaping avoids detrimental visual impact, subject to full details of proposed landscaping and maintenance of this through planning condition.

- 5.4 **Flooding, drainage and infrastructure** 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), and DM57 (Health and Wellbeing); 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)
- 5.4.1 The site falls partially within Flood Zones 2 and 3, benefitting from flood defences to part of this area, but a culvert through the site is unprotected and forms a functional flood plain designated as Flood Zone 3b. The culvert also presents areas of high and medium surface water flood risk, with other pockets of low surface water flood risk elsewhere in the site. These flood risks were assessed as part of the Local Plan Strategic Flood Risk Assessment (SFRA) when allocated the site for employment, however over half the site is at high risk of groundwater flooding, which could occur above ground level, which was not fully considered when allocating the site. As this latter risk was not comprehensively assessed within the site allocation, the proposed development in an area vulnerable to flood risk is required to meet the Sequential Test, and to demonstrate the site is not at risk of flooding and would not increase the risk of flooding elsewhere.
- 5.4.2 Whilst the site is allocated for employment use, and undertook a flood risk sequential test as part of this allocation, due to the ground water flood risk impacting the site and incomprehensive assessment of this risk as part of the allocation, the sequential test for flood risk must be undertaken. The sequential test is to be applied to steer development to areas with the lowest risk of flooding from any source. A sequential assessment has been submitted as part of this application to address this matter.
- 5.4.3 The proposal is for major employment development located within an allocated employment area. Given that such development is directed to employment areas of sufficient scale to accommodate such development, looking at alternative sites within these designated employment areas is considered to be suitable for this proposal. Areas not allocated for employment are excluded, and such a scale of employment development would not be policy compliant for development outside an employment area. The application site is considered to be immediately deliverable in terms of timeframe for development, with one building retrospective and others could be brought forwards in the short-term given the planning history of the site. Whilst there are historic permissions covering the whole site, it appears that 12/01130/FUL and 19/00507/VCN are the implemented and extant consents, and were developed relative soon after the grant of consents. Whilst the planning history on-site dates back further, these appear to have expired, as the aforementioned implemented permissions prejudice earlier permissions at the site. The sequential test suggests the earlier 20-year-old permissions are extant and provides a lawful fallback, however this is unsubstantiated and ignores the subsequent implemented permissions that prevent implementation of earlier consents, and there is no lawful development certification to evidence this is the case.
- 5.4.4 For a site to be sequentially preferable to the application site, it would need to have lower risk than those impacting this application site from recognised sources of flood included within the SFRA, namely EA Flood Map for Planning, EA Risk of Flooding from Surface Water and BGS Groundwater Potential Flood Map. The site is also recognised as being entirely within a modelled future flood risk for 2125, factoring in climate change and other factors that may exacerbate flood risk in the future. The submitted sequential test has assessed several allocated employment areas within the district, and particularly planning permissions issued within these allocated area. Whilst the submitted sequential test focuses on the areas of search previously agreed, namely larger allocated employment sites, it does not focus on these comprehensively, looking solely at those with recent planning permissions, rather than the allocations more broadly. Furthermore, it then excludes these sites on assumption of unavailability largely due to these recent permissions, rather than investigated and evidencing their availability for development. Land west of Imperial Road, south of the A683, is a notable omission and a site at lower risk of flooding than the application site.
- 5.4.5 The above assessment does not comprehensively explore all alternatives within the designated employment areas, but more importantly neither does the submitted sequential test. On this basis and due to the highlighted deficiencies and alternatives not assessed nor considered within the sequential test, it is considered that the sequential test fails, as the one provided is inadequate. Failure of the sequential test means that it is not necessary to apply the exception test, but also the 'less vulnerable' flood risk category of the proposal negates the requirement of an exceptions test for

the risk of flooding at the site. NPPF paragraph 168 states that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding, whilst the associated flood risk and coastal change guidance states that where the sequential and the exception tests have been applied as necessary and not met, development should not be allowed. These statements appear rather categorical, but such matters can be weighed into planning balance along with other material considerations of the proposal. Given the 'Less Vulnerable' risk of the sought use combined with the fact the site was allocated for employment despite knowledge of the high risk of fluvial flood risk when allocating site as part of the local plan, in this case it is considered pragmatic to do so.

- 5.4.6 It is considered that the submission has failed to rule out all other potential sites within the districts designated employment areas at lower risk of flooding than the application site. However, this should be assessed in the context of an employment development, which is within the 'Less Vulnerable' to the risk of flooding, also containing uses such as car parks. Only 'Water-Compatible Uses' such as docks and coastguard centres considered to be lesser risk from flooding. If flooding were to occur at the site within the lifetime of the development, whilst there would be a commercial impact and potential inconvenience to employees and customers, this would clearly be less impactful than 'More Vulnerable' uses, such as people's homes, hospitals and care homes, where flooding has far greater repercussions. Furthermore, flood risk within the site has been factored into the proposed development through amended plans, ensuring that only access roads and landscaping areas are within the areas at most risk of flooding along the culvert and southwestern area, with sufficient gap and easement to avoid the functional flood plain and surface water flood risk associated with this culvert. This easement will allow access to the culvert for management and maintenance, and subject to this and other mitigation measures within the submitted flood risk assessment relating to finished floor levels, the proposal reduces the impact of flooding within the site, and drainage schemes can ensure flood risk is not exacerbating elsewhere. The Lead Local Flood Authority and Environment Agency have no objection to the proposal subject to recommended planning conditions.
- 5.4.7 The NPPF and associated national guidance attaches great significance to avoiding flood risk, and directing new development to the areas of lowest risk. This should ideally come forwards through the Local Plan and allocations of sites for appropriate development, which allocated employment sites and an additional 59.6ha of employment land required to meet employment and economic needs in addition to the more established employment allocations such as White Lund. Even through this Local Plan process, in Lancaster District this has resulted in housing and employment allocations in locations at known risk of river and sea flooding, due to the lack of alternative sites to meet the development requirements for the district over the plan period. Furthermore, those at 'More Vulnerable' risk, such as residential sites, would more likely be directed to the lowest flood risk areas through the current Local Plan review process, with 'Less Vulnerable' commercial and industrial uses allocated following this, once residential allocations have been directed to the most appropriate sites at lowest risk. Whilst this Local Plan review process has only recently begun, from the currently adopted plan position and knowledge of constraints in the district, it will be unachievable for all the districts development needs to be on land at no or low risk of flooding.
- 5.4.8 Proposals must demonstrate they have considered all sources of flooding, which is a significant task in terms of assessing alternatives, particularly when developers have multiple other commercial considerations in terms of locations for development. When considering all sources in a district as constrained as Lancaster, it will not always be pragmatic to expect all development to have no or low risk of flooding from all sources. The application site has areas of high risk of flooding, both now and in the future. However, given that the site was allocated in knowledge of high risk from at least some, if not all of the identified sources of flood risk, combined with the less harmful impacts of such events upon 'Less Vulnerable' uses such as the proposal, it is considered that this reduces the severity of such impacts, and proportionately reduces the weight of harm attributed in planning balance.
- 5.4.9 Due to the severity of significance placed on the failure of the sequential test within the NPPF and guidance, balanced with the impact of flooding to a 'Less Vulnerable' use within a site allocated for such employment development, it is considered that the failure of the sequential test and lack of conclusive evidence in directing development to areas at the lowest risk of flooding has moderate harm weighing against this proposal. The moderate harm identified presents conflict with local and national planning policies with regards to flooding, which should be proportionately and pragmatically weighed against the merits of the proposal. This task is undertaken in the conclusion and planning balance section of this report.

- 5.5 **Sustainable transport, highways impacts, parking** Development Management DPD policies DM29 (Key Design Principles), DM57 (Health and Well-being), DM60 (Enhancing Accessibility and Transport Linkages), DM61 (Walking and Cycling), DM62: (Vehicle Parking Provision), DM63 (Transport Efficiency and Travel Plans) and Appendix E (Car Parking Standards); Strategic Policies and Land Allocations DPD policies SP10 (Improving Transport Connectivity) and T2 (Cycling and Walking Network); National Planning Policy Framework (NPPF) Section 9. (Promoting sustainable transport)
- 5.5.1 The site is accessed from Golf Drive north of Mellishaw Lane, which was constructed circa 2020, and provides suitable access for the proposed development to link into, which then joins the public highway of Mellishaw Lane. The proposed site plan provides suitable 7.3-metre-wide road widths of internal non-adoptable estate roads, with turning heads for larger vehicles and 2-metre-wide pavements to roads across the site. The application details off-site pavements and bus layby to Mellishaw Lane, and whilst these were required through preceding applications, these have yet to be implemented and thus need to be controlled as part of this application to ensure suitable sustainable transport provision to the site through this proposal. This should include traffic calming measures and lighting in this area, similar to the adjacent scheme. Subject to these measures, combined with the implementation and maintenance of the proposed access, parking provision and the submitted travel plan, the proposed site vehicular access and pavement links to Mellishaw Lane are considered to be suitable to ensure highway safety is unharmed through this proposal.
- 5.5.2 Excluding the car sales aspects, the proposal for employment development and associated parking provides 6,100sq.m of office/employment/storage use class within 30 separate units, benefitting from 138 parking spaces adjacent to these units through the proposal. This equates to 1 parking space per 45sq.m of proposed floorspace, slightly beneath the maximum figures for office/employment uses, but in excess of figures for storage use. Given the location of development and unfortunate lack of current convenient public transport access to this area, the proposed parking provision is considered to be appropriate. The parking provision is considered to be suitable to avoid adverse highway impact from unmanaged parking to the public network, whilst not exceeding maximum figures to constitute overprovision to a degree of discouraging other more sustainable transport modes, subject to implementation of the travel plan and other mitigation to improve sustainable transport options through planning condition.
- 5.5.3 The distance from the nearest bus stops justifies the requirement for pavement and bus layby improvements to Mellishaw Lane, and the importance of suitable cycling provision. The proposed secure communal cycle storage and showers at the site is good in terms of quality, but deficient in quantity given the proposed plans suggest this can only accommodate 12 bikes. Given the use and location, some employees and visitors to the site, it is anticipated that secure cycle storage proposed would meet some of this demand, however addition Sheffield stand storage is necessary for shorter visits and in addition the provision proposed. The additional Sheffield stands can be controlled through planning condition, in addition to securing the implementation of the proposed secure storage and showering facilities, these measures will ensure suitable sustainable transport options for the proposal. Whilst it is noted the local cycling campaign group object to the proposal due to a lack of a shared use path to the roundabout to the east, the off-site pavements and cycle storage/showering facilities are considered to be suitable and proportionate to encourage walking and cycling to the proposed development, particularly given the constraints of land ownership and extent/width of highway adoptions along Mellishaw Lane.
- 5.6 **Air quality, contamination and energy efficiency** Development Management DPD policies DM29 (Key Design Principles), DM30 (Sustainable Design), DM31 (Air Quality Management and Pollution), DM32 (Contaminated Land, Strategic Policies) and DM57 (Health and Wellbeing); Strategic Policies and Land Allocations (SPLA) DPD Policy EN9: (Air Quality Management Areas); National Planning Policy Framework (NPPF) Section 8. (Promoting healthy and safe communities) Section 12. (Achieving well-designed and beautiful places) and Section 15. (Conserving and enhancing the natural environment)
- 5.6.1 The submitted air quality assessment anticipates a worst-case impact of development increasing vehicle movements by 3% and HGV movements by 5.6%, depending on the uses occupying the units (office or storage). The proposal includes 18 electric vehicle charging points, which is considered to be a good proportion. Subject to details and charge speed being controlled through

planning condition, this provision is considered to be suitable mitigation for air quality impacts of the proposed use once constructed.

- 5.6.2 The submitted assessment does not include construction vehicle movements within this, however such assessment and mitigation can be controlled through planning condition.
- 5.6.3 Given the nature of the site, there is a contaminated land risk from the proposal, and assessment and verification should be controlled through a pre-commencement planning condition, particularly as the one provided primarily relates to the adjacent site, rather than the application site itself.
- 5.6.4 The submitted energy statement is scant on details, only confirming construction to building regulations, which is a minimum requirement through separate legislation. The suggestion of PV panels to the front roof slopes of proposed employment units is encouraging, although some do not appear to optimally face the direct of the sun. However, it is considered that these matters could be more comprehensively explored to require suitable energy betterments through planning condition, at a time when hopefully the occupants of buildings and construction details will be more progressed.
- 5.7 **Ecology, landscaping and trees** Development Management (DM) DPD policies DM44 (Protection and Enhancement of Biodiversity) DM45 (Protection of Trees, Hedgerows and Woodland) and DM57 (Health and Wellbeing); Strategic Policies and Land Allocations (SPLA) DPD Policy SP8 (Protecting the Natural Environment); National Planning Policy Framework (NPPF) Section 15. (Conserving and enhancing the natural environment)
- 5.7.1 The River Lune Biological Heritage Site (BHS) and Marine Conservation Zone is located circa 900 metres south 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.
- 5.7.2 The majority of the site comprises bare ground and hardstanding, although there are pockets and boundary areas of scrub and culverts. Whilst land to the south beyond the site is understood to be used by overwintering pinkfooted geese, given the adjacent site activity and intervening electricity and Mellishaw Lane traffic, it is considered that the proposal does not form nor directly adversely impact functionally linked land. With implementation of an approved CEMP during the construction phase, gas monitoring, EV charging points and the surface water and foul drainage systems, it is considered the proposed development will have no adverse effects on the integrity of the designated sites, as concluded in a separate Habitats Regulation Assessment and Environmental Impact Assessment, subject to mitigative measures controlled through planning conditions.
- 5.7.3 New roosting provision for crevice dwelling bats should be incorporated into the buildings through proposed bat boxes, and this and other mitigative measures within the submitted ecology assessment should be controlled through planning conditions. Whilst lacking formal assessment within the submission, the existing trees within the site are away from the development areas and largely within the proposed landscaping areas and southern boundary to Mellishaw Lane beyond the development area. Given the category of trees and limited impact upon the streetscene, the assessment and protection of existing trees can be controlled through planning condition, with any removals mitigated through proposed landscaping through planning conditions. The Environment Agency have no objection to the proposal, subject to planning conditions including a scheme for installation of oil and petrol separators to avoid pollution of aquifers. Subject to these measures and details of landscaping and its long-term maintenance, the impacts upon ecology and biodiversity are considered to be acceptable.

6.0 Conclusion and Planning Balance

- 6.1 The proposed development accords with the allocation for the wider White Lund Employment area allocation, and seeking to make best use of this allocated site through proportionate development of brownfield (previously developed) land. The development and use of such land for identified needs, in this case employment, is given substantial weight in national planning policy terms. Development

of such sites is considered to make best use of land in need of regeneration, and directing development to such areas as opposed to greenfield sites is undoubtedly beneficial. Given the scale of employment development and the substantial weight attributed to development of brownfield sites, the economic and social benefits of the employment development during construction and through providing suitable space for employment uses and businesses are considered to be significant benefits.

- 6.2 The site is allocated for employment development, and car showrooms are specifically mentioned as a threat to this White Lund employment designation, which forms part of this proposal. Given the very modest extended car sales area through the proposal, which is largely a subdivision of the existing area approved and currently used as such, combined with the avoidance of undue harm to landscaped area and land that could be feasibly used for employment, the car sales and valet aspect of the development results in limited harm.
- 6.3 A sequential test of alternative sites to direct development to lower flood risk has been provided, the scope and content of this is considered to have failed the sequential test. However, given the site allocation in the local plan despite known flood risk from most (if not all) sources, combined with the less vulnerable use proposed, it is considered that failure of the sequential test and directing to areas of lower flood risk should be attributed moderate weight against this proposal, despite the high risks from multiple sources of flooding. The Environment Agency and Lead Local Flood Authority are content with the mitigation and measures to reduce the flood risk impacts within the site and elsewhere. Whilst this does not overcome the failure to direct to land at lowest flood risk, it is a factor in attributing moderate harm to this matter.
- 6.4 The material considerations of highways impact, design, energy, drainage, air quality, contamination, ecology and landscaping can all be mitigated to ensure no adverse impact and policy compliance. As such, these are all neutral matters in a planning balance subject to planning conditions to ensure impacts are addressed. Whilst the site is unfortunately unideal in terms of proximity to current walking, cycling and public transport provision, this can be mitigated through off-site layby and pavement improvement works to the public highway, and cycle parking/showering facilities on-site, again to be detailed through planning conditions and implemented prior to first use/occupation of the development. Subject to these and other measures, the significant social and economic benefits of additional employment development on brownfield land allocated for such development are considered to outweigh the cumulative harm from failure of the flood risk sequential test (moderate) and subdivision and slight expansion of car sales activities through the proposal (limited).

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescale	Control
2	Accord with amended plans and external materials	Control
3	Contaminated land assessment and verification	Prior to commencement
4	Petrol and oil separators	Prior to commencement
5	Gas monitoring system	Prior to commencement
6	Construction Environment Management Plan (CEMP)	Prior to commencement
7	Construction air quality assessment and mitigation	Prior to commencement
8	Employment Skills Plan (ESP)	Prior to commencement
9	Tree impact assessment and protection measures	Prior to commencement
10	Surface Water Sustainable Drainage Strategy	Prior to commencement
11	Construction Surface Water Management Plan	Prior to commencement
12	Foul drainage scheme	Prior to commencement
13	Energy Statement	Prior to commencement above ground
14	EV charging points	Prior to installation or occupation
15	Cycle parking/showering/storage provision	Prior to installation or

		occupation
16	Off-site highway improvements (including pavements and bus layby)	Prior to installation or occupation
17	Implement roads and parking provision, maintain for this use	Prior to occupation
18	Sustainable Drainage System Operation and Maintenance	Prior to occupation
19	Verification Report of Constructed Sustainable Drainage System	Prior to occupation
20	Landscaping plan and maintenance	First planting season following completion/first occupation
21	Travel plan implementation	Within 6 months of first occupation
22	Implementation of ecological mitigation	Control
23	Flood risk mitigation	Control
24	Control extent of car sales area	Control
25	Use Class restriction E(g) and B8 only, and car sales for such use only within specific area 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

Agenda Item	A6
Application Number	23/01353/FUL
Proposal	Erection of two industrial/employment buildings comprised of 11 units (Class B2/E(g)) with associated parking/turning area, landscaping and associated infrastructure
Application site	Land Adjacent Galgate Mill Chapel Lane Galgate Lancashire
Applicant	Mr Rob Lowery
Agent	Mrs Erica Wright
Case Officer	Ms Kate Henry
Departure	No
Summary of Recommendation	Approval, subject to conditions

1.0 Application Site and Setting

- 1.1. The application site encompasses land to the north and north-east of Galgate Mill in Galgate. The site stretches from Chapel Lane in the west over to the open field to the east and includes part of the car parking area / access route to the north of a two-storey brick building which runs perpendicular to Chapel Lane, to the north of the main mill building. At the time of the officer's site visit, site clearance work was underway at the eastern end of the application site.
- 1.2. The application site falls partly within a Development Opportunity Site (DOS4 – Galgate Mill) and the immediate area is largely characterised by employment uses. The aforementioned, historic, two storey brick building (outside of the application site) is in commercial / light industrial use, there are other, more modern, light industrial units to the east and north-east of the mill (e.g. car repair garage, workshops etc.) and on the other side of Chapel Lane is Galgate Mill Rural Employment Site.
- 1.3. Galgate Silk Mills are two mill complexes on either side of Chapel Lane and are both grade II listed. The 5 storey, red brick building, to the south of the application site (on the east side of Chapel Lane), dates back to 1852. It is a former silk mill, later converted to warehouse units and now in use as student accommodation. It has a distinctive square tall chimney which is a local landmark. On the west side of Chapel Lane, the part 2 and part 3 storey sandstone rubble building was converted from a water-powered corn mill in 1792 and then extended in the 1830s. It is now subdivided into factory units.
- 1.4. Ellet House, to the north, is grade II listed. The building, which has been extended substantially to the rear and is now in use as a nursing home, dates back to the early to mid C19th.
- 1.5. The application site is on land designated as open countryside (i.e. not within the main urban areas of the district), although the site falls within the built-up area of Galgate, which is defined as a sustainable settlement in the Local Plan. Chapel Lane is classified as a C road (C462).

- 1.6. The application site is in Flood Zone 1. The site is susceptible to groundwater flooding (high and medium potential) and a small part of the site is at low risk of surface water flooding. The closest watercourse is the River Conder, approximately 140 metres to the west.
- 1.7. The application site is in an Air Quality Management Area (Galgate) and falls within the Morecambe Bay and Duddon Estuary Special Protection Area Buffer Zone (3.5 km).

2.0 The proposal

- 2.1 Planning permission is sought for the erection of two general industrial / employment buildings [Class B2/E(g)], comprised of 11 individual units (1,031 sqm of gross internal floorspace), with associated car parking, landscaping and infrastructure.
- 2.2 The larger of the two buildings would be located parallel to the eastern edge of the application site, adjacent to the boundary with the adjacent field. It would measure approximately 36.5 metres long and between 11.4 and 13.4 metres wide. It would have a dual-pitched roof with a maximum height of approximately 6.7 metres (between 5 and 5.7 metres to the eaves). The plans indicate that this building would provide up to 7 individual units (3 at ground level and 4 at first floor), although there would be flexibility for tenants to occupy more than one unit if desired.
- 2.3 The smaller of the two units would be located perpendicular to the larger one, to the west, and to the north of another existing unit (outside of the application site). It would measure approximately 21 metres long by 10.6 metres wide. It would have a dual-pitched roof with a maximum height of approximately 6.3 metres (5 metres to the eaves). The plans indicate that this building would provide 4 individual units (2 at ground level and 2 at first floor), with the flexibility for tenants to occupy more than one unit if desired.
- 2.4 Both new buildings would feature rendered blockwork elevations with metal roller shutter doors and power coated aluminium double-glazed windows, below a natural slate roof featuring solar PV panels to all roof slopes.
- 2.5 The plans have been revised during the course of the application to simplify the overall design of the buildings, alter the fenestration arrangement, amend the materials palette, alter the parking layout (to ensure no overlap with the parking allocated to the student accommodation) and to introduce further landscaping.

3.0 Site History

- 3.1 None relevant

4.0 Consultation responses

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

Consultee	Response
Conservation	No objection subject to suggested conditions.
Environmental Health	No objection subject to suggested conditions.
County Highways	No objection subject to suggested conditions.
County Archaeology	No objection.
Lead Local Flood Authority	No objection subject to suggested conditions.
United Utilities	No objection subject to suggested condition.
Fire Safety Officer	Building Regs advice.
Ellel Parish Council	Support the creation of work opportunities. Concerns about parking and drainage.
Natural England	No response.

- 4.2 One objection and one comment have been received from members of the public, summarised as follows:

- Highway safety on Chapel Lane, particularly for pedestrians.
- Increased pressure on existing drainage system.

5.0 Analysis

5.1 The key considerations material to the determination of this application are as follows:

- Principle of development
- Flood risk and drainage
- Heritage and design
- Trees and landscaping / biodiversity
- Impact on neighbours
- Highways and transport
- Air quality
- Contaminated land

5.2 **Consideration 1 – Principle of development** – NPPF Paragraphs 7-14 (Achieving sustainable development); 85-89 (Building a strong, competitive economy); Strategic Policies and Land Allocations DPD Policies SP1 (Presumption in Favour of Sustainable Development); SP2 (Lancaster District Settlement Hierarchy); SP3 (Development Strategy for Lancaster District); SP4 (Priorities for Sustainable Economic Growth); DOS4 (Galgate Mill, Galgate); EN3 (The Open Countryside); Review of the Development Management DPD Policies DM14 (Proposals involving Employment Land and Premises); DM15 (Small Business Generation); DM28 (Employment and Skills Plans)

5.2.1 The application site is on land designated as open countryside (i.e. not within the main urban areas of the district); however, the site is within the built-up area of Galgate, which is defined as a sustainable settlement in the Local Plan; and Policy SP2 of the Local Plan states that the sustainable rural settlements will provide the focus for growth in the district outside the main urban areas. Furthermore, the application site is partly within Development Opportunity Site DOS4 (Galgate Mill), as defined by the Local Plan, wherein the Council will support proposals for the regeneration and redevelopment of Galgate Mill and its surroundings. The application site is also in close proximity to the Galgate Mill Rural Employment Site, on the other side of Chapel Lane, and the immediate area is largely characterised by employment uses. On this basis, the proposal to erect two new industrial / employment buildings on the site is considered to be acceptable, in principle, subject to the detailed considerations below.

5.2.2 In major development schemes (over 1000 sqm of new commercial floorspace), Policy DM28 of the Local Plan requires an applicant to undertake and implement an 'Employment and Skills Plan' that will set out opportunities for, and enable access to, employment and the up-skilling of local people through the construction phase of the development proposal. A suitable planning condition is suggested to secure this.

5.3 **Consideration 2 – Flood risk and drainage** – NPPF Paragraphs 157, 165, 172-175 (Meeting the challenge of climate change, flooding and coastal change); Strategic Policies and Land Allocations DPD Policies DOS4 (Galgate Mill, Galgate); Review of the Development Management DPD Policies DM29 (Key Design Principles), 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)

5.3.1 The application site is in Flood Zone 1. The Council's Strategic Flood Risk Assessment (SFRA) map indicates that the application site is susceptible to groundwater flooding (high and medium potential) and a small part of the site is at low risk of surface water flooding. The closest watercourse is the River Conder, approximately 140 metres to the west.

5.3.2 Policy DM33 of the Local Plan seeks to minimise the risk of flooding from all sources of flooding. The policy states: "New development will need to satisfy the requirements of the sequential test and exception test where necessary in accordance with the requirements of national planning policy and any other relevant guidance. Where proposals fail to satisfy the requirement of these tests they will be refused." Paragraph 168 of the NPPF states: "The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be

allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.”

- 5.3.3 Paragraph 172 of the NPPF states: *“Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.”* Although the application site falls partly within a Development Opportunity Site (DOS4 - Galgate Mill), the 2017 Local Plan Sites Assessment considered flood zones and surface water flooding in the sequential test, but did not consider groundwater flooding or future risk due to climate change. Therefore, a sequential test is now required, in order to demonstrate that there are no other sites that could be developed that are at lower risk of flooding.
- 5.3.4 A sequential test was provided by the applicant at officers’ request, and subsequently amended in response to further comments from officers. With regards to the scope of the sequential test, it was agreed that it should focus on allocated employment sites in the Galgate and South Lancaster area that would be capable of accommodating the proposed development [i.e. circa 1000 sqm of Class B2/E(g) floorspace]. There are 4 sites / areas in the Galgate and South Lancaster area (excluding the application site itself) that have been considered, as follows:
- Lancaster South Broad Location for Growth (including Bailrigg Garden Village)
 - Lancaster University Health Innovation Campus
 - Glasson Dock Industrial Area
 - Junction 33 Agri-Business Centre, Galgate
- 5.3.5 The Health Innovation Campus is ruled out in the sequential test on the basis that the site is intended to provide a specialist type of employment floorspace (i.e. health and health-care related businesses). Insofar as Policy SG2 (which relates to the Health Innovation Campus) refers to *“knowledge-based and research businesses”*, it is agreed that the site would not be suitable for Class B2/E(g) uses such as proposed in this application. Officers therefore agree that this site can be discounted for the purpose of the sequential test.
- 5.3.6 Similarly, the Junction 33 Agri-Business Centre is ruled out on the basis that it is envisaged to provide space for agricultural-related and land-based businesses. Whilst such uses could fall within the same use classes as proposed in this application, officers nevertheless agree that this site can be discounted for the purpose of the sequential test, as Policy EC3 (which relates to the Junction 33 Agri-Business Centre) is clear that any proposals for the site should be brought forward as part of a comprehensive masterplan that addresses a number of issues including the relocation of the existing Auction Mart. Clearly, that is beyond the scope of the current application being considered.
- 5.3.7 With regards to Glasson Dock Industrial Area, the sequential test highlights the fact that the area: *“serves niche port and marine-related industries, with the location serving an entirely different employment and industrial market”* (page 7). This is not entirely relevant to the sequential test, as Policy EC1 (Established Employment Areas) states that proposals for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be supported in principle at the Glasson Dock Industrial Area Rural Employment Site. Nevertheless, the sequential test also highlights the fact that, whilst some of the allocated site is sequentially preferable in terms of groundwater and surface water flooding, the majority of the site is in Flood Zones 2 and 3 and at risk from flooding from rivers and the sea. Indeed, the Council’s SFRA map indicates that a small part of the site is susceptible to groundwater flooding (medium risk); there are small parts of the site at low, medium and high risk of surface water flooding; there is a risk of flooding from rivers and the sea; the site is in Flood Zones 2 and 3; there is future risk of Lune Tidal flooding as a result of climate change; and there has been historic flooding at the site. Government guidance does not give direction on the weighting that should be given to each type of flood risk when making a comparison between sites. However, in this case, on the basis that the Glasson Dock Industrial Area is at risk of more different types of flooding, officers agree that it is not sequentially preferable to the application site and can therefore be discounted for the purpose of the sequential test.

- 5.3.8 Lancaster South Broad Location for Growth (including Bailrigg Garden Village) is identified as being sequentially preferable to the application site in flood risk terms (vast swathes of the area are preferable in terms of groundwater susceptibility and surface water flood risk; and the other risks of flooding are the same as at the application site). However, the area is ruled out in the sequential test on the basis that the Council is undertaking a full review of the Local Plan and work on the Lancaster South Area Action Plan (as required by Policy SG1 of the Local Plan, which relates to the Broad Location for Growth, including Bailrigg Garden Village) has ceased. Reference is made to the need for highways and infrastructure capacity at the site, which would not come forward in the short-term; and the fact that there are no identified / allocated areas of employment at present (this would be done as part of the preparation of the Area Action Plan). Policy SG1 does allow for development within the Broad Location for Growth in advance of the Area Action Plan and so the review of the Local Plan and the decision to cease work on the Area Action Plan is not necessarily considered to represent a reason to discount the Broad Location for Growth for the purpose of the sequential test. However, Policy SG1 requires that any development ahead of the Area Action Plan does not prejudice the delivery of the garden village; that it conforms with the Key Growth Principles outlined in the policy; and that opportunities for sustainable transport modes are fully considered and that residual impacts upon the transport network would not be severe. The Key Growth Principles make it clear that a comprehensive masterplan approach is required to best develop the area and that piecemeal development will not generally be supported. The sequential test highlights the fact that the Galgate Mill site is in a sustainable location which has been specifically identified to provide employment floorspace and that the development could be delivered relatively quickly, especially in comparison to the Broad Location for Growth. On balance, therefore, officers agree that the Broad Location for Growth can be discounted for the purpose of the sequential test, in this particular case, and that the Galgate Mill site represents the most suitable location for the proposed development.
- 5.3.9 Paragraph 169 of the NPPF guides that, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied, depending on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3. In this case, the proposed development is classified as “*less vulnerable*”, and therefore there is no need to apply the exception test.
- 5.3.10 Paragraph 173 of the NPPF requires that flood risk is not increased elsewhere as a result of development, which should be demonstrated in a site-specific Flood Risk Assessment (FRA). Similarly, Policy DM33 of the Local Plan requires that there is no net increase of flooding beyond the site as a result of development (such as increases in surface water run-off or the reduction in the capacity of flood storage areas). Policy DOS4 also requires the submission of a Flood Risk Assessment for development at the Galgate Mill Development Opportunity Site.
- 5.3.11 A FRA was provided with the application and it has been updated during the course of the application in response to comments from officers. The FRA states that the surface water flooding at the site is likely to be the result of a natural depression in the local topography, in combination with blocked or insufficient surface water inlets (road gullies). It is also possible that the drainage network which serves the area could be under capacity during intense rainfall events. Floodwater appears to be contained within this area and is not identified to result in any surface water run-off to neighbouring land. It is likely, therefore, that although surface water ponding could potentially occur in this area, once the rainfall eases, surface water which has backed-up is then able to discharge into the existing drainage system, without posing a risk of flooding elsewhere.
- 5.3.12 With regards to groundwater flooding, the FRA highlights the fact that the British Geological Survey’s (BGS) dataset is only available in 50 metre squares and the data demonstrates susceptibility to, rather than risk from, groundwater flooding. To determine the actual risk at the site, ground investigation has been undertaken. No groundwater was encountered within the trial-pit and therefore the report concludes that the risk of groundwater flooding at the site is considered to be low.
- 5.3.13 Policy DM33 of the Local Plan requires that sites should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way, in accordance with the SuDS hierarchy. Similarly, Policy DM34 requires that surface water is managed sustainably within new development and that the SuDS hierarchy is followed; and Policy DM35 requires that developers demonstrate that there is adequate wastewater capacity on and off the site to satisfactorily serve the development. Policy DM36 requires that new development does not have a

detrimental impact on surface water and groundwater quantity and quality caused by water run-off into nearby waterways.

- 5.3.14 The FRA notes that the existing drainage at the site is presently served by a combined system, with foul and surface water both discharging through a private sewer network and into the combined public sewer. The drainage proposals include separation of the foul and surface water for discharge into separate networks, with foul water only discharging into the combined public sewer and all surface water discharging directly into the ground by infiltration. A series of rainwater pipes would collect roof runoff which would then flow into a network of underground drainage pipes before discharging directly into an 'infiltration blanket'. The surface water run-off from the areas of hardstanding would be collected using a series of gulleys before flowing into the network of underground drainage pipes and the 'infiltration blanket', after filtration. Percolation tests have indicated that infiltration drainage is feasible for the site. The proposals will significantly reduce the volume of surface water currently entering the combined public sewer network and given the disposal of surface water will be directly into the ground by infiltration, the time taken for the collected surface water to reach the main river, will also be significantly reduced, which is welcomed.
- 5.3.15 The Lead Local Flood Authority (LLFA) initially objected to the proposals based on an inadequate surface water drainage strategy; however, the applicant has addressed their comments and the LLFA's objection has been removed, subject to conditions to ensure that the development accords with the submitted details; the submission and approval of a Sustainable Drainage System Operation and Maintenance Manual; and the submission and approval of a Verification Report of Constructed Sustainable Drainage System.
- 5.3.16 United Utilities has also been consulted and raises no objection, subject to a condition relating to the design of the SuDS. Insofar as the design has been agreed with the LLFA, it is not considered to be necessary to attach their suggested condition.
- 5.3.17 Subject to the suggested conditions, the proposal is considered to be acceptable in this respect.
- 5.4 **Consideration 3 – Heritage and design** – NPPF Paragraphs 131, 135-137, 139-140 (Achieving well-designed and beautiful places); 200-214 (Conserving and enhancing the historic environment); Strategic Policies and Land Allocations DPD Policies SP7 (Maintaining Lancaster District's Unique Heritage); DOS4 (Galgate Mill, Galgate); EN3 (The Open Countryside); Review of the Development Management DPD Policies DM29 (Key Design Principles); DM30 (Sustainable Design); DM39 (The Setting of Designated Heritage Assets); DM43 (Archaeology)
- 5.4.1 The Galgate Mill buildings, to the south and west of the application site, and Ellel House, to the north, are all grade II listed. The Council has a statutory duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 5.4.2 Policy SP7 of the Local Plan makes reference to the district's unique heritage, and specifically its industrial heritage in the form of warehouses and mills. Policy DOS4, which relates specifically to the Galgate Mill Development Opportunity Site, refers to the need for a conservation-led approach to future proposals at the site. The policy requires high quality design and the use of materials that respect the character and setting of historic assets on the site. Policy DM39 of the Local Plan relates to the setting of designated heritage assets and notes that the Council will look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Development proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will be treated favourably. Policy DM29 sets out key design principles for new development. It states that new development should contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palette of materials, separation distances, orientation and scale. It also notes that buildings and new spaces should be adaptable to changing social, environmental, technological and economic conditions. Policy DM30 requires sustainable design and construction techniques.
- 5.4.3 The siting and scale of the proposed buildings is considered to be acceptable in terms of making efficient use of land and optimising the use of the site. The larger of the two buildings would be located parallel to the eastern edge of the application site, adjacent to the boundary with the open field and the main openings would be on the western elevation, facing towards Chapel Lane, thereby aiding with

legibility and wayfinding. The smaller of the two buildings would be located perpendicular to the larger one, to the west, and to the north of another existing unit (outside of the application site). The main openings would be on the northern elevation, facing towards the new parking area created between the buildings. Again, this aids with legibility and wayfinding. Overall, it is not considered that the new buildings would appear cramped or lead to a sense of overdevelopment of the site, particularly because there would be new planting and landscaping added to the site as part of the proposals.

- 5.4.4 The plans have been amended during the course of the application due to initial concerns about the appearance of the buildings and the impact on the setting of the adjacent listed buildings and the character and appearance of the wider area. There was concern at the variety of proposed building materials (which included brick facing, zinc cladding, concrete walls etc.), the mixture of roof types, the unordered fenestration pattern and whether the buildings would provide flexibility and adaptability in the future. The revisions are considered to overcome the initial concerns. The buildings would be simple in design. They would feature rendered blockwork elevations with powder coated aluminium windows and a natural slate roof. An earlier revision included stone facing elevations with composite roofing, but the Council's Conservation Team have stated a preference for a natural slate roof, given the siting in the setting of various listed buildings, and therefore the rendered blockwork represents a suitable compromise as the applicant has stated that the use of stone facing and natural slate would be too costly to make the project viable. Rendered blockwork is also considered to be appropriate to the general industrial / employment use.
- 5.4.5 Each of the ground floor units would feature a metal roller shutter door. The metal roller shutter doors would be utilitarian in design and would not necessarily respect the character and setting of historic assets in the vicinity; however, such doors are not uncommon on modern industrial buildings of this nature, and they also allow for flexibility for future occupiers, in line with the aims of Policy DM29. As such, they are considered to be acceptable in this case.
- 5.4.6 The fenestration design has been amended to provide a greater sense of rhythm and legibility to the buildings and also to allow for greater levels of natural sunlight in the internal spaces, especially at first floor level. This would be beneficial to future occupiers, in line with the aims of Policy DM29.
- 5.4.7 Overall, it is considered that the proposed buildings, by virtue of their simple, utilitarian design and use of high quality materials, would respect the character and setting of historic assets on the site and in the vicinity. Their design would allow the buildings to appear subservient to the nearby listed buildings and they would not detract from their significance, which stems from their historic uses, architectural design and natural material palettes. A planning condition is suggested to ensure that the final building materials are agreed with the Council prior to relevant construction.
- 5.4.8 With regards to sustainability an Energy Strategy has been submitted with the application. Solar PV panels are proposed for the roof slopes and air to air heat pumps would be located on the rear elevations of the buildings. Four parking spaces would have access to EV charging pillars. This is all considered to be acceptable in line with Policy DM30. A planning condition is suggested to ensure that the development accords with the Energy Strategy.
- 5.4.9 Overall, subject to the suggested conditions, the proposal is considered to be acceptable in this respect.
- 5.5 **Consideration 4 – Trees and landscaping / biodiversity – NPPF Paragraphs 136 (Achieving well-designed and beautiful places); 158 (Meeting the challenge of climate change, flooding and coastal change); 180, 186 (Conserving and enhancing the natural environment); Strategic Policies and Land Allocations DPD Policy SP8 (Protecting the Natural Environment); Review of the Development Management DPD Policies DM44 (The Protection and Enhancement of Biodiversity); DM45 (Protection of Trees, Hedgerows and Woodland)**
- 5.5.1 The NPPF highlights the contribution that trees make to the character and quality of urban environments, and also the fact that they can help mitigate and adapt to climate change. Similarly, Policy DM45 of the Local Plan encourages the planting of new trees, hedgerows and woodland, in an effort to mitigate against the effects of climate change and to enhance the character and appearance of the district. Policy DM44 promotes the protection and enhancement of biodiversity and/or geodiversity to minimise both direct and indirect impacts.

- 5.5.2 The tree survey submitted with the application notes that there is a small section of boundary hedge and a few small trees along the eastern boundary of the site, which can be adequately protected during the construction period. It notes that the proposal does not require the removal of any trees or hedges (although the Biodiversity Net Gain report submitted with the application notes that 3 small trees had been recently felled at the time of the survey).
- 5.5.3 Additional planting is proposed on the site. A new hedgerow is proposed along the eastern boundary of the application site, to the rear of the larger building, and also along the southern edge of this building. There would also be new areas of landscaping along the northern edge of the application site (the shared boundary with the nursing home), at the western end of the smaller building and within the associated parking area. The level of new landscaping being provided is considered to be appropriate to and proportionate to the scale of the proposed development, especially taking into consideration the character and appearance of the wider area, and it is considered that it would help to soften the industrial / commercial character and appearance of the site, thereby mitigating the visual impact of the new buildings and contributing to a greater sense of place. The new area of landscaping along the northern edge of the site, which would measure up to 9 metres wide at its widest point (including the central footpath), would also help to provide a visual buffer between the industrial nature of the Galgate Mill site and the residential nature of the nursing home site to the north. This area would also provide seating, which would benefit future occupiers of the units and help create a sense of ownership for future tenants and their staff.
- 5.5.4 The Biodiversity Net Gain report submitted with the application notes that the trees along the eastern edge of the application site are to be retained and complemented with a 44 metre long hedgerow, helping to screen the site and improve its ecological connectivity with the surrounding land. It also notes that 12 new native species trees will be planted on site as well as new shrubs. The report concludes that there will be a gain of 0.01 habitat units (+3% above existing) and a gain of 0.15 hedgerow units (none existing). This is welcomed in line with the aims of Policy DM44 and paragraph 180 of the NPPF. A planning condition is suggested to ensure that the proposed landscaping is implemented in the first planting season following completion of the development or first occupation/use, whichever is the earliest.
- 5.5.5 A Preliminary Ecological Appraisal has been provided with the application. It notes that the plant species assemblages recorded at the site are all common in the local area and are considered to be of low ecological value; and sympathetically landscaped open space is considered to offer habitat of equal or greater ecological value. The report notes that bats, nesting birds and amphibians are known to occur in the local area; however, there was no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by site development following the mitigation proposed. The report recommends that additional urban trees and flowering perennial species are incorporated into the landscaping plan of the site. It also notes that contractors will be observant for protected species and all nesting birds during the construction period. A planning condition is suggested to ensure that the proposed development accords with the recommendations in the Preliminary Ecological Appraisal.
- 5.5.6 Overall, subject to the suggested conditions, the proposal is considered to be acceptable in this respect.
- 5.6 **Consideration 5 – Impact on neighbours – NPPF Paragraphs 131, 135 (Achieving well-designed and beautiful places); Strategic Policies and Land Allocations DPD Policies DOS4 (Galgate Mill, Galgate); Review of the Development Management DPD Policies DM29 (Key Design Principles)**
- 5.6.1 Policy DM29 of the Local Plan requires that new development ensures there is no detrimental impact to amenity in terms of overshadowing, visual amenity, privacy, overlooking, massing and pollution. Policy DOS4 also requires the protection of local amenity in residential areas surrounding Galgate Mill.
- 5.6.2 It is not considered that the new buildings would cause undue harm to neighbouring amenity in terms of overshadowing or overbearing impact. The nursing home is located to the north of the application site and is occupied by vulnerable residents who likely spend a lot of time in their rooms, which means there is a greater need to protect their amenity. However, there would be a separation distance of at least 14 metres between the northern (narrowest) elevation of the larger building and the nursing home and at least 27 metres between the smaller building and the nursing home, which reduces the visual impact of the new buildings and limits the impact of overshadowing. The majority of the northern edge

of the application site would feature areas of planting rather than built form, which further mitigates the impact on the occupiers of the nursing home.

- 5.6.3 It is not considered that the new buildings would cause undue harm in terms of overlooking. There would be no first-floor windows on the northern elevation of the largest building and the windows on the northern elevation of the smallest building would be at least 27 metres away from the nursing home. There are no other nearby buildings that would suffer from overlooking, due to their industrial / commercial uses and their siting in relation to the proposed new buildings.
- 5.6.4 A Noise Assessment has been submitted with the application. It acknowledges that a range of uses could occur within the proposed units as no tenants have been secured yet. It therefore assumes a light industrial use as this would produce the highest levels of noise. The report concludes that the impact on adjacent occupiers would be acceptable and the Council's Environmental Health team agrees with the methodology and findings of the report. A condition is suggested to ensure the use of sound insulation in the new buildings (details to be agreed beforehand) and a further condition is suggested to ensure that no unacceptable noise or vibration is transmitted to nearby premises (which include the nursing home and student accommodation).
- 5.6.5 No details of external lighting have been provided with the application. External lighting has the potential to impact on adjacent occupiers, particularly those within the nursing home, and therefore a condition is suggested to ensure that, if any external lighting is proposed, details are agreed prior to its installation.
- 5.6.6 There may also be an impact during the construction period; however, it is likely that all the construction activity could occur on site without causing undue harm to neighbouring properties or the local transport network and the County Council Highways team has not suggested the submission of a Construction Management Plan.
- 5.6.7 Overall, subject to the suggested conditions, the proposal is considered to be acceptable in this respect.
- 5.7 **Consideration 6 – Highways and transport – NPPF Paragraphs 108-117 (Promoting sustainable transport); Strategic Policies and Land Allocations DPD Policies SP10 (Improving Transport Connectivity); DOS4 (Galgate Mill, Galgate); Review of the Development Management DPD Policies DM60 Enhancing Accessibility and Transport Linkages); DM61 (Walking and Cycling); DM62 (Vehicle Parking Provision); DM63 (Transport Efficiency and Travel Plans)**
- 5.7.1 Policy DM60 of the Local Plan seeks to ensure that development proposals, particularly those that will generate significant footfall and motorised vehicle journeys, are located where sustainable travel patterns can be achieved. Galgate is defined as a sustainable settlement in the Local Plan. The application site is in an established employment area, accessed from Chapel Lane, which is classified as a C road (C462) and it is approximately 220 metres away from the A6, which provides a link to the M6 motorway. The application site is considered to be a sustainable location in which to provide additional employment floorspace.
- 5.7.2 Policy DM60 requires that matters of highway safety are addressed to the satisfaction of the local highway authority and Policy DOS4 requires the provision of acceptable and safe traffic arrangements for Chapel Lane. Concerns have been raised about highway safety along Chapel Lane, particularly for pedestrians. However, Lancashire County Council (LCC) Highways have reviewed the proposals and consider that the proposed development would have a negligible impact on highway safety and capacity within the immediate vicinity of the site.
- 5.7.3 Policy DM61 of the Local Plan relates to walking and cycling and seeks to ensure that new development protects, maintains and improves the pedestrian environment and does not adversely affect, but improves, the cycling network in the district. Policy DOS4 also requires that development at the Galgate Mill site integrates with the surrounding network of cycling and pedestrian linkages. It is recognised by officers that Chapel Lane is a narrow road which lacks a pavement or any cycling infrastructure in the vicinity of the application site (there is a cycle route further south on Chapel Lane); however, the Transport Statement submitted with the application highlights the existence of hatched areas on the road for pedestrians to walk the last 20 metres to the site from the pavement and also states that there have been no recorded personal injury accidents involving vehicles, cycles or

pedestrians at the site access during the period shown on the County Council’s mapping website. On balance, it is considered that the proposed development would offer opportunities for walking or cycling to work. The provision of covered cycle storage is welcomed to encourage cycling as a mode of transport.

- 5.7.4 Policy DM60 requires appropriate provision for parking in accordance with Policy DM62 and Appendix E of the Local Plan. Similarly, Policy DOS4 requires the retention and provision of sufficient parking on the Galgate Mill site to accommodate the mix of uses being proposed without impacting on the operation of existing businesses or the setting of the listed building. As noted, the plans have been amended during the course of the application, partly in response to questions raised by LCC Highways about the existing parking situation. The planning agent has now confirmed that the revised parking layout is fully within the applicant’s ownership and does not impact on the parking allocation for other uses on the wider site, including the student accommodation at Galgate Mill.
- 5.7.5 The proposal is for a mix of use classes B2 and E(g) and the application form suggests the following split between the uses:

Use Class	Area (sqm)
B2	543
E(g)	488
Total	1,031

- 5.7.6 The requirements of Appendix E, and the site-specific requirements, are set out in the table below.

Use Class	Car parking spaces	Site specific reqt	Disabled parking	Site specific reqt	Cycle parking	Site specific reqt	Motor-cycle spaces	Site specific reqt
B2	1 per 45 sqm	12	1 per disabled employee plus 2 spaces or 5% of the total	2	1 per 300sqm (min. 2)	2	1 per 750sqm (min. 2 spaces)	2
B1 [the equivalent to the new E(g)]	1 per 30sqm	16	1 per disabled employee plus 2 spaces or 5% of the total	2	1 per 300sqm (min. 2)	2	1 per 750sqm (min. 2 spaces)	2
TOTAL		28		4		4		4

- 5.7.7 A total of 36 car parking spaces would be provided, of which 2 would be disabled spaces and 4 would provide EV charging points. There would be 8 cycle parking spaces and 0 motorcycle spaces. Whilst there is a shortfall in disabled spaces, there is in fact likely to be an overlap between the different uses’ requirements, and the fact the number of car parking spaces exceeds the standards means the shortfall in disabled and motorcycle spaces is unlikely to pose an issue because there would be scope to alter the car-parking layout to suit the actual requirements, if required. Planning conditions are suggested to ensure that the development is not occupied until such a time as the car and cycle parking facilities have been implemented and to ensure their retention in perpetuity.
- 5.7.8 Policy DM63 of the Local Plan supports proposals that maximise opportunities for the use of sustainable modes of travel. A Transport Statement was submitted with the application. With regards to accessibility by foot, cycle or public transport, it notes that the site is within walking distance of all the residential properties in Galgate, as well as the nearest bus stops. The nearest bus stops are located on the A6 to the south of the site, approximately 225 metres from the site access, and are served by routes 40, 41 and 42 which reach Lancaster, Preston, Morecambe and Blackpool, thereby ensuring that future employees would have the opportunity to travel to work by bus. There is no dedicated cycle

route serving the application site but the report notes that experienced cyclists would be able to access the site using the local road network.

- 5.7.9 In terms of trip generation, using TRICS data, the Transport Statement estimates 22 vehicle trips (19 in and 3 out) during the morning peak period (0800 to 0900 hours) and 19 vehicle trips (3 in and 16 out) during the afternoon peak period (1700 to 1800 hours). Taking into consideration the nature of the wider area (e.g. an established employment area), it is not considered that this would have a significant detrimental impact on the road network or highway safety, certainly not to such a degree as to warrant a refusal of the application on this basis. As noted above, LCC Highways raise no objection to the proposals.
- 5.7.10 Overall, subject to the suggested conditions, the proposal is considered to be acceptable in this respect.
- 5.8 **Consideration 7 – Air quality – NPPF Paragraph 192 (Conserving and enhancing the natural environment); Strategic Policies and Land Allocations DPD Policy EN9 (Air Quality Management Areas); Review of the Development Management DPD Policy DM31 Air Quality Management and Pollution**
- 5.8.1 The application site is in an Air Quality Management Area (AQMA) (Galgate) and Policy EN9 of the Local Plan requires new development in an AQMA to demonstrate that it would not contribute to increasing levels of air pollutants within the locality and would adequately protect users from the effects of poor air quality.
- 5.8.2 An Air Quality Assessment (AQA) was submitted with the application. It notes that there may be an impact during the construction period due to dust and particulates (e.g. site clearance and preparation, storage of materials, laying of hard surfaces etc.) and traffic emissions. Suggested site-specific mitigation measures are outlined, which include locating machinery and dust-generating activities away from sensitive receptors, the use of hoardings / barriers around dusty operations, consideration of weather conditions, wheel-washing facilities, switching off vehicles when not in use, developing a Dust Management Plan, appropriate training etc.)
- 5.8.3 With regards to the operational period, the AQA notes that the development has been designed to minimise emissions through the use of modern heating systems, low water usage and energy efficient appliances. The building design would also ensure energy efficiency. Furthermore, 4 EV charging points would be provided in the car parking area. There would be an impact as a result of traffic movements. Mitigation measures include travel planning for the site, the use of public transport and encouraging walking and cycling.
- 5.8.4 A planning condition is suggested to ensure that the proposed development complies with the mitigation measures outlined in the submitted AQA.
- 5.9 **Consideration 8 – Contaminated land – NPPF Paragraph 124 (Making effective use of land); 180, 189-190) Conserving and enhancing the natural environment); Review of the Development Management DPD Policy DM32 (Contaminated Land)**
- 5.9.1 The NPPF requires that a site is suitable for its proposed use taking into account ground conditions and any risk arising from land contamination. Similarly, Policy DM32 of the Local Plan requires that, if there is a possibility that land may be affected by contamination, all works of investigation should be able to be undertaken without causing unacceptable risk to health or the environment; suitable methods of mitigation must be proposed; and there should be no risk to people, buildings, services or the environment as a result of the proposed development.
- 5.9.2 The application site has the potential to be contaminated due to the industrial nature of the wider area and its historic uses. A Phase 1 Desk Study has been submitted with the application. It identifies two potential sources of contamination relating to historical activities at the site, namely accidental spills of fuel and oil from vehicle maintenance activities on the east side of the site, and a potential source of ground gas from a backfilled mill pond on the west side of the site. The risks are considered to vary between 'moderate/low' risk and 'very low risk'.

- 5.9.3 The Council's Environmental Health Officer has reviewed the Phase 1 Desk Study and has suggested a condition to secure a Phase 2 intrusive investigation and recording of contamination (and details of remediation if necessary).
- 5.9.4 Subject to the suggested condition, the proposal is considered to be acceptable in this respect.
- 6.0 Conclusion and Planning Balance**
- 6.1.1 Planning permission is sought for the erection of two new general industrial / employment buildings, comprised of 11 individual units, with associated car parking, landscaping and infrastructure etc.
- 6.1.2 The application site is in a sustainable location and partly within a designated Development Opportunity Site (Galgate Mill), wherein the Council will support proposals for the regeneration and redevelopment of Galgate Mill and its surroundings. The principle of development is therefore acceptable.
- 6.1.3 The application site is susceptible to groundwater flooding and at risk of surface water flooding, and therefore a sequential test has been carried out to establish whether there are alternative sites available that are at lower risk of flooding. The sequential test concludes that Galgate Mill represents the most suitable location for the proposed development and officers agree with the conclusion, particularly given that the site is designated as a Development Opportunity Site wherein new development is encouraged and the proposed development could be delivered quickly on the site. The site-specific Flood Risk Assessment concludes that the actual risk of flooding at the site is low and the proposed drainage strategy is considered to be acceptable.
- 6.1.4 The application site is within close proximity of a number of listed buildings and special regard must be given to preserving a listed building or its setting. The proposed design of the new industrial units has been amended during the course of the application. The simple design and use of natural materials is considered to be appropriate within the setting of the adjacent listed buildings. Furthermore, the siting and scale of the proposed buildings is considered to make efficient use of the land and optimise the use of the site.
- 6.1.5 New hard and soft landscaping would be provided on the site and would help contribute to a greater sense of place and ownership for future tenants / occupiers. It would also provide a welcome buffer between the industrial nature of the Galgate Mill employment area and the adjacent nursing home, and it would provide ecological benefits.
- 6.1.6 It is not considered that undue harm would be caused to nearby and neighbouring properties as a result of the proposed development, subject to the suggested conditions.
- 6.1.7 It is not considered that the proposed development would have a harmful impact on highway safety and capacity within the immediate vicinity of the site. Furthermore, the proposed development would offer opportunities for sustainable modes of travel and the level of parking provision is also considered to be acceptable, such that the development would not impact detrimentally on the operation of existing businesses at the site or the setting of the listed buildings.
- 6.1.8 There is potential for air quality impacts as a result of the construction period and due to traffic movements during the operational period. However, mitigation measures are proposed in the Air Quality Assessment which can be secured by condition.
- 6.1.9 There is also potential for contamination at the site, given its history and the surrounding environment. However, a condition will ensure that investigation (and remediation if necessary) is undertaken prior to the commencement of works.
- 6.1.10 Overall, subject to the suggested planning conditions, it is considered that planning permission should be granted for the proposed new general industrial / employment buildings at the site.

Recommendation

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

Condition no.	Description	Type
1	Time limit (3 years)	Control
2	Approved plans	Control
3	Employment and Skills Plan	Pre-commencement
4	Details of sound insulation	Pre-commencement
5	Contamination investigation	Pre-commencement
6	Facing materials to be agreed	Prior to relevant part of work
7	Details of external lighting	Prior to relevant part of work
8	Operation and Maintenance Manual (SuDS)	Pre-occupation
9	Verification report (SuDS)	Pre-occupation
10	Car-parking to be provided before occupation and retained in perpetuity	Pre-occupation
11	Cycle parking to be provided before occupation and retained in perpetuity	Pre-occupation
12	Landscaping implementation	Control
13	Noise from plant / machinery / equipment	Control
14	Development to accord with Flood Risk Assessment and Drainage Strategy	Control
15	Development to accord with Energy Strategy	Control
16	Development to accord with Preliminary Ecological Appraisal	Control
17	Development to accord with Air Quality Assessment	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.

Agenda Item	A7
Application Number	22/01009/FUL
Proposal	Partial demolition of the current fish pass, construction a new permanent fish pass and creation of temporary access track and site compound
Application site	Skerton Weir River Lune Lancaster Lancashire
Applicant	Mr Tim Pitt
Agent	
Case Officer	Mrs Petra Williams
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

This form of development would normally be determined under the Council's Scheme of Delegation. However, part of the site is within 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 site that forms the subject of this application is an existing fish pass at Skerton weir located within the River Lune between Halton Road and Lansil Industrial Estate. Skerton weir is a large weir at the tidal limit of the River Lune. Halton Road to the east is residential in character and Lansil Industrial Estate contains a range of employment buildings including Standfast Barracks which is grade II listed. The John O'Gaunt rowing club is located on the west bank of the river immediately upstream of Skerton Weir.

1.2 The River Lune is designated as a Biological Heritage Site. Access to the site to facilitate the works is within a Marine Conservation Zone (MCZ). The site is within Flood Zones 2 and 3 and SFRA Flood zone 3b. A Public Right of Way (FP 14) and cycle route runs along the eastern bank of the river. The eastern bank is also designated as Open Space as is part of the western bank. The application site is within a Mineral Safeguard Area. The proposal is within 3.4km of Morecambe Bay and Duddon Estuary SPA, Morecambe Bay Ramsar site, Morecambe Bay SAC and Lune Estuary SSSI.

2.0 Proposal

2.1 The application has been submitted on behalf of the Lune Rivers Trust and proposes the partial demolition of the existing fish pass and the construction a new permanent fish pass. Proposals include the creation of a temporary access track and site compound to facilitate the works and it is this area of the site which is land within the ownership of Lancaster City Council. The compound

and site access will be located on the western side of the river just off Main Street, close to the junction with Halton Road and Aldrens Lane.

- 2.2 The new fish pass will be constructed within the footprint of the existing fish pass. The proposals include the infilling of sections of the weir and the construction of a fibre reinforced concrete slab to accommodate new baffles. Perturbation boulders will be introduced between precast concrete baffle walls.

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
22/01015/EIR	Screening request for the partial demolition of the current fish pass, construction a new permanent fish pass and creation of temporary access track and site compound	ES not required
20/01169/FUL	Partial demolition of the current fish pass, construction a new permanent fish pass and creation of temporary access track	Withdrawn
19/01012/EIR	Screening opinion for fish passage improvement works	ES not required
1/76/0030SU	Reconstruction of Skerton Weir	Permitted

4.0 Consultation Responses

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

Consultee	Response
Greater Manchester Ecology Unit (GMEU)	No objections - There are a wide range of risks to the natural environment associated with this development proposal. However, all are resolvable via condition and the overall scheme should enhance the ecological potential of the River Lune.
Natural England	No objections – Recommends conditions in respect of a Construction Environment Management Plan and implementation of a Precautionary Method of Working
Marine Management Organisation (MMO)	Works taking place below the mean high-water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009.
Environment Agency	No objection - We are currently in the process of determining a Flood Risk Activity Permit (FRAP), referenced EPR/DB3157SR for these works.
United Utilities	Advice – United Utilities will not permit any development to occur within the easement width of our infrastructure. United Utilities will not allow building over or in close proximity to a water main. It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the development proposed.
Tree Officer	Neither objects nor supports the scheme - Based on the figures provided within the AIA, four individual trees (T10-12, T17) and three groups (G1, G3, G4) will require felling, along with part of G5 and the pruning of three other individual trees. Suggests consideration to a revised access route in order to reduce tree losses and the protection of T17 within the site compound.
County Archaeology	No objections - Recommends a condition relating to an archaeological watching brief.
Environmental Health Engineers	No objections
	No objections - Recommends a construction management plan in order to ensure that infrastructure and assets within the area of the access track and site compound are not impacted unduly.
County Highways	No comments received

Property Services	The applicant has spoken to the City Council regarding the possibility of siting a works compound on the land at the junction of Mainway / Aldrens Road. Any use of the land would be subject to an occupational licence being agreed between the two parties.
Public Realm	No comments received
Public Rights of Way	No comments received
Lead Local Flood Authority (LLFA)	No comments to make on this application
Sport England	The proposed development does not fall within either our statutory remit

4.2 The following responses have been received from members of the public:
One item of support has been received from a member of a local canoe club which makes the following points:

- Any changes to the Skerton weir structure that both encourages wildlife to thrive and migrate but also to reduces the risk to life are welcomed.
- The current structure is extremely hazardous to water users and from a personal perspective if the new layout can provide safer passage and a play spot for paddle sports then all the better.

Two items of objection have been received, one from Lancaster Rowing Development Group and one from Lancaster John O'Gaunt Rowing Club which raise the following points:

- John O'Gaunt Rowing Club has no objection to the new Fish Pass once it is completed, as we do not expect it to change the current river flow/level characteristics significantly. However, it appears that no consideration has been given to the influence of the construction works on normal height levels and flows of the river.
- Lancaster Schools' Rowing Association and John O'Gaunt Rowing Club boat from the west bank. From frequent use and experience of the river under all flow regimes, we know that an indicated level of 800mm on the Environment Agency gauge at Skerton Weir corresponds to the onset of overtopping of the East and West weir crests. Water levels above this cover the landing stages at JOG and LSRA thus interferes with rowing.
- During the construction works John O'Gaunt Rowing Club expects the normal river level to be at least between 5mm and 55mm above the Club landing stage and up to 50mm above the main weir crest.
- During the proposed construction works, flow over the fish ladder will be arrested and as a consequence even at low river flow rates, the basin will fill to the weir crest, i.e. to a minimum of 800mm on the Environment Agency gauge.

5.0 Analysis

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

- Principle in respect of Open Space
- Ecology
- Trees
- Flood Risk
- Heritage

5.2 **Principle in respect of Open Space** - NPPF Section: 2 (Achieving Sustainable Development), Section 8: (Open space and recreation); Development Management (DM) DPD Policy DM27 (Open Spaces, Sports and Recreational Facilities); Strategic Policies and Land Allocations DPD Policies SP1 (Presumption in Favour of Sustainable Development) and SC3 (Open Space, Recreation and Leisure)

5.2.1 The NPPF (paragraph 102) highlights the importance of access to a network of high-quality open spaces and opportunities for sport and physical activity for the health and well-being of communities. Existing Open Space should not be built on unless the loss resulting from the proposed development would be replaced by equivalent or better provision or the development is for alternative sports and

recreational provision. Policy SC3 sets out that existing Open Space and recreation facilities have been identified on the Local Plan Policies Map. These sites, identified for their recreation will be protected from inappropriate development in accordance with relevant national and local planning policy. Policy DM27 seeks to protect and enhance existing designated Open Spaces.

- 5.2.2 The site compound and part of the site access will be within an area designated as Open Space (Cow Shard Natural/semi-natural Greenspace). The compound will include a site office as well as welfare and laydown facilities. The temporary access track will run from the compound and will be constructed along a route through a wooded embankment area to the southern edge of the weir.
- 5.2.3 The compound and part of the track will result in the loss of an area of Open Space, approximately 30 metres by 40 metres and part of this area was recently used as a site compound during the construction of the flood defence works. The fish pass improvement works are expected to take approximately 5 months and on completion the temporary access track and site compound will be removed and the area of Open Space will once again be accessible. This temporary loss will be balanced against the benefits of the scheme and site restoration/replanting would be a condition of approval.
- 5.3 **Ecology** - NPPF Section: 15 (Conserving and enhancing the natural environment); Development Management DPD Policy DM44 (The Protection and Enhancement of Biodiversity; Strategic Policies and Land Allocations DPD Policies SP8 Protecting the Natural Environment EN7 (Environmentally Important Areas)
- 5.3.1 Strategic policies SP8 and EN7 both recognise the importance and value of biodiversity within the district and expects development proposals to protect, maintain and enhance biodiversity. Policy DM44 sets out that the Council will support proposals where the primary objective is to conserve or enhance biodiversity or where development proposals provide better opportunities to secure management for the long-term biodiversity. The policy goes on to advise that proposals should protect and enhance biodiversity, to minimise both direct and indirect impacts. Developments affecting Environmentally Sensitive Sites and Species will not be permitted where there is an adverse effect on priority species and priority habitat or sites of a local or regional importance for biodiversity unless the benefits of the proposal outweigh the potential adverse effects. Where adverse effects are unavoidable a development proposal will be required to demonstrate that:
- I. Adverse effects are minimised;
 - II. Provision is made for mitigation and compensation measures, such as on-site landscape works, off-site habitat creation, species relocation and ongoing management as appropriate, such that there is a clear net gain for biodiversity; and
 - III. The biodiversity value of the site is not compromised, both on its own and as part of the wider network of sites.
- 5.3.2 As the weir is at the tidal limit of the River Lune it is the first barrier that adult fish encounter when migrating into the Lune to spawn. Equally it is the last barrier that juvenile fish have to negotiate when migrating out to sea. The current fish pass, installed in the 70's is not very efficient and as such is not facilitating the easy migration of fish. The upgrading of the fish pass seeks to make it easier for fish to migrate in both directions.
- 5.3.3 The access track to the fish pass will require engineering works to create a stable, safe access road. This will require the importation of significant quantities of large well washed stone, to reduce the release of sediment into the river. These stones will be removed following the completion of the fish pass works. The proposal will involve the pump out and rescue of fish within the development area. This will be carried out using vacuum pumps located on a working platform, pumping water for the fish pass discharging via a settlement tank back into the river downstream of the pass. A temporary fabric dam will be installed around the entrance of the fish pass in addition to a temporary 600mm by-pass flume to enable downstream juvenile fish passage. The by-pass flume will have a geotextile base to prevent damage to the riverbed and facilitate easy removal. An eel pass will also be created to part of the eastern side of the upper pool and the eastern side of the lower pool.
- 5.3.4 The fish pass improvements involve the installation of precast concrete baffles which will be carried out in stages with the fabric dam being re-configured during the process to divert flows through the main fish pass. Once the works to the fish pass are complete, the fabric dam, temporary access track and site compound will be re-moved and riverbanks will be reformed to their original profile.

- 5.3.5 The works will require a permit under separate legislation from the Environment Agency. This permit will consider matters including the management of fish during construction, biosecurity measures for invasive species and mitigation strategies to prevent pollution and siltation. The Environment Agency has reviewed the plans and supporting information in respect of this planning application and has raised no objections.
- 5.3.6 The proposed works relating to the temporary access track and the most southerly part of the weir are sited within the Wyre-Lune Marine Conservation Zone (MCZ), which is designated for smelt. Smelt are known to congregate in large shoals in lower estuaries and migrate into freshwater where they spawn in spring. Estuaries such as the Wyre-Lune therefore provide critical habitats required to complete smelt lifecycles, including for feeding and post-larval development. Smelt is an indicator of ecosystem health, being very sensitive to a broad range of environmental degradations, including overfishing, loss of spawning habitat, blockage to migration and water quality impacts. The Marine Management Organisation (MMO) has undertaken an MCZ Assessment for this proposal to which Natural England had no objection. A Marine Licence from the MMO in respect of the proposal has been applied for separately to this planning application.
- 5.3.7 The proposal is 3.4km upstream of Morecambe Bay and Duddon Estuary SPA, Morecambe Bay Ramsar site, Morecambe Bay SAC and Lune Estuary SSSI. The site is also within the River Lune Biological Heritage Site which is a non-statutory designated site for nature conservation. A Habitats Regulations Assessment and Appropriate Assessment has been undertaken as part of the consideration of this application. The HRA/AA has been considered by Natural England and found to be acceptable. Natural England considers the development will have no adverse impacts on designated sites, subject to conditions relating to a Construction Environment Management Plan and the implementation of a Precautionary Method of Working.
- 5.3.8 Ecological considerations are set out within the submitted Biodiversity Report which has been reviewed by the Greater Manchester Ecology Unit (GMEU). The Biodiversity Report considers badger, otter, water vole, bats, amphibians, birds, reptiles and fish. The Biodiversity Report states that the risk of encountering badger within the working area is considered negligible. No otter holts or couches were discovered within 100m of the proposed works however, as otter are known to use the River Lune for commuting and feeding precautionary working methods are set out within the Biodiversity Report. No evidence of water vole was noted in the vicinity of the works during the survey no potential water vole habitat will be impacted by the works as no habitat is present that may support water vole on site. The works will result in the loss of semi-mature trees with 'negligible bat roosting potential. The Biodiversity Report sets out that the risks of encountering amphibians are considered to be negligible in respect of the proposal. To prevent any impacts upon breeding birds any removal of breeding bird habitat should take place outside of the breeding bird season (March until September). If this is not possible the Biodiversity Report advises that a suitably experienced ornithologist should check for the presence of nests along the route. No evidence of reptiles was found and the working area provides no optimal basking habitat for this species. The chance of construction works impacting on fish and lamprey during are considered to be high and appropriate mitigation is set out within the Biodiversity Report. This mitigation would involve the footprint of the causeway being electro-fished by a suitably qualified contractor immediately prior to the construction works to remove any lamprey present and other fish species which would be affected.
- 5.3.9 The Biodiversity Report acknowledges the presence of invasive species (Giant hogweed, Japanese Knotweed and Himalayan balsam) in the vicinity of parts of the application site and sets out working practices to be adopted by contractors and site operatives in order to prevent the disturbance and spread of these species.
- 5.3.10 GMEU have raised no objections to the proposal and has advised that post-development the overall impact is likely to be positive, owing to improved fish passage, providing that all temporary access works are removed, restored and enhanced. As such it is considered that the scheme will accord with the requirements of policy DM44 as well as section of the NPPF in terms of ecological impacts.
- 5.4 **Trees** - NPPF Section: 15 (Conserving and enhancing the natural environment); Development Management DPD policies DM44 Protection and Enhancement of Biodiversity and DM45 Protection of Trees, Hedgerows and Woodland) Strategic Policies and Land Allocations DPD Policy SP8 Protecting the Natural Environment

- 5.4.1 Policy DM44 states that development proposals should protect and enhance biodiversity and minimise both direct and indirect impacts. Policy DM45 states that new development should positively incorporate existing trees and hedgerows and encourages appropriate opportunities to encourage new planting of new trees, hedgerows and woodlands.
- 5.4.2 The submitted Arboricultural Impact Assessment (AIA) identifies 17 individual trees and eight groups of trees on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP) with these trees ranging from young to post-mature in age. None of these trees are identified as 'high quality' (category A) with only two being identified as 'moderate quality' (category B) with these being T2 and T17. Ten trees and five groups are identified as 'low quality' (category C). Finally, five trees and three groups are identified as 'unsuitable for retention' (category U) and should be removed for sound management reasons regardless of site proposals.
- 5.4.3 Although the proposed access route has been designed to utilise existing gaps between trees in order to minimise impacts as far as is practicable, some tree clearance and local reprofiling will be required prior to the construction of this track. The AIA sets out that construction of the proposed access track will require the removal of one moderate quality tree (T17 - category B), three low quality trees, three low quality groups and part of one further low-quality group (category C). As highlighted above five trees and three groups are considered unsuitable for retention, both in the context of the existing site and the proposed development. The AIA also recommends that pruning works are required to the western side of the canopies of trees T3, T4 and T5 in order to prevent tree canopy damage during the proposed construction works.
- 5.4.4 The Tree Officer has advised that with the exception of T17, the trees proposed for removal to accommodate the access track are of low quality but has asked for consideration to be given to a revised access route in order to reduce tree losses as well as the protection of T17 within the site compound. However, the applicant has advised that the proposed route of the access track was chosen specifically due to level differences between the bank and the riverbed and to reduce to a minimum the amount of track that needs to be constructed in the riverbed. With regard to T17, the applicant has advised that the area of land available for the site compound is already limited in relation to the quantities of materials and size of plant needed to carry out the works. Consequently, the retention of T17, and the associated root protection zone, would reduce the area of the site compound to an extent that it would not be viable.
- 5.4.5 Although the tree loss associated with the proposal is regrettable these losses must be weighed against the overall ecological benefits of the scheme. As acknowledged within the submitted AIA the site can accommodate new tree planting following completion and removal of the access and site compound. The Council's tree replacement policy expects a 3:1 ratio and as the proposed losses relate mostly to low quality trees there would ultimately be an overall enhancement in respect of quality and tree numbers on the site. In order to ensure adequate protection of retained trees (as stated within the AIA), the Tree Officer has requested a condition for a detailed Arboricultural Method Statement and Tree Protection Plan.
- 5.5 **Flood Risk - NPPF section: 14 (Meeting the challenge of climate change, flooding and coastal change); Development Management (DM) DPD policies DM29 (Key Design Principles) and DM33 (Development and Flood Risk)**
- 5.5.1 The proposed development area (both temporary and permanent elements) lies within Flood Zone 3 which is defined as having a high probability of flooding, during more frequent events than 1in100 years from the river, and/or 1in200 year tidal flooding events. The application is supported by a Flood Modelling Study to demonstrate the proposals would not increase the risk of flooding elsewhere.
- 5.5.2 The temporary access track will bridge the existing channel that runs from the southern end of the weir to the main river. Precast concrete box culvert units will be used to bridge this channel leaving a clear opening of 7.00m wide and 1.0m high for flows that breach the weir south of the fish pass.
- 5.5.3 In order to facilitate the works a temporary flow diversion structure (fabric dam referred to in para. 5.3.3 of this report) will be installed to divert river flows (other than flood waters) over the relief weirs. The height of this structure will be 600mm above existing weir crest level and will isolate the fish

pass from river. The Flood Modelling Study sets out that there will be no significant increase in flood risk as a result of the temporary works when compared to the baseline. In general, the change in peak water levels is no greater than 0.02m across the entire reach, although some small pockets of greater flood risk are noted in the 5yr, 10yr and 50yr events on the left bank of the river upstream of the site. Given the temporary nature of the works and low likelihood of a flood event happening during construction, the proposed works are considered appropriate from a flood risk perspective.

5.5.4 Concerns from local rowing clubs are noted but the Council's Drainage Engineer has advised that their fears that the construction process will result in increased water levels around the landing stages are unfounded. During the construction process river flows will continue around the area of fish pass works over the relief weir to the east side and down the main river and over the relief weir to the west, down the existing channel at the weir toe, under the temporary culverted bridge, and into the main river. Furthermore, the Environment Agency has raised no objections to the scheme and given the concerns relate to the construction phase, the issues whilst noted, are not considered by themselves to warrant a refusal of consent alone.

5.6 **Heritage – NPPF Section 16 (Conserving and enhancing the historic environment); Development Management (DM) DPD Policies DM29 (Key Design Principles) and DM39 (The Setting of Designated Heritage Assets)**

5.6.1 The permanent elements of the proposal (fish pass) relates to the eastern part of the river which is 180m to the north of Standfast Barracks which is grade II listed. However, the visual impacts of the proposed works are considered to be relatively minimal in the context of the setting of the listed building which is screened from the site by intervening tree screening along the eastern bank.

5.6.2 A weir is believed to have existed at Skerton since at least the 13th Century. The mid-19th century Ordnance Survey 1:10560 maps shows that "Skerton Salmon Fishery" was still operational well into the 19th century. The County Archaeologist advises that medieval "fisheries" may have been in the form of timber weirs with fish traps set on posts across gaps in the weirs into which the current would channel fish. There are no records of material remains of the medieval and later weirs (prior to the current arrangement being built) but timber structures have been observed elsewhere in the river as it passes though Lancaster so there is a possibility that there are features relating to the earlier weirs surviving in the riverbed and below the existing structures. As such the County Archaeologist has requested a condition relating to an archaeological watching brief during the stages of construction work which will involve removal of weir structures and excavation into the former riverbed.

6.0 Conclusion and Planning Balance

6.1 Although there will be disruption to the accessibility of the Open Space during the construction period, the timescale relating to this is expected to be limited. There will be temporary disruptive impacts during construction and the proposal will result a loss of trees. However, this must be balanced against the benefits that would be secured in the long term in relation to fish migration in addition to the enhancements of improved tree replacement planting. Subject to the imposition of appropriate conditions, including those relating to ecological mitigation during construction, landscaping, site restoration and tree replacement the application is recommended for approval.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard three-year timescale for commencement	Control
2	In accordance with approved plans	Control
3	Construction and Environmental Management Plan	Pre-commencement
4	Precautionary Method of Working including a biosecurity measures method statement	Pre-commencement
5	Tree Protection Plan	Pre-commencement

6	Arboricultural Method Statement	Pre-commencement
7	Landscaping/site restoration including tree replacement	Pre-commencement
8	Archaeological watching brief	Pre-commencement
9	Ecological Mitigation Measures	Control
10	Method of Works	Control
11	Skerton Temporary Works Flood Modelling Plan	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 recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item	A8
Application Number	23/01290/FUL
Proposal	Retrospective application for use of site from microbrewery to a mixed use microbrewery and drinking establishment with expanded food provision and retention of extensions to the south and west sides providing external seating and storage areas
Application site	Old School Brewery The Barn Holly Bank Warton
Applicant	Mr Ren Wallbank
Agent	Mr David Hall
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, the application was called in within 21 days of appearing on the weekly list of planning applications by Councillor Sue Tyldesley who requested that the application be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The site which forms the subject of this application is the Old School Brewery building located on Holly Bank off Crag Road on the western edge of Warton. The building is comprised of stone under slate and is identified as a non-designated heritage asset (NDHA).

1.2 To the north, east and south of the site lie residential properties whilst to the west lies a small car park. Warton Cragg which is designated as a SSSI is located approximately 140m beyond the car park to the west whilst the area of trees and land beyond the car park is designated as a biological heritage site. The site is also within the Arnside and Silverdale National Landscape and the Warton Conservation Area.

2.0 Proposal

2.1 This application is seeking retrospective consent for the use of site from microbrewery to a mixed-use microbrewery and drinking establishment with expanded food provision and retention of extensions to the south and west sides providing external seating and storage areas.

2.2 The bar area is located in the western part of the existing building whilst the external seating area is located to the front (south) of the building. The external area measures approximately 110sqm and

is surrounded by an open structure measuring approximately 2.4m in wall height and comprised of concrete and timber panels to the walls and a green fabric roof cover.

2.3 Access to and from the site will remain as existing.

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
11/00112/CU	Change of use from builders workshop and garage to a micro brewery	Permitted

4.0 Consultation Responses

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

Consultee	Response
Warton Parish Council	No objection (No objection raised but concern over noise levels from past events and suggest condition for times of start and finish for any music sessions)
Arnsdale and Silverdale AONB Officer	No comment (Recommend that Conservation Officers comments are considered, and that noise and lighting levels are at acceptable levels)
Conservation Officer	No comment
County Highways	No objection
Environmental Health	No objection (Recommendation for a condition that there are no amplified music performances outside)
Natural England	No response

4.2 The following responses have been received from members of the public:

- 278 letters of support
- 9 letters of objection
- 4 letters neither supporting nor objecting
- No comments received from Cllr Tyldesley

Letters of support relate to the following:

- The proposal encourages visitors to the area
- Noise impacts are limited
- Good asset for the village
- Community value/mental health and well-being
- Local employment and economic benefits
- Reduced COVID risk
- Close to village centre with good access
- Appropriate for locality
- Support for other local organisations
- Complies with policies
- Other sources of noise have greater impact

Letters of objection relate to the following:

- Unacceptable sound levels/noise impacts from live music
- Cooking odours
- Third party land ownership
- Outdoor area overlooks residential gardens
- Parking/disturbance on neighbouring hotel/business

- Inadequate emergency exits
- Visual impact

Letters relating to neither supporting or objecting relate to the following:

- Suggestion that the music should be inside
- Music can be loud/disturbance
- Proposal offers a community asset
- Concerns over traffic/parking

5.0 Analysis

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

- Principle of development
- Design and impact on National Landscape and heritage assets
- Noise/residential amenity
- Highways
- Any other matters

5.2 **Principle of development** (NPPF Sections 2 and 6; Strategic Policies and Land Allocations DPD policy SP1 and SP2; Development Management DPD policies DM15, DM25 and DM56; and Arnside and Silverdale AONB DPD policy AS09)

5.2.1 Policy DM15 states that the Council will support proposals that involve the sustainable expansion of an existing businesses within its existing site subject to compliance with other relevant policies within the local plan. In addition to this, policy DM25 states that the Council will encourage and support the sustainable growth of the district's evening and night-time economy subject to ensuring there is a focus on public safety, no adverse impacts on the visual amenity, surrounding residential amenity and access requirements are provided where relevant. Finally, policy DM56 states proposals for new local services must be located where there is already a choice of travel options or where it can be demonstrated that accessibility will be significantly improved and therefore can be accessed by all members of the community. Where possible, local services should be located within, or adjoining, existing centres. This is largely re-iterated in policy AS09.

5.2.2 This proposal seeks to formalise the drinking establishment element of the business along with a small ancillary café element alongside. It is understood that the microbrewery had a tap room previously but the scale of such was considered ancillary to the main use of the building as a brewery. The expansion of this business seeks consent to create a mixed use comprised of a microbrewery with expanded drinking establishment both inside and outside of the building.

5.2.3 The existing brewery gained formal planning consent in 2011 and since then has grown as a business. This application effectively sees a small expansion of this business adjacent to the existing building, which is encouraged by policy DM15, however, this is subject to compliance with any other relevant material considerations. Similarly, the proposal will provide a small contribution for the evening and night-time economy with the amenity and design considerations discussed in the following paragraphs. Finally, policy DM56 states that proposals for local services should be located within accessible areas. Local services are defined in appendix A of the DM DPD which states, amongst other things, that cafes and public houses are to be considered as such. The site is located close to the centre of Warton which is identified as a sustainable rural settlement in the local plan and is also in close proximity to a bus route which is sited on Main Road approximately 50m away. Therefore, the site is considered to be well connected to the immediate village and wider district and the scale and size of the proposal remains proportionate to the village of Warton.

5.2.4 Consequently, for the reasons listed above, the proposal is considered acceptable in principle subject to the other material considerations that will be discussed in the following paragraphs.

5.3 **Design and impact on National Landscape and heritage assets** (NPPF Sections 12, 15 and 16 Strategic Policies and Land Allocations DPD SP7 and SP8; Development Management DPD policies DM29, DM38, DM39, DM41 and DM46; and Arnside and Silverdale AONB DPD policy AS02, AS07 and AS08)

- 5.3.1 Policy DM46 and AS02 states that in determining planning applications the Council will attach great weight to the protection of nationally important designated landscapes. Development proposals should, through their siting, scale, massing, materials, landscaping, vernacular style and design seek to contribute positively to the conservation and enhancement of the protected landscape and its setting.
- 5.3.2 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed Building, Conservation Area or their setting the local planning authority must pay special attention to the desirability of persevering or enhancing the character or appearance of the heritage asset or its setting. Policy DM38 states any development proposals and / or alterations to buildings, features and open spaces in Conservation Areas should preserve or enhance the character and appearance of the Conservation Areas. Finally, policy DM41 states proposals affecting the setting of a Non-Designated Heritage Asset will be required to give due consideration to its significance and ensure that this is protected or enhanced where possible.
- 5.3.3 The site sits on the fringes of the Warton Conservation Area and away from the medieval centre which lies along Main Steet in which the significance of the Conservation Area is largely derived from. Notwithstanding that, excluding the 20th century bungalow adjacent to the site, the site of the brewery has a pleasant backdrop and the building has attractive features, which is designated as an NDHA, and is comprised of stone under slate which contributes to the significance of the Conservation Area.
- 5.3.4 The site was previously utilised as a small lawned area and although occupying a rather prominent position within the street in front of the existing brewery, the structure has a relatively lightweight appearance with a low profile. The structure is comprised of concrete and timber panels at the base, open elevations and a green cloth roof which is removed at different periods of time subject to the weather. The low profile helps it appear subservient to the main building and when travelling from the east, the structure is viewed in the context of the surrounding vegetation which also helps to soften the appearance.
- 5.3.5 However, the base of the structure is comprised of concrete and timber panelling which is not a common material and does not provide a positive contribution to the appearance of the area. The applicant has agreed to finish this element in natural stone to match the stone and coursing of that of the surrounding area. It is considered that this is a much more suitable finish and one that would help to better preserve the character and appearance of the area and reduce the overall visual harm of the proposal. In terms of the impact on the character and appearance of the National Landscape, although relatively prominent, views of the site are relatively localised as they are surrounded by existing buildings and vegetation. The change of a stone finish to the base of the structure is more appropriate and should help to ensure that there are no significant adverse impacts on the visual amenity of the wider National Landscape.
- 5.3.6 Notwithstanding the above, due to the shallow profile of the roof and the green cloth material, this is not a design or appearance that is reflective of the Conservation Area when viewed as a whole. Whilst it is recognised that the site is located on the edge of the Conservation Area and away from the main areas of significance, it does occupy a relatively prominent spot within the streetscene. For these reasons, it is considered that the proposal does result in a minor level of harm to the significance of the Conservation Area.
- 5.3.7 Despite the minor level of harm, paragraph 206 of the NPPF is clear when considering harm to the significance of a designated heritage and states *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'*. Paragraph 208 goes on to state *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.
- 5.3.8 Whilst the LPA attaches a minor level of harm on the Conservation Area, in the context of the NPPF, the level of harm is considered to be less than substantial. In the context of the less than substantial harm, it is considered to be relatively low on this scale.

- 5.3.9 As outlined in the report earlier, the application has received considerable support from members of the public who outline the community benefits of such a scheme. Indeed, the LPA recognises the public benefits of such schemes as outlined in the principle of development paragraph at the beginning of this assessment. This is also recognised by the NPPF which states in paragraph 97 a) planning decisions should '*plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments*'.
- 5.3.10 In this instance, when considering that the proposal complies with the policies DM15, DM25 and DM56 and provides a community benefit and local service as defined with the DM DPD in a sustainable rural settlement as well as providing a modest contribution to local employment and the local economy. In this instance, these are public benefits that are considered to outweigh the minor level of harm that has been identified. It is considered necessary to condition a sample of the stone to be submitted consideration of the application within three months to ensure that the amendments are carried out in a timely manner as well as a securing the implementation of the amendment.
- 5.4 **Noise/residential amenity (NPPF Section 12; Development Management DPD policies DM29; and Arnside and Silverdale AONB DPD policy AS08**
- 5.4.1 Policy DM29 states that the Council will expect development to minimise impacts on air quality (including odour), noise and light pollution and locate new development sensitive to pollution in locations where existing sources of noise, light or air pollution can be satisfactorily mitigated.
- 5.4.2 In terms of the physical impact of the structure, as it is of a relatively small scale and is sited away from neighbouring properties, there will be no significant adverse impacts in terms of loss of light or overbearingness.
- 5.4.3 The creation of an outdoor drinking space does have the potential to give rise to noise issues. The Local Planning Authority (LPA) is aware that the Council's Environmental Protection Team (EPT) received complaints from local residents of loud music from live performances at the venue. An investigation indicated that the music levels were capable of causing a statutory nuisance.
- 5.4.4 The application has been submitted with a noise statement which took a recording on Sunday 5th May (bank holiday weekend). The recording took place when a performance was taking place and started from approximately 14:30 ending at 17:15. The LAeq level, which is the average sound level, indicated a 57.2db reading up which is slightly up from the 52.6 for ambient noise recording. Whilst the impacts and range of sound levels vary considerably and differ from person to person, dB level comparison charts vary but suggest sounds above 75 dB become unpleasant whilst anything above 85dB becomes harmful to the ear. The recording indicates that the level of sound almost entirely below this level excluding one incident which registered at around 90 dB. The report indicates this was caused by 'a passing vehicle since there was certainly no shouting activity from customers at the Old School Brewery' although there is no way to verify this.
- 5.4.5 Notwithstanding the above information, the main objections from members of the public appear to relate to the noise impacts of the live performances as well as concerns from the EPT. The noise statement also indicates that the recording was undertaken when one artist was performing with a single guitar but with no indication whether the music was amplified. Such variations could allow for significant changes within the dB ranges.
- 5.4.6 In December 2023, the EPT had sufficient evidence to serve an abatement notice resulting from music levels from live performances. Prior to serving this notice, a letter was sent to the owners advising them of this. Since December 2023, music levels have reduced and are now at an acceptable level. This is partly resulting from the performer(s) being inside the premises. If current levels are maintained, the EPT are satisfied that there would be no issues that would warrant a reason for refusal on this ground alone.
- 5.4.7 In light of the above information, it would appear that unregulated live music has the potential to cause a nuisance when considering the response provided by the EPT. The LAeq levels outlined in the noise statement without any artists performing suggest that the use of the site however would

not result in an adverse impact upon the amenity of neighbouring properties which is also of the opinion of the EPT as outlined in their consultation response.

- 5.4.8 The application form indicates that the hours of opening will range from 10:30 to 21:00 Monday to Friday and 10:30 to 22:00 Saturday and Sunday. The EPT have raised no objection to the hours of opening and by ceasing activity at 22:00 this will remove noise impacts before and after these hours.
- 5.4.9 Therefore, the LPA can be reasonably satisfied that with the inclusion of conditions which restricts any amplification of any music externally, along with conditions securing the hours of opening and closing, the proposal should not have a significant adverse impact in terms of noise on the neighbouring properties. In the unlikely event that a nuisance occurs in the future, this could still be addressed through separate Environmental Health legislation.
- 5.4.10 The neighbouring property to the east, 1 Crag Road, is in close proximity to the site which features a rear dormer that faces towards the proposed outdoor seating area. This property features a small garden space to the rear (west) and side (south) as well as an area to the front (east). The garden spaces to the rear and side are surrounded by a large retaining stone wall which is on a lower level to that of the application site. This sharp change in land levels will screen the garden when sat in the outdoor area but this garden area would be visible if passing on the access road between the application site and dwelling if one were close to the retaining wall. This is considered a pre-existing issue and one that would not be exacerbated by customers sat in the external area. 1 Crag Road does have a garden space to the front which, due to the layout of the site, is relatively private. Views towards the properties to the southern side of Crag Lane are sufficiently separated by the highway and would only afford views similar to that of anyone passing along the highway.
- 5.4.11 As mentioned in the previous paragraph, 1 Crag Road features a dormer window to the rear which faces towards the outdoor area approximately 9.5m away. This dormer appears to have been consented under the 96/00357/FUL application and the floor plan indicates it was constructed to facilitate a bedroom and ensuite. Whilst this is a relatively short distance between the window and outdoor seating area, the access road is considerably closer and would offer a closer view for anyone travelling north or south along this track or those that would already visit the brewery beforehand. The plans for this room also indicate that there is another window to the south, which appears to offer a view for the room, and rooflights to the east that would not be impacted by the proposal.
- 5.4.12 It is for these reasons that it is considered that the proposal would not have a significant adverse impact upon the amenity of the nearby residential properties subject to the inclusion of the conditions recommended above.
- 5.5 **Highways (NPPF Sections 9 and 12; Development Management DPD policies DM29 and DM62: and Arnsdale and Silverdale AONB DPD policy AS08**
- 5.5.1 Policy DM29 states that the Council will expect development to incorporate suitable and safe access to the existing highway network and road layout design, in line with the latest standards whilst policy DM62 outlines the maximum parking provision for development proposals.
- 5.5.2 The application does not propose any new access points or alterations to the highways. Due to the site constraints and land ownership of the appellant, the application cannot provide for any off-street parking within the site. However, the site is adjacent to a public car park and as mentioned earlier, is in close proximity to a bus route. There is also on street parking available along Main Street if needed. Due to the nature of the proposal, it is also likely that a number of customers will walk to and from the site.
- 5.5.3 Lancashire County Council Highways Authority have considered the application and stated that the planning application as presented would not have a severe impact on the surrounding highway network and therefore has no objection to the planning application.
- 5.6 **Any other matters**
- 5.6.1 The site is located approximately 140m to the east of Warton Cragg, which is designated as a SSSI. Due to the separation distances, the proposal will not result in any land grab of this area and the

nature and scale of the development should not see any adverse impacts upon the wildlife and fauna within this area. Natural England were consulted for comment, but none have been forthcoming. Biodiversity Net Gain (BNG) became mandatory for planning applications from 2 April 2024 as a way of creating and improving natural habitats by making sure development has a measurably positive impact ('net gain') on biodiversity. However, this is applicable for planning applications made after 2 April 2024 and as the application was submitted 9 November 2023, this is not applicable in this case.

- 5.6.2 Comments relating to the application affecting parish land have been noted (the letter does not state which parish, but it is presumed that it is referring to Warton parish council) and the applicant has served notice on the parish as a result of this comment. Warton parish council have not made comment on the land ownership, nor have they formally objected to the application.
- 5.6.3 Comments relating to inadequate fire safety within the building again, have been noted but this is an existing building, and the applicant would need to comply with the relevant fire regulations, but this is considered to be dealt with under separate legislation.
- 5.6.4 Finally, comments relating to odour from cooking have also been noted however, this appears to be a relatively small element of the business considering the footprint and nature of the use. Again, the EPT have not raised any objection to this element through the application but again, if this were to become a persistent nuisance, it is considered that this could be better controlled through separate Environmental Health legislation.

6.0 Conclusion and Planning Balance

- 6.1 The proposal does provide a local service within a sustainable rural settlement which is recognised to provide a benefit for the community it serves and subject to conditions, the proposal would not give rise to significant adverse impacts on the amenity of neighbouring properties. The alterations to the materials would provide a visual improvement but overall, the proposal would still likely result in a minor level of harm to the Conservation Area however, this level of harm is considered to be outweighed by the public benefits of the scheme. The proposal would also have no adverse impacts on the visual amenity of the wider National Landscape, highway network or the designated site of Warton Cragg. Overall, the proposal is seen to comply with the development plan when read as a whole and is therefore recommended for approval.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Development to accord with plans	Procedural
2	Submission of stone sample within 3 months and implementation to occur after	Submission of details
3	No amplified music outdoors	Control
4	Opening hours	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 recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None

Agenda Item	A9
Application Number	24/00555/FUL
Proposal	Relevant demolition of the Homeless Action Centre
Application site	Lancaster & District Homeless Action Service Homeless Action Centre Edward Street Lancaster
Applicant	Mr Phil Moore
Agent	
Case Officer	Mr Robert Clarke
Departure	No
Summary of Recommendation	Approval

1.0 Application Site and Setting

- 1.1 The property that forms the subject of this application is a modular type building located on the eastern side of Edward Street, close to the junction with Moor Lane in Lancaster. The site is enclosed by metal palisade fencing. Edward Street car park is located adjacent to the site to the north, further buildings form the eastern and southern boundaries and Edward Street formed the western boundary.
- 1.2 The site is located within the Lancaster Conservation Area, within the Canal Corridor North sub-area. The Heron Chemical Works building located to the east of the site is identified as a Non-Designated Heritage Asset. The site is located within an area identified as being at medium risk of groundwater flooding.

2.0 Proposal

- 2.1 This application seeks planning permission for the relevant demolition of the modular building and removal of the associated metal palisade fencing.

3.0 Site History

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

Application Number	Proposal	Decision
91/1345/HST	Erect Portacabin for Day Care Centre for Homeless People	Permitted

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objection.
Canal and River Trust	No comment on this proposal.
Highways Authority	No objection, conditions requested to secure a demolition management plan and to restrict delivery hours.
Environmental Health	No objection, conditions requested to secure an asbestos survey.
Property Services	No response received.

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

5.0 Analysis

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

- Design and heritage matters
- Highway impacts
- Trees
- Contamination

5.2 **Design and heritage matters** National Planning Policy Framework: Section 2. Achieving sustainable development, Section 12. Achieving well-designed and beautiful places, Section 16. Conserving and enhancing the historic environment; Strategic Policies and Land Allocations DPD: Policy SP7: Maintaining Lancaster District's Unique Heritage; Review of the Development Management DPD: Policy DM29: Key Design Principles, Policy DM30: Sustainable Design, Policy DM38: Development affecting Conservation Areas and Policy DM41: Development Affecting Non-Designated Heritage Assets or their settings.

5.2.1 The Listed Building and Conservation Area Act 1990 sets out that when considering development proposals within Conservation Areas, the Local Planning Authority has a statutory duty under the Act to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. This is reflected within Section 16 of the NPPF which states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Policy DM38 of the Review of the Development Management DPD also states that proposals should conserve and where appropriate enhance character and appearance of Conservation Areas.

5.2.2 The subject building by reason of its design and appearance is harmful to the character and significance of the Conservation Area and detracts from the appearance of the street scene. Its removal from site along with the associated metal palisade fencing is supported. The site will then be left in a vacant state. The application has been reviewed by the Councils Conservation Team who have stated that they have no objection to the proposal. Overall, there would be no adverse heritage impact arising from the development and the scheme will satisfy the relevant statutory and policy context with respect to heritage and design matters. In order to ensure that the site is left in a safe and acceptable condition with respect to surfacing materials following removal of the modular building, a condition is recommended to secure details of a demolition and remediation plan.

5.3 **Highway impacts** National Planning Policy Framework: Section 9. Promoting sustainable transport; Review of the Development Management DPD: Policy DM29: Key Design Principles.

- 5.3.1 The County Highways Authority has reviewed the proposal and has confirmed that they have no objections to the development. Comments were made regarding the subsequent use of the land and the existing access towards the southern end of the site. However, this application relates to the demolition of the building and removal of fencing only and does not seek permission for a change of use of the land. Any change of use, such as the use of the land as a car park, may require further planning permission.
- 5.3.2 Conditions to secure a demolition management plan and to restrict delivery hours to the site have been recommended by the Highways Authority. In light of the location of the site along a busy road, which also experiences higher levels of pedestrians and close to the junction with Moor Lane, a condition to secure such a management plan to ensure the safe operation of the highway network and pedestrian environment is considered reasonable. This is to be inclusive of the remediation plan already detailed within the report. Due to the scale of the building to be removed, it is highly likely that the demolition process will impact upon the operation of the road network during the demolition phase. The condition to restrict delivery times to the site is not recommended as the demolition management plan would ensure the safe operation of the highway network.
- 5.3.3 An advice note is also recommended highlighting the possible requirement for relevant permits to be obtained from the Highways Authority for works on, or immediately adjacent to, the adopted highway network.
- 5.4 **Ecology** National Planning Policy Framework: Section 12. Achieving well-designed and beautiful places, Section 15. Conserving and enhancing the natural environment; Development Management DPD: Policy DM29: Key Design Principles, Policy DM44: The Protection and Enhancement of Biodiversity, Policy DM45: Protection of Trees, Hedgerows and Woodland.
- 5.4.1 The northern end of the subject building sits in close proximity to a number of trees, the canopies of which spread over the development site. In order to ensure the demolition process does not impact upon these trees and that they can be retained in the context of the development, a method statement to demonstrate how the demolition/removal will take place is to be conditioned.
- 5.4.2 The application is accompanied by a bat and nesting bird survey which concluded that no bats or birds were found to be roosting/nesting within the buildings. No further survey or mitigation work is required for the development to proceed, with regards to bats/birds and the buildings.
- 5.5 **Contamination** National Planning Policy Framework: Section 15. Conserving and enhancing the natural environment; Development Management DPD: Policy DM32: Contaminated Land.
- 5.5.1 The Councils Environmental Health Officer has requested a condition to secure details of an asbestos survey and remediation plan. The control of asbestos in demolition and construction is subject to separate legislation under The Control of Asbestos Regulations 2012. In light of separate legislative requirements which the developer must satisfactorily address independent of planning permission, the requested condition is not recommended.

6.0 Conclusion and Planning Balance

- 6.1 The removal of the current unattractive modular building and security fencing will serve to enhance the appearance of the site and that of the Conservation Area. In this instance, it is appropriate to impose conditions to ensure the safe operation of the highway network and pedestrian environment during the demolition phase, and to ensure the demolition works do not impact trees which neighbour the site.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescale	Control

2	Approved plans	Control
3	Demolition and remediation plan	Prior to commencement
4	Arboricultural method statement	Prior to commencement

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

Agenda Item	A10
Application Number	24/00650/CCC
Proposal	County Council Consultation request for amendment to conditions 1,2,4,6, 41 and 43 of planning permission ref 01/09/360 to permit an extension of the depth of the quarry to -37m AOD, continued working of the quarry until 31st December 2077 with restoration by 31st December 2078 and consequent amendments to the working scheme and restoration proposals.
Application site	Back Lane Quarry Back Lane Nether Kellet Carnforth
Applicant	Mr Geoff Storey
Agent	
Case Officer	Mrs Eleanor Fawcett
Departure	No
Summary of Recommendation	That, in response to the County Council consultation, the City Council offers no objection subject to the imposition of conditions associated with the parent consent.

(i) Procedural Matters

This application (ref. LCC/2024/0012) has been submitted to, and will be determined by, Lancashire County Council as they are responsible for planning matters that relate to waste and minerals. Lancaster City Council has been consulted as the proposal falls within their District, and as such this report sets out the City Council’s proposed **consultation response** to the continuation of mineral extraction at Back Lane Quarry, Nether Kellet. It will be for the County Council to determine whether planning permission should be granted.

1.0 Application Site and Setting

1.1 This application site relates to an operational limestone quarry, a concrete block works, an asphalt plant which supplies up to 120,000 tonnes of coated road stone products per year, areas of stockpiling, site offices and associated car parking. The wider site also accommodates a wind turbine which helps meet a proportion of the site’s demand for electricity. It is located to the southeast of Carnforth, to the southwest of the village of Over Kellet and to the northwest of the village of Nether Kellet and is accessed off Back Lane, between Nether Kellet and Carnforth. The site lies adjacent to the south of Leapers Wood Quarry. The two quarries are operated independently, but their phased working and subsequent restoration are interrelated.

1.2 To the south of the site there are agricultural fields leading down to Back Lane, Main Road and the village of Nether Kellet. Hawthorns Caravan Park lies to the south-east of the quarry. To the west of the site is a belt of woodland screening the site from the M6 which runs in a north / south direction past the site. To the east of the quarry is Kit Bill Wood, an Ancient and Semi-Natural Woodland covering 4.86 ha. The nearest residential areas to the extraction area are approximately 400 metres to the northwest on the edge of Carnforth, beyond the M6. Over Kellet lies around 700 metres to the

northeast and Nether Kellet is located approximately 550 metres to the south of the quarry at its nearest point. There are a number of Listed Buildings within 2 kilometres of the site, the closest of which is Grade II* listed Church of St Cuthbert located approximately 500 metres to the east. There is a cluster of listed buildings within the village of Over Kellet Conservation Area, the boundary of which is approximately 700 metres to the northeast, and Nether Kellet Conservation Area lies approximately 550 metres to the southwest.

1.3 A Public Footpath (PROW ref: 1-24-FP 7) runs north to south along the eastern side of Kit Bill Wood (to the east of the quarry), and also extends to the south of the quarry, linking Over Kellet to Nether Kellet. There are two Sites of Special Scientific Interest (SSSI) within 2 kilometres of the site. Crag Bank SSSI is located around 1.5 kilometres to the west and Thwaite House Moss SSSI is located approximately 1 kilometre to the southwest of the site. The Forest of Bowland National Landscape and the Arnside and Silverdale National Landscape lie around 1.7km to the east and 1.8km to the west respectively.

2.0 Proposal

2.1 The application (ref. LCC/2024/0012), which has been submitted to Lancashire County Council, seeks to vary conditions on the earlier planning permission (ref. 01/09/360) to allow a deepening of the currently permitted mineral extraction operations and an extension of time to allow the mineral reserves to be fully worked and the site restored. The current permission restricts working to a maximum depth of 38 metres Above Ordnance Datum (AOD) and limits the timescales for extraction and restoration of the site to 29 April 2048 and 29 April 2049 respectively. It is proposed to increase the depth of quarrying operations to -37 metres AOD, an additional depth of 75 metres, and the mineral would be extracted in 5 phases until 31 December 2077, with restoration by 31 December 2078. The proposed deepening would release a further 40 million tonnes (mt) of limestone, assuming the joint working of the boundary between Back Lane Quarry and Leapers Wood Quarry.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the County Council.

4.0 Consultation Responses

4.1 The following responses have been received from the following internal consultees:

Consultee	Response
Environmental Health	No objection subject to retaining the current conditions in relation to noise, air quality and dust.
Engineers Team	No comments received.
Arboricultural Officer	No comments received.

4.2 No public comments have been received in relation to the application as all publicity is undertaken by Lancashire County Council.

5.0 Analysis

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

- Landscape and Visual Impact
- Residential amenity

5.2 **Landscape and Visual Impact** - NPPF sections: 15 (Conserving and enhancing the natural environment), 16 (Conserving and enhancing the historic environment), 17 (Facilitating the sustainable use of minerals); Strategic Policies and Land Allocations (SPLA) DPD Policies: SP7 (Maintaining Lancaster District’s Unique Heritage), SP8 (Protecting the Natural Environment), EN3 (The Open Countryside); Development Management (DM) DPD policies: DM29 (Key Design

Principles), DM37 (Development affecting Listed Buildings), DM38 (Development Affecting Conservation Area), DM39 (The Setting of Designated Heritage Assets), DM45 (Protection of Trees, Hedgerows and Woodland), and DM46 (Development and Landscape Impact).

5.2.1 The proposal relates to the deepening of a long established limestone quarry and the extension to its operating period. The submission includes plans detailing the phasing of the mineral operations and the subsequent restoration. The operations are within the existing quarry area which is well screened by existing woodland areas. The restoration of Back Lane Quarry would be undertaken as a combined restoration scheme with the adjacent Leapers Wood Quarry, for which a similar application has been submitted. The previous restoration scheme was based on the mineral reserves being worked to a depth of 38 metres AOD and therefore a revised restoration scheme has been submitted to account for the increased depth to -37 AOD. As with the approved restoration scheme, the proposed restoration scheme recognises the potential for a multi-purpose after-use consisting of water and land-based recreational activities centred on and around a central lake, supplemented by discrete areas of nature conservation habitat, generally located on the quieter outer fringes.

5.2.2 It is considered that the proposal, to extend the depth and operating period of the quarry, will not have a detrimental impact on the character and appearance of the area, or the setting of designated heritage assets. This is due to the presence of the existing operations and the significant level of screening afforded to it.

5.3 **Residential amenity** NPPF sections: 12 Achieving well-designed and beautiful places, 15 Conserving and enhancing the natural environment, 17 Facilitating the sustainable use of minerals; Development Management (DM) DPD policies: DM29 Key Design Principles and DM57 Health and Wellbeing.

5.3.1 As set out above, this is a long-established quarry, the permissions for which include conditions to limit the impacts to nearby residential properties. The Environmental Protection Team have been consulted on the proposal and consider that the extension in depth of quarrying and continued working until 2077 is unlikely to lead to any increased environmental health impacts from the site. Noise levels are predicted to remain within the limits previously agreed for the site, and there is not expected to be an increase in dust or emissions to air as a result of the extension. It is therefore recommended that the current conditions in place for the site are included to ensure that there is appropriate mitigation in relation to noise, air quality and dust mitigation.

6.0 Conclusion and Planning Balance

6.1 The proposal relates to variation of conditions on a planning permission to allow for the continued operation of a long-established limestone quarry by extending the permitted depth and operating timescale. This would be in association with the adjacent Leapers wood Quarry, which is the subject of a separate application. Minerals, and mineral products make an important contribution to the local economy. It is considered that the continued operation would not have a detrimental impact on landscape, visual amenity and heritage assets and impacts to residential amenity can be appropriately mitigated by the existing conditions.

Recommendation

That the Lancaster City Council has **NO OBJECTION** to the proposal subject to the imposition of conditions associated with the parent consent remaining.

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

This is not relevant as Lancashire County Council is the determining authority. Lancaster City Council is simply a consultee for this application.

Background Papers

None

Agenda Item	A11
Application Number	24/00652/CCC
Proposal	County Council Consultation request for amendment to conditions 1,2,4,6, 40 and 41 of planning permission ref 01/03/1185 to permit an extension in the depth of the quarry to -37m AOD, continued working of the quarry until 31st December 2064 with interim restoration by 31st December 2065 and final restoration by 31st December 2078 and consequent amendments to the working scheme and restoration proposals.
Application site	Leapers Wood Quarry Kellet Road Over Kellet Carnforth
Applicant	Mr Richard Barraddell
Agent	
Case Officer	Mrs Eleanor Fawcett
Departure	No
Summary of Recommendation	That, in response to the County Council consultation, the City Council offers no objection subject to the imposition of conditions associated with the parent consent.

(i) **Procedural Matters**

This application (ref. LCC/2024/0013) has been submitted to, and will be determined by, Lancashire County Council as they are responsible for planning matters that relate to waste and minerals. Lancaster City Council has been consulted as the proposal falls within our District and, as such, this report sets out the City Council's proposed **consultation response** to the continuation of mineral extraction at Leapers Wood Quarry, Over Kellet. It will be for the County Council to determine whether planning permission should be granted.

1.0 Application Site and Setting

1.1 This application relates to a long-established limestone quarry, located to the southeast of Carnforth, to the southwest of the village of Over Kellet and to the north west of the village of Nether Kellet, and is accessed off Kellet Road close to junction 36 of the M6 motorway. The site lies adjacent to the north of Back Lane Quarry. The two quarries are operated independently, but their phased working and subsequent restoration are interrelated. The site extends to approximately 48 hectares (ha) in size and comprises an operational limestone quarry across the majority of the application area, site offices and a weighbridge in the north of the site and a naturally regenerating overburden tip in the west of the site. Perimeter areas comprise lowland mixed deciduous woodland, mixed plantation woodland, hedgerows, dense scrub, calcareous grassland, improved pasture, open mosaic habitat and inland rock and scree.

1.2 The northern boundary of the site consists of a woodland belt made up of Leapers Wood, Bowman Stout Wood and Slacks Wood (around 100m wide) beyond which are agricultural fields separating the quarry area from the settlement of Over Kellet (around 500m away). Leapers Wood is classified

as Ancient & Semi – Natural Woodland, Bowman Stout Wood is Ancient Replanted Woodland and Slacks Wood is also Ancient & Semi – Natural Woodland. To the south of the site, beyond Back Lane Quarry, there are agricultural fields leading down to Back Lane, Main Road and the village of Nether Kellet. Hawthorns Caravan Park lies approximately 700m to the south of the quarry. To the west of the site is a belt of woodland, screening the site from the M6, which runs in a north / south direction past the site. To the east of the quarry is Kit Bill Wood, an Ancient and Semi-Natural Woodland covering around 4.9 ha.

1.3 The nearest residential areas to the extraction area lie approximately 400 metres to the north-west on the edge of Carnforth, beyond the M6. Over Kellet is located approximately 500 metres to the northeast and Nether Kellet is located approximately 900 metres to the south of the quarry at its nearest point. There are a number of Listed Buildings within 2 kilometres of the site, the closest of which is the Grade II* listed Church of St Cuthbert, located approximately 500 metres to the east. There is a cluster of listed buildings within the village of Over Kellet Conservation Area, the boundary of which is approximately 400 metres to the northeast. A Public Footpath (PROW ref: 1-24-FP 7) runs north to south along the eastern side of Kit Bill Wood (to the east of the quarry), and also extends to the south of Back Lane quarry, linking Over Kellet to Nether Kellet.

1.4 There are two Sites of Special Scientific Interest (SSSI) within 2 kilometres of the site. Crag Bank SSSI is located approximately 1.5 kilometres to the west of the site and Thwaite House Moss SSSI is located approximately 1 kilometre to the south-west. The Forest of Bowland National Landscape and the Arnside and Silverdale National Landscape lie around 1.7km to the east and 1.8km to the west respectively.

2.0 Proposal

2.1 The application (ref. LCC/2024/0013), which has been submitted to Lancashire County Council, seeks to vary conditions on the earlier planning permission (ref. 01/03/1185) to allow a deepening of the currently permitted mineral extraction operations and an extension of time to allow the mineral reserves to be fully worked and the site restored. The current permission restricts working to a maximum depth of 38 metres Above Ordnance Datum (AOD) and limits the timescales for extraction and restoration of the site to 19 September 2048 and 19 September 2049 respectively. It is proposed to increase the depth of quarrying operations to -37 metres AOD, an additional depth of 75 metres, and the mineral would be extracted in 5 phases until 31 December 2064, with interim restoration by 31 December 2065 and final restoration by 31 December 2078. The proposed deepening would release a further 26 million tonnes (mt) of limestone, assuming the joint working of the boundary between Back Lane Quarry and Leapers Wood Quarry.

3.0 Site History

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

Application Number	Proposal	Decision
01/12/0662	Variation of condition 1 of planning permission 01/94/0582 to extend the time period for the completion of the western embankment to 30 June 2022	Granted
1/94/582	Extension to western embankment scheme for submission under condition 3 of pp 01/94/0582	Granted
1/86/760	Extension to mineral workings	Granted

4.0 Consultation Responses

4.1 The following responses have been received from internal consultees:

Consultee	Response
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Environmental Protection	No objection subject to retaining the current conditions in relation to noise, air quality and dust.
Engineers Team	No comments received.
Arboricultural Officer	No comments received.

4.2 No public comments have been received in relation to the application as all publicity is undertaken by Lancashire County Council.

5.0 Analysis

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

- Landscape and Visual Impact
- Residential amenity

5.2 **Landscape and Visual Impact and Heritage Assets** - NPPF sections: 15 (Conserving and enhancing the natural environment), 16 (Conserving and enhancing the historic environment), 17 (Facilitating the sustainable use of minerals); Strategic Policies and Land Allocations (SPLA) DPD Policies: SP7 (Maintaining Lancaster District's Unique Heritage), SP8 (Protecting the Natural Environment), EN3 (The Open Countryside); Development Management (DM) DPD policies: DM29 (Key Design Principles), DM37 (Development affecting Listed Buildings), DM38 (Development Affecting Conservation Area), DM39 (The Setting of Designated Heritage Assets), DM45 (Protection of Trees, Hedgerows and Woodland), and DM46 (Development and Landscape Impact).

5.2.1 The proposal relates to the deepening of a long established limestone quarry and the extension to its operating period. The submission includes plans detailing the phasing of the mineral operations and the subsequent restoration. The operations are within the existing quarry area which is well screened by existing woodland areas. The restoration of Leapers Wood Quarry would be undertaken as a combined restoration scheme with the adjacent Back Lane Quarry, for which a similar application has been submitted. The previous restoration scheme was based on the mineral reserves being worked to a depth of 38 metres AOD and therefore a revised restoration scheme has been submitted to account for the increased depth to -37 AOD. As with the approved restoration scheme, the proposed restoration scheme recognises the potential for a multi-purpose after-use consisting of water and land-based recreational activities centred on and around a central lake, supplemented by discrete areas of nature conservation habitat, generally located on the quieter outer fringes.

5.2.2 It is considered that the proposal, to extend the depth and operating period of the quarry, will not have a detrimental impact on the character and appearance of the area, or the setting of designated heritage assets. This is due to the presence of the existing operations and the significant level of screening afforded to it.

5.3 **Residential amenity** NPPF sections: 12 Achieving well-designed and beautiful places, 15 Conserving and enhancing the natural environment, 17 Facilitating the sustainable use of minerals; Development Management (DM) DPD policies: DM29 Key Design Principles and DM57 Health and Wellbeing.

5.3.1 As set out above, this is a long-established quarry, the permissions for which include conditions to limit the impacts to nearby residential properties. The Environmental Protection Team have been consulted on the proposal and consider that the extension in depth of quarrying and continued working until 2064 is unlikely to lead to any increased environmental health impacts from the site. Noise levels are predicted to remain within the limits previously agreed for the site, and there is not expected to be an increase in dust or emissions to air as a result of the extension. It is therefore recommended that the current conditions in place for the site are included to ensure that there is appropriate mitigation in relation to noise, air quality and dust mitigation.

6.0 Conclusion

6.1 The proposal relates to variation of conditions on a planning permission to allow for the continued operation of a long-established limestone quarry by extending the permitted depth and operating timescale. This would be in association with the adjacent Back Lane Quarry, which is the subject of a separate application. Minerals, and mineral products make an important contribution to the local economy. It is considered that the continued operation would not have a detrimental impact on landscape, visual amenity and heritage assets and impacts to residential amenity can be appropriately mitigated by the existing conditions.

Recommendation

That the Lancaster City Council has **NO OBJECTION** to the proposal subject to the imposition of conditions associated with the parent consent remaining.

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

This is not relevant as Lancashire County Council is the determining authority. Lancaster City Council is simply a consultee for this application.

Background Papers

None

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
23/00150/FUL	Land North Of , 120 Newlands Road, Lancaster Erection of a dwelling (C3) with associated access for Mr Robert Howard (John O'Gaunt Ward)	Application Refused
23/00153/DIS	Land East Of Hazelrigg Lane, Hazelrigg Lane, Scotforth Discharge of condition 13 on approved application 23/00505/VCN for Lancaster University (Ellel Ward)	Application Permitted
23/00192/DIS	Wennington Hall School, Lodge Lane, Wennington Discharge of conditions 3,6 and 7 on approved application 23/00144/LB for Mr Warburton (Upper Lune Valley Ward)	Application Permitted
23/00205/DIS	Whittington Farm, Main Street, Whittington Discharge of conditions 7, 8, 9, 10, 12, 13 and 21 on approved application 19/00245/VCN for Mr Keith Southernwood (Upper Lune Valley Ward)	Split Decision
23/00553/FUL	Land At The Rear Of 105 White Lund Road, Morecambe, Lancashire Part retrospective application for the demolition of stable buildings and erection of 3 dwellings for Mr John Allison (Westgate Ward)	Application Permitted
23/00946/FUL	Bridge End Farm, Brookhouse Road, Brookhouse Refurbishment of existing farmhouse, demolition of existing extensions and erection of a replacement single storey rear extension, conversion of outbuildings to annexe, conversion of existing barn to a dwelling, erection of 2 new dwellings to the land to the south and 1 new dwelling to land to the north for Mr P Kershaw (Lower Lune Valley Ward)	Application Refused
23/00965/FUL	Morecambe Bay Academy , Dallam Avenue, Morecambe Installation of 2.4m high perimeter fencing, including a pedestrian gate and a vehicular gate for Morecambe Bay Academy (Poulton Ward)	Application Permitted
23/01024/FUL	4 Lees Court, Heysham, Morecambe Change of use of open space land to domestic garden in association with 4 Lees Court, Heysham for Mr Oliver Cowey (Heysham Central Ward)	Application Permitted
23/01329/FUL	Old Parkside Farm, Denny Beck Lane, Quernmore Partially retrospective application for the demolition of a stone barn and erection of an agricultural building for Mr Paul Metcalfe (Lower Lune Valley Ward)	Application Permitted
23/01354/FUL	Land To The West Of Oakwood Way , Carnforth Business Park, Kellet Road Erection of building for manufacturing (B2), distribution (B8) and office (E(g)(i)) and associated infrastructure for Mr Robin Graham (Carnforth And Millhead Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

23/01402/NMA	Land East Of, Scotland Road, Carnforth Non material amendment to planning permission 20/00607/VCN to amend layout required for Section 38 works for Mrs Vicky Beeton (Carnforth And Millhead Ward)	Application Permitted
23/01415/NMA	Land East Of, Scotland Road, Carnforth Non material amendment to planning permission 20/00607/VCN to re-word condition 6 in line with Section 278 requirements for Mrs Vicky Beeton (Carnforth And Millhead Ward)	Application Permitted
23/01416/NMA	Land East Of, Scotland Road, Carnforth Non material amendment to reserved matters approval 21/00694/REM to replace the natural stone with Belgravia Gault Blend brick on plots 27,31,46,55,64,76,90,94 and 95 and changes to the external materials to the Marlborough Housetype to plot 28 and 44 only. for Mrs Vicky Beeton (Carnforth And Millhead Ward)	Application Permitted
23/01457/ADV	Spar Supermarket , 78 Willow Lane, Lancaster Advertisement application for the display of one internally illuminated fascia sign with troughlight above and one non-illuminated fascia sign for Mr Stephen Ingham (Marsh Ward)	Application Permitted
23/01474/FUL	Old Watermill, Capernwray Road, Capernwray Erection of a two storey extension to South elevation, construction of raised decking including the installation of external steps and associated landscaping for Dr D & Dr Y Precious (Halton-with-Aughton And Kellet Ward)	Application Permitted
23/01476/FUL	Land And Barns Northwest Of Moss House, Spout Lane, Wennington Change of use, conversion and alteration of barn into one dwelling (C3) with associated access and package treatment plan for Paul Metcalfe And Andrew Howson (Upper Lune Valley Ward)	Application Permitted
23/01477/FUL	Land And Barns Northwest Of Moss House, Spout Lane, Wennington Change of use, conversion and alteration of barn into one dwelling (C3) with associated access and package treatment plan for Paul Metcalfe And Andrew Howson (Upper Lune Valley Ward)	Application Permitted
23/01478/FUL	Land And Barns Northwest Of Moss House, Spout Lane, Wennington Change of use, conversion and alteration of barn into one dwelling (C3) with associated access and package treatment plan for Paul Metcalfe And Andrew Howson (Upper Lune Valley Ward)	Application Permitted
24/00007/DIS	Midland Hotel , Marine Road Central, Morecambe Discharge of condition 4 on approved application 23/01013/LB for Mr Connor Hewiston (Poulton Ward)	Application Permitted
24/00009/FUL	Greywalls Bungalow, Lindeth Road, Silverdale Demolition of existing dwelling and erection of a new dwelling with associated package treatment plant and widening of existing access for Mr M Roberts (Silverdale Ward)	Application Permitted
24/00036/DIS	Land Off, Wyresdale Road, Lancaster Discharge of conditions 3 and 5 on approved application 22/00816/FUL for Mr Chris Middlebrook (John O'Gaunt Ward)	Application Permitted

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24/00048/DIS	Land To The South Of Lawsons Bridge Site, Scotforth Road, Lancaster Discharge of conditions 6,9 and 11 on approved application 23/00802/REM for Northstone Development Ltd. (Scotforth West Ward)	Application Permitted
24/00053/DIS	Greenbank Farm, Kellet Road, Over Kellet Discharge of conditions 3, 4, 5, 6 and 7 on approved application 23/01127/FUL for Mrs P Thomas (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00061/DIS	4 Lawson Place, Slyne, Lancaster Discharge of condition 5 and 6 on approved application 22/00671/FUL for Mr Jonathan Dixon (Bolton And Slyne Ward)	Application Permitted
24/00072/NMA	Land North Of Bulk Road And East Of Parliament Street, Lancaster, Lancashire, Non-material amendment to planning permission 22/00332/FUL to amend the approved remediation strategy pursuant to condition 10 for PPG Lancaster (Bulk)	Application Permitted
24/00076/NMA	Land North Of Bulk Road And East Of Parliament Street, Lancaster, Lancashire, Non-material amendment to planning permission 22/00332/FUL to change the wording of condition 12 in relation to public realm/hard landscaping for PPG Lancaster (Bulk)	Application Permitted
24/00077/NMA	Land North Of Bulk Road And East Of Parliament Street, Lancaster, Lancashire, Non-material amendment to planning permission 22/00332/FUL to change the wording of condition 18 in relation to the planting scheme and planting schedule for PPG Lancaster (Bulk)	Application Permitted
24/00080/DIS	Parkfield, Greaves Road, Lancaster Discharge of condition 2 on approved application 23/00478/CU for Mr Michael Mayar (Scotforth West Ward)	Application Permitted
24/00095/DIS	Harmony Studios, Wheatfield Street, Lancaster Discharge of conditions 2 and 3 on approved application 23/00921/FUL for Mr K Jayousi (Castle Ward)	Split Decision
24/00096/DIS	59 Market Street, Lancaster, Lancashire Discharge of condition 3 on approved application 21/01386/LB for Mr Joseph Singer (Castle Ward)	Application Permitted
24/00102/DIS	Land East Of Hazelrigg Lane, Hazelrigg Lane, Scotforth Discharge of conditions 9,10,14,15,18,19,22,24 on approved application 23/00505/VCN for Mr Darren Carlin (Ellel Ward)	Application Permitted
24/00108/DIS	23A Bye-pass Road, Bolton Le Sands, Carnforth Discharge of condition 3, 4, 5, 6 & 8 on approved application 24/00068/VCN for Mr & Mrs Liam Hargreaves (Bolton And Slyne Ward)	Split Decision
24/00109/DIS	55 Belle Vue Terrace, Lancaster, Lancashire Discharge of condition 4 on approved application 21/01485/FUL for Mr Boaz Elieli (Scotforth West Ward)	Application Permitted

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24/00111/DIS	Land North Of Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Discharge of condition 13 and condition 18 on approved application 17/01050/OUT for Oakmere Homes (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00112/DIS	Land East Of Hazelrigg Lane, Hazelrigg Lane, Scotforth Discharge of condition 25 on approved application 23/00505/VCN for Lancaster University (Ellel Ward)	Application Permitted
24/00114/DIS	31- 35 Sun Street, Lancaster, Lancashire Discharge of condition 3 and 4 on approved application 23/00994/LB for Mr Joe Crookall (Castle Ward)	Application Permitted
24/00117/ADV	Pye Motors Ltd , Ovangle Road, Morecambe Advertisement application for the display of a non-illuminated fascia sign and internally illuminated lettering signs for Mr L O'Neill (Westgate Ward)	Application Permitted
24/00117/DIS	Malt Kiln, Borwick Road, Borwick Discharge of conditions 3 and 4 on 23/01153/FUL for Mr Jim Sharpe (Warton Ward)	Split Decision
24/00118/DIS	Malt Kiln, Borwick Road, Borwick Discharge of conditions 3 and 4 on 23/01154/LB for Mr Jim Sharp (Warton Ward)	Split Decision
24/00121/DIS	Land To The Rear Of, The Nib, 9 West View Discharge of condition 3 on approved application 22/00622/VCN for Mr Daniel White (Carnforth And Millhead Ward)	Application Permitted
24/00135/DIS	Lune Aqueduct Car Park, Caton Road, Lancaster Discharge of condition 5 on approved application 23/00627/FUL for Ionity GmbH (Lower Lune Valley Ward)	Application Permitted
24/00138/FUL	Land East Of Annie's Barn, Yenham Lane, Overton Erection of detached outbuilding for Mr & Mrs Dobson (Overton Ward)	Application Permitted
24/00142/DIS	Land East Of Hazelrigg Lane, Hazelrigg Lane, Scotforth Discharge of condition 5 on approved application 23/00505/VCN for Mr darren carlin (Ellel Ward)	Application Permitted
24/00171/FUL	Lancaster University , Bigforth Drive, Bailrigg Erection of an Energy Centre and extension to the existing district heat network with associated infrastructure for Lancaster University (University Ward)	Application Permitted
24/00178/FUL	Tomlinsons Farm, Moss Lane, Thurnham Demolition of existing barn and erection of a new dwelling and associated works for Mr & Mrs Lamb (Ellel Ward)	Application Permitted
24/00199/FUL	Oak Villa, Whams Lane, Bay Horse Erection of two storey rear extension incorporating a single storey link extension for Mr William Prew (Ellel Ward)	Application Permitted
24/00207/FUL	6 Meadowside, Cloughton, Lancaster Demolition of existing garage and outbuilding, erection of replacement detached garage for Mr Justin Beamer (Lower Lune Valley Ward)	Application Permitted

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24/00245/FUL	Management School, Gillow Avenue, Lancaster University Creation of a double height entrance to the east, erection of a single storey link corridor and external canopy within the internal quad, installation of roof guarding, installation of plant screening, replacement windows and doors and associated landscaping for Mr Stuart Foy (University Ward)	Application Permitted
24/00292/FUL	Flat 1, 50 Albert Road, Morecambe Retrospective application for the change of use from 2 flats to a 5 bedroom HMO for Bay Property Group Mark Nicholls (West End Ward)	Application Refused
24/00306/FUL	Riverside Holiday Park, Lancaster Road, Heaton With Oxcliffe Retrospective application for the change of use of land for the siting of 10 caravans for Mr T Hill (Overton Ward)	Application Withdrawn
24/00313/FUL	Meeting Room, Powderhouse Lane, Lancaster Change of use of former place of worship to education use (Class F1), insertion of rooflights, alterations to car park layout, creation of a grassed area and erection of replacement gates for Nine Points Property Ltd (Scale Hall Ward)	Application Permitted
24/00315/FUL	Conder View, Corricks Lane, Conder Green Retrospective application for the change of use of land from agricultural to domestic garden, erection of a workshop and summerhouse and raising of land levels for Mr R Cornick (Ellel Ward)	Application Refused
24/00319/FUL	Bare Dental Clinic, 6 Fairhope Avenue, Morecambe Alterations to shopfronts to facilitate conversion of commercial units to extend existing dental practice for Dr Ben Dadswell (Torrisholme Ward)	Application Permitted
24/00328/FUL	Brunstow, Scriffen Lane, Ellel Erection of agricultural building for covered manure store and construction of an access track for Mr James Hayhurst (Ellel Ward)	Application Permitted
24/00331/FUL	19 Hazelmount Drive, Warton, Carnforth Retrospective application for the erection of a single storey outbuilding for Mr Peter Singleton (Carnforth And Millhead Ward)	Application Refused
24/00332/PAA	Braides Farm, Sandside, Cockerham Prior approval application for the change of use of agricultural building to 3 dwellings for Mr Patrick Cambell (Ellel Ward)	Prior Approval Granted
24/00359/FUL	Wood End, Woodwell Lane, Silverdale Demolition of existing garage and erection of a two-storey outbuilding with link to the front and side elevation, erection of a part single part two storey side extension, replacement roof, windows and doors for Mr & Mrs F Glare (Silverdale Ward)	Application Permitted
24/00372/FUL	Stanley Farm, Quernmore Road, Quernmore Change of use of part of existing agricultural building to residential dwelling, including parking, landscaping and boundary treatment, refuse storage and sewage treatment plant for Cloughton Hall Estate Ltd (Lower Lune Valley Ward)	Application Permitted
24/00373/PLDC	2B And 2C Lines Street, Morecambe, Lancashire Proposed lawful development certificate for the use of the flats for short term lets for Mr Ross Riding (Poulton Ward)	Lawful Development Certificate Granted

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24/00374/LB	The Croft , Bailrigg Lane, Lancaster Listed building application for installation of doors/stud wall/soil pipe, alterations to openings and works to existing courtyard including alterations to existing garden wall, construction of a new wall and paved area and alterations to existing entrance doors to provide level access for Mr Guy Constantine (Ellel Ward)	Application Permitted
24/00375/FUL	Catshaw Hall Farm, Scorton Marshaw Road, Over Wyresdale Demolition of existing agricultural building, and erection of an agricultural storage building and erection of a livestock building for Mr William Drinkall (Ellel Ward)	Application Permitted
24/00389/VCN	Land At Grid Reference E349246 N471955, Sand Lane, Warton Outline planning application for the erection of up to 12 2-storey dwellings and creation of 2 new accesses (Pursuant to the variation of conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 22 on planning permission 20/00358/OUT to revise the plans and provide further details) for Oakmere Homes (Warton Ward)	Application Refused
24/00394/FUL	168 Lancaster Road, Morecambe, Lancashire Replacement of timber windows and door with uPVC windows and door for Mrs Rachael Johnston (Bare Ward)	Application Permitted
24/00412/FUL	50 Main Street, Warton, Carnforth Erection of detached outbuilding for Mr and Mrs Taylor (Warton Ward)	Application Permitted
24/00424/VCN	Land Off B6254 Adjacent Swarthdale Road, Kirkby Lonsdale Road, Over Kellet Part retrospective application for alterations to site access and track and erection of a stable block (pursuant to variation of condition 5 on planning permission 22/00784/FUL to allow small scale commercial activity) for Hannah Joel (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00433/FUL	Myrtle Cottage, Farleton Old Road, Farleton Demolition of existing single storey porch and store and garage and erection of a part two storey, part single storey side extension and associated landscape works and parking for Mr & Mrs Mark Hill (Upper Lune Valley Ward)	Application Permitted
24/00434/ELDC	19 Kensington Road, Lancaster, Lancashire Existing Lawful Development Certificate for use of property as House in Multiple Occupation (C4) for Mrs Cathy Pickles (Scotforth West Ward)	Lawful Development Certificate Granted
24/00441/FUL	Tufton Warren , Brettargh Drive, Lancaster Erection of an outbuilding to accommodate a swimming pool for Mr Phill Rowland (Scotforth West Ward)	Application Permitted
24/00446/FUL	16 Coastal Road, Hest Bank, Lancaster Replacement tiles to front elevation, replacement door to side elevation and construction of balcony to side and rear for Mr K Bates (Bolton And Slyne Ward)	Application Permitted

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24/00448/LB	Leighton Hall, Leighton Park, Leighton Listed building application for works to the Victorian stair tower for adding a lead dpc under the existing masonry parapet, repointing throughout, refurbishment of existing windows and doors, removal of access ladder, replacement flagpole, replacement roof deck with new timber deck and lead covering with replacement access hatch, replacement rainwater goods with new cast-iron, replacement of internal lime plaster and internal repairs for Mrs Lucy Arthurs (Warton Ward)	Application Permitted
24/00453/EIR	Cove House, Cove Road, Silverdale Screening opinion for demolition of existing service area single storey accommodation unit, erection of two storey extension to provide new service area and 2 replacement carehome bedrooms, new supported living unit comprising of 10 dwellings and associated communal space, alterations to car park and access for Mrs C Humphreys (Silverdale Ward)	ES Not Required
24/00454/FUL	Venture Caravan Park, Langridge Way, Morecambe Retrospective application for the retention of a wall and gate for Joshua Hocking (Westgate Ward)	Application Permitted
24/00457/FUL	Slieve Na Mon, Hasty Brow Road, Slyne Erection of two storey side extension and construction of two dormer extensions to rear elevation for Mr & Mrs Collins (Bolton And Slyne Ward)	Application Permitted
24/00458/FUL	73 - 75 High Road, Halton, Lancaster Partial retrospective application for change of use from commercial unit to single dwelling, installation of sky lights to front, rear, and side elevations, installation of replacement windows, erection of first floor single storey extension and installation of solar panel(s) and heat pump(s) for Louise Miller (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00460/FUL	55 - 57 Alexandra Road, Morecambe, Lancashire Change of use from a dwellinghouse (C3) into 10-bed house in multiple occupation (Sui Generis) for Mr Peter Young (West End Ward)	Application Refused
24/00464/FUL	Barn 5, Waterside Farm, Stodday Lane Installation of roof lights to front elevation for Mr & Mrs Wortley (Scotforth West Ward)	Application Permitted
24/00465/ELDC	19 Balmoral Road, Lancaster, Lancashire Existing lawful development certificate for the use of the dwelling as a house in multiple occupation for up to 6 occupants for Mr James Griffiths (John O'Gaunt Ward)	Lawful Development Certificate Granted
24/00466/PAC	Former Mydentist, Dallas Road, Lancaster Prior approval for the change of use of former dentist into 15 residential studios (C3) for Mr Jayousi (Castle Ward)	Prior Approval Refused
24/00467/PAM	Land Off, Minerva Road, Lune Business Park Prior approval for the installation of 25m high Valmont climbable monopole on 5.8x5.8x1.4m concrete base with 6no antenna and 4no dishes, ground-based equipment cabinets and associated ancillary development for EE UK Ltd & Hutchison UK Ltd (Marsh Ward)	Prior Approval Not Required

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24/00471/FUL	Sunnyhurst, Emesgate Lane, Silverdale Demolition of existing garage and porch, erection of a 1.5 storey side extension, and rear single storey extension, construction of a replacement roof incorporating rooflights and dormer extensions to the front and rear and construction of an area of hardstanding at the front for William & Tessa Melling & Wright (Silverdale Ward)	Application Permitted
24/00475/AD	Summersgill Farm, Helks Brow, Wray Creation of hardstanding for Mr Tom Batty (Lower Lune Valley Ward)	Prior Approval Granted
24/00477/FUL	16 Cleaton Close, Lancaster, Lancashire Installation of roof mounted solar panels to the rear elevation for Dr Aarthy Chittu Sadanandam (Bulk Ward)	Application Permitted
24/00478/PLDC	28 Strickland Drive, Morecambe, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mrs M Whittaker (Bare Ward)	Lawful Development Certificate Granted
24/00480/FUL	Priory Farm, Priory Lane, Hornby Construction of roof over existing open midden for Mr Andrew Norris (Upper Lune Valley Ward)	Application Permitted
24/00481/FUL	11 Cotton Square, Lancaster, Lancashire Erection of single storey garage extension to form garden room for Mr Chris Hamilton (Marsh Ward)	Application Permitted
24/00482/FUL	29 Africa Drive, Lancaster, Lancashire Demolition of existing shed and erection of detached garden room for Mr Jordan Turner (Marsh Ward)	Application Permitted
24/00485/FUL	34 Broadlands Drive, Bolton Le Sands, Carnforth Erection of single storey side and rear extension for Mr Arron Coultas (Bolton And Slyne Ward)	Application Permitted
24/00489/FUL	6 St Patricks Walk, Heysham, Morecambe Erection of two storey rear extension and erection of a detached outbuilding for Mr and Mrs Woodhouse (Heysham Central Ward)	Application Permitted
24/00493/FUL	16 Birch Avenue, Galgate, Lancaster Installation of air source heat pump to rear elevation for Mr John Kirkwood (Ellel Ward)	Application Permitted
24/00495/FUL	13 Warley Drive, Morecambe, Lancashire Erection of a single storey side and rear extension for Michaela Denby (Torrisholme Ward)	Application Permitted
24/00500/FUL	33 Artlebeck Road, Caton, Lancaster Retrospective application for the erection of a single storey side extension for Mr Brian Wiltshire (Lower Lune Valley Ward)	Application Refused
24/00503/FUL	8 New Street, Lancaster, Lancashire Retrospective application for the installation of a flue to the rear elevation for Ms Qing Jiao Cai (Castle Ward)	Application Refused
24/00504/LB	8 New Street, Lancaster, Lancashire Listed building application for the retrospective installation of a flue to the rear elevation for Ms Qing Jiao Cai (Castle Ward)	Application Refused

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24/00506/PLDC	10 Hornbeam Road, Lancaster, Lancashire Proposed lawful development certificate for any use within class E for EdgePlan Ltd (Marsh Ward)	Lawful Development Certificate Refused
24/00507/FUL	163 Brookhouse Road, Brookhouse, Lancaster Demolition of side porch and erection of a single storey side extension for Ms Clare Jackson (Lower Lune Valley Ward)	Application Permitted
24/00510/PLDC	3 Salter Fell Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey rear extension for Mr C Pitt (Scale Hall Ward)	Lawful Development Certificate Granted
24/00511/FUL	Kirkdale House, Kellet Road, Over Kellet Conversion of part of the existing garage to habitable rooms/store, alterations to existing openings including changing one existing rear window to a door and one existing rear door to a window, installation of flue to rear roof slope, widening of existing external access bridge and alterations to existing railings for Mr H James (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00514/FUL	Mabsoot , Brettargh Drive, Lancaster Construction of dormer extensions to the front elevation, installation of rooflights to the front elevation, installation of cladding to exterior and refurbishment of existing conservatory/greenhouse for Mr & Mrs Wanless (Scotforth West Ward)	Application Permitted
24/00516/VCN	Unique Kidz And Co, Woodhill Lane, Morecambe Erection of outbuilding to the front elevation (pursuant to the variation of condition 3 on planning permission 22/00725/FUL to extend the duration that the Temporary Cabin can be retained onsite for an additional 2 years) for Mrs Jane Halpin (West End Ward)	Application Permitted
24/00518/ADV	Co-operative Funeralcare, 7 George Street, Lancaster Advertisement application for the display of one externally illuminated fascia sign and one non-illuminated projecting sign for Co-op Funeralcare (Castle Ward)	Application Permitted
24/00519/FUL	10 Gaskell Close, Silverdale, Carnforth Erection of a part single, part two storey side and rear extension for Mr and Mrs Rob Bolton (Silverdale Ward)	Application Permitted
24/00521/FUL	1 Rectory Gardens, Church Street, Whittington Demolition of existing shed and erection of replacement shed for Mr Andrew Brenan (Upper Lune Valley Ward)	Application Permitted
24/00522/FUL	39 Abbeystead Drive, Lancaster, Lancashire Erection of single storey side and rear extension for Ms Twiggy Mei Wah Lau (Scotforth East Ward)	Application Permitted
24/00525/FUL	6 Lindow Street, Lancaster, Lancashire Change of use from one dwelling (C3) to ground floor flat (C3) and house in multiple occupation (C4) for Mr Moosa Dola (Castle Ward)	Application Withdrawn

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24/00527/PLDC	15 Leachfield Road, Galgate, Lancaster 24/00527/PLDC Proposed lawful development certificate for erection of a single storey rear extension, construction of a dormer extension to the rear elevation and erection of replacement detached garage for Mr & Mrs B Abram (Ellel Ward)	Lawful Development Certificate Granted
24/00530/FUL	77 - 78 Sandylands Promenade, Heysham, Lancashire Rendering of external walls for 77-78 Sandylands Promenade Limited Residents Association (Heysham North Ward)	Application Permitted
24/00532/FUL	5 Wolseley Street, Lancaster, Lancashire Installation of air source heat pump to rear for Ms Sarah Maginnes (Bulk Ward)	Application Permitted
24/00534/PLDC	7 Westminster Road, Morecambe, Lancashire Proposed lawful development certificate for the change of use of residential dwelling (C3) to a small (3-6 persons) House in Multi Occupation (C4) and construction of a dormer extension to the rear for Ren Daqian (West End Ward)	Lawful Development Certificate Granted
24/00535/ELDC	18 Greenwood Crescent, Bolton Le Sands, Carnforth Existing lawful development certificate for the erection of boundary fence for Mrs Rebecca Lawson (Bolton And Slyne Ward)	Lawful Development Certificate Granted
24/00536/VCN	16 Hanging Green Lane, Hest Bank, Lancaster Erection of an outbuilding (pursuant to the variation of condition 2 on planning permission 23/01180/VCN to omit rooflights and amend the roof and canopy materials) for Mr Ben Ryan (Bolton And Slyne Ward)	Application Permitted
24/00538/FUL	179 Torrisholme Road, Lancaster, Lancashire Erection of a detached outbuilding for Mr David Welch (Torrisholme Ward)	Application Permitted
24/00540/PLDC	48 Newlands Road, Lancaster, Lancashire Proposed lawful development certificate for the erection of a single storey side extension for Mr Peter Dolny (Bowerham Ward)	Lawful Development Certificate Granted
24/00541/PAH	48 Newlands Road, Lancaster, Lancashire Erection of a 6 metre deep, single storey rear extension with a maximum roof height of 3.1 metres and a maximum eaves heights of 3 metres for Mr Peter Dolny (Bowerham Ward)	Prior Approval Not Required
24/00542/FUL	72 Ullswater Road, Lancaster, Lancashire Removal of garden lean to and raising of existing pitched roof and installation of external steps to the rear for Mr and Mrs Jamie Bridson (Bulk Ward)	Application Permitted
24/00543/EIR	Land Between 31 And 33, Emesgate Lane, Silverdale Screening opinion for erection of a dwelling (C3) and associated access for Mr Jim Sharp (Silverdale Ward)	ES Not Required
24/00544/LB	Mollys, 46 - 48 Church Street, Lancaster Listed building application to increase the size of the toilet facilities, by creating a male toilet block in the rear extension of the property and making minor reconfiguration of the existing toilets and creation of a small bar for Luke Bindless (Castle Ward)	Application Permitted

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24/00549/PLDC	28 Kingfisher Drive, Heysham, Morecambe Proposed lawful development certificate for the erection of a single storey rear extension for Mr and Mrs O'Donnell (Heysham South Ward)	Lawful Development Certificate Granted
24/00550/PLDC	68 Clarendon Road West, Morecambe, Lancashire Proposed lawful development certificate for erection of single storey rear extension to side to replace existing conservatory for Mr And Mrs B Hesford (West End Ward)	Application Withdrawn
24/00551/PLDC	13 Monkswell Drive, Bolton Le Sands, Carnforth Proposed lawful development certificate for erection of single storey rear extension and construction of dormer extension to the rear elevation for Mr And Mrs T Killfin (Bolton And Slyne Ward)	Lawful Development Certificate Granted
24/00552/VCN	Scott Wilkinson, Bulk Street, Lancaster Listed building application for internal and external works to facilitate the renovation of the property (pursuant to the variation of condition 2 on planning permission 23/01352/LB to amend plan to install additional conservation rooflight window) for Scott & Wilkinson (Castle Ward)	Application Permitted
24/00553/FUL	12 Malvern Avenue, Lancaster, Lancashire Erection of a two storey front extension, two storey side extension and single storey rear and side extension for Mr A Majidi (Bowerham Ward)	Application Permitted
24/00557/PLDC	5 Coastal Drive, Hest Bank, Lancaster Proposed lawful development certificate for the erection of a single storey rear extension for Mr & Mrs Swainson (Bolton And Slyne Ward)	Lawful Development Certificate Granted
24/00558/VCN	Scott Wilkinson, Bulk Street, Lancaster Alterations and renovation of existing property for the addition of extra office space (pursuant to the variation of condition 2 on planning permission 23/01351/FUL to amend plan to install additional conservation rooflight window) for Scott & Wilkinson (Castle Ward)	Application Permitted
24/00560/FUL	29 Harrowdale Park, Halton, Lancaster Erection of a single storey rear extension for Mrs Dawn Burrows (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00567/FUL	SPAR, Toll Bar Garage, 168 Scotforth Road Retrospective application for the installation of a modular self-service launderette facility and associated works for Mrs Jessica Jones (Scotforth West Ward)	Application Permitted
24/00568/AD	Cragg Wood, Littledale Road, Littledale Prior approval determination for the construction of a new access track for Trustees of 4th Duke of Westminster 1964 Stlmt (Lower Lune Valley Ward)	Prior Approval Granted
24/00576/FUL	1 Gordon Cottages, Main Road, Bolton Le Sands Erection of single storey front extension with roof terrace above for Mr Stephen Ellwood (Bolton And Slyne Ward)	Application Permitted

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24/00579/FUL	14 Brier Drive, Heysham, Morecambe Demolition of existing side and rear extension and erection of a single storey extension to the side and rear for Mr Andrew Wilson (Heysham South Ward)	Application Permitted
24/00581/EIR	Land North Side Bay Gateway, Heysham, Morecambe Screening opinion for proposed battery energy storage system for Peagusus Group (Heysham South Ward)	ES Not Required
24/00586/EIR	Cragg Wood, Littledale Road, Littledale Screening opinion for agricultural determination for the construction of a new access track for Trustees Of 4th Duke Of Westminster (Lower Lune Valley Ward)	ES Not Required
24/00587/EIR	Priory Farm, Priory Lane, Hornby Screening opinion for construction of roof over existing open midden for Mr Andrew Norris (Upper Lune Valley Ward)	ES Not Required
24/00588/NMA	Land To The South Of Lawsons Bridge Site, Scotforth Road, Lancaster Non-material amendment to planning permission 23/00802/REM to amend plans on condition 2 and change the wording of condition 8 for Northstone Development Ltd. (Scotforth West Ward)	Closed
24/00592/AD	Garghyll Dyke Farm, Woodman Lane, Cowan Bridge Erection of a general purpose agricultural building for K And A Woodhouse (Upper Lune Valley Ward)	Prior Approval Refused
24/00593/EIR	Former Skerton High School, Owen Road, Lancaster Screening opinion for demolition of existing buildings and the redevelopment of the site for residential and community uses, comprising the erection of dwellinghouses and apartment blocks totalling 135 affordable residential units (C3 uses) and community space (Use Class E(d), F1 and F2), associated parking, vehicular and pedestrian accesses, public open space, two grass football pitches, landscaping, drainage, and associated infrastructure for Mr Andrew Whittaker (Skerton Ward)	ES Not Required
24/00596/CU	1 Wesley Drive, Heysham, Morecambe Change of use of dwelling (C3) to a residential care home for children (C2) for Still water Residential Services (Heysham South Ward)	Application Withdrawn
24/00601/PAH	94 Scotforth Road, Lancaster, Lancashire Erection of a 4.8 metre deep, single storey rear extension with a maximum roof height of 3.7 metres and a maximum eaves heights of 2.4 metres for Mr David Hunter (Scotforth West Ward)	Prior Approval Not Required
24/00604/FUL	18 Mallowdale Avenue, Heysham, Morecambe Change of use of land from residential to a memorial garden for Mrs J Studholme (Heysham Central Ward)	Application Permitted
24/00607/NMA	121 Aldcliffe Road, Lancaster, Lancashire Non-material amendment to planning permission 22/00634/FUL to alter side porch to partially retain existing lean-to roof and make porch roof pitched to match for Mr J Singh (Castle Ward)	Application Permitted

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24/00615/NMA	2 Hala Crescent, Lancaster, Lancashire Non material amendment to planning permission 23/00669/FUL to alter the design and footprint of the extension for Mr & Mrs Newton (Scotforth East Ward)	Application Permitted
24/00629/AD	Kellet Bridge Farm, Kellet Lane, Over Kellet Agricultural determination for the erection of an extension to an existing agricultural storage building for Mr Andrew Thompson (Halton-with-Aughton And Kellet Ward)	Prior Approval Not Required
24/00654/EIR	Summersgill Farm, Helks Brow, Wray Screening opinion for the creation of hardstanding for Mr Tom Batty (Lower Lune Valley Ward)	ES Not Required
24/00657/EIR	Hill Farm Caravan, Fairheath Road, Tatham Screening request for the demolition of the existing garage, removal of existing caravan, change of use of land to domestic curtilage, erection of dwelling (C3) and installation of package treatment plant for Mr Andrew Staveley (Lower Lune Valley Ward)	ES Not Required
24/00671/NMA	15 Warley Drive, Morecambe, Lancashire Non-material amendment to planning permission 22/01484/FUL to alter wall material for Mr James Whiteley (Torrisholme Ward)	Application Refused
24/00702/NMA	Land East Of, Scotland Road, Carnforth Non material amendment to reserved matters approval 21/00694/REM to revise Holbrook house type on plots 49 & 71 for Mrs Vicky Beeton (Carnforth And Millhead Ward)	Application Permitted