



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 2 SEPTEMBER 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 29th July 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

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Martin Bottoms (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 20th August 2024.

Agenda Item	A5
Application Number	24/00531/FUL
Proposal	Relevant demolition of existing outbuildings, removal of existing stone walls and the temporary installation of boundary hoarding
Application site	Former Macari's Site 55 St Leonards Gate Lancaster Lancashire
Applicant	Eric Wright Construction
Agent	Miss Ailsa Goudie
Case Officer	Mrs Eleanor Fawcett
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) Procedural Matters

This form of development would normally be determined under the Council's Scheme of Delegation. However, the site is within the ownership of Lancaster City Council and as such the application is required to be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The site relates to a group of buildings and associated hardstanding located adjacent to the northern end of St Leonard's Gate car park close to Lancaster city centre. The buildings are currently vacant, and the site was previously used for ice cream manufacturing, accessed off St Leonard's Gate. To the south is the existing public car park, to the east is an area of hardstanding linked to the car park, to the north is an area of open land and to the west are retail units. There are also some residential properties in the vicinity of the site, the closest being to the east on Alfred Street and De Vitre Street.

1.2 The site is located within the Lancaster Conservation Area and the Canal Quarter designation and the Central Lancaster Regeneration Priority Area, as identified in the Local Plan. The nearest listed building is St Leonard's House, which is Grade II and is located approximately 55 metres to the southwest. Lancaster Canal is located approximately 90 metres to the southeast. The site is identified as having potential for groundwater flooding to occur below ground level.

2.0 Proposal

2.1 Planning permission is sought for the relevant demolition of the buildings and the erection of a temporary hoarding around the site which would be retained followed demolition to secure the site. Planning permission is required for the demolition given the location of the site within the conservation area.

3.0 Site History

3.1 There are no recent relevant applications relating to this site.

4.0 Consultation Responses

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

Consultee	Response
Conservation Team	No objection.
Environmental Protection	No objection subject to a condition requiring the demolition of the buildings in accordance with the submitted method statement to minimise dust, noise and asbestos emissions and other disturbances to neighbouring residents.
County Highways	No objections , although concerns that following the removal of the above ground structures this could become an access to the car park and request that the curb is reinstated. Requests conditions requiring a construction management plan, construction deliveries outside peak traffic, and wheel washing/ road sweeping.
County Archaeology	No objection , following submission of the amended Demolition Method Statement (Bradley Demolitions) and the Archaeological Demolition Strategy (Orion Heritage). Request condition requiring development to be undertaken in accordance with the details set out in these documents.
Canal and River Trust	Comments - Not required to consult.
Lancashire Constabulary	No comments received.

4.2 Two pieces of correspondence have been received (from the same person) in support of the application and raise the following comments:

- The buildings are an eyesore and a magnet for litter and the largest structure is now unsafe and should be removed before it deteriorates further.
- Will benefit the immediate neighbours and the conservation area as a whole.
- Suggest that the cleared site is covered with topsoil and lawn seed sown as an alternative to enclosing with hoarding which will be expensive to install and maintain.

5.0 Analysis

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

- Design and Impact on Heritage Assets
- Highway Impacts
- Impact on Biodiversity
- Residential Amenity and Pollution

5.2 **Design and Impact on Heritage Assets** NPPF sections: 12 (Achieving well-designed and beautiful places) and 16 (Conserving and enhancing the historic environment); Strategic Policies and Land Allocations DPD policy: SP7 (Maintaining Lancaster District's Unique Heritage); Development Management (DM) DPD policies: DM29 (Key Design Principles), DM38 (Development affecting Conservation Areas), DM39 (The Setting of Designated Heritage Assets), DM41 (development Affecting Non-Designated Heritage or Their Settings) and DM42 (Archaeology)

5.2.1 The site comprises a collection of relatively small-scale buildings, constructed of brick and breezeblock with some rendered finishes, with a mixture of flat and sloping roofs, in addition to an area of hardstanding towards St Leonard's Gate. The buildings do not positively contribute to the special characteristics of the conservation area, and it is understood that the site has been vacant for a number of years. The area of land surrounding the site is now formed largely of cleared plots containing areas of grass verge and surface car parking following largescale slum clearances during the 1960s. In the Lancaster Conservation Area Appraisal, 2013 (Character Area 5. Canal Corridor: North) is sets out: "*The large surface car park in the north of the area is poorly landscaped and has*

a visually negative impact on the area.". Regarding the Site itself, the Appraisal goes on to explain that *"The incidental open space and depot at the north of this space offers potential for improvement"*.

- 5.2.2 The site also includes some historic stone walls which have been retained from earlier buildings. The northern boundary wall, which incorporates an original stone rubble wall and a stone fire surround to the former ground floor room of East Court, and appears to date to possibly the 18th/19th century. The submitted Heritage Statement sets out that this provides some negligible, local historic interest, however the site as a whole is of no significance and a detrimental contributor to the character and appearance of the area. Whilst negligible, the loss of the walls still equates to a degree of 'less than substantial harm' on the character and appearance of the conservation area.
- 5.2.3 There is a presumption in favour of preserving the character and appearance of the conservation area, as set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is reiterated in policy DM38 which states that development in Conservation Areas should preserve or enhance the character and appearance of the area. Paragraph 206 of the National Planning Policy Framework (NPPF) sets out that any harm to the significance of a designated heritage asset should require clear and convincing justification. Paragraph 208 goes on to say that the level of harm should be weighed against the public benefits of the proposal.
- 5.2.4 The proposal also includes the erection of a hoarding around the site, which will be retained following the demolition of the buildings to ensure that the site remains secure. It is the intention that the hoarding will be kept in place until the site is redeveloped. As there is no planning permission in place for the redevelopment of this site, and the wider area, this could be a number of years. The hoarding was originally proposed to comprise a 2.4-metre-high solid steel fencing, finished in green. There were concerns raised regarding the visual impact of this, particularly as it would abut the rear of the pavement, and it was considered that it would result in a level of the harm to the conservation area, having an overly industrial appearance. As such, the hoarding is now proposed to be constructed of timber and finished in a dark blue colour. In addition, the existing stone walls, on the northern and southern boundaries, are now proposed to be retained to limit the visual impact of the hoarding. It is considered that this will minimise the visual impact of the hoarding and ensure that the site is secure.
- 5.2.5 The use of painted timber potentially raises issues regarding maintenance to ensure that it does not become untidy, however there is the intention for this site to be brought forward for development and, as such, the hoarding would only be required on a temporary basis, and a period of 3 years has been agreed and can be conditioned. If a longer period is required, then the visual impact of the hoarding can be reviewed at that time and possibly an alternative solution considered. It has been queried whether the site could be left open, however this would be challenging given the change in levels between the lower and upper sections of the adjacent car park and it is the intention to keep the site secure until any future redevelopment.
- 5.2.6 The demolition of the buildings is considered to be positive, in terms of the impact on the conservation area and the appearance of the area in general. The stone walls are now proposed to be retained, primarily to limit the impact of any hoarding once the site is secured. The erection of timber hoarding will cause a level of harm, although this will be mitigated by the retention of the stone walls, including the wall and railing at the entrance to the site, in addition to the finish in a dark blue colour. Whilst there will be a limited level of less than substantial harm from the proposed hoarding, this will only be for a temporary period of time and the removal of the buildings and the securing of the site to ensure that it does not become a focus for antisocial behaviour is considered to provide public benefits to outweigh this harm.
- 5.2.7 County Archaeology have also provided comments in relation to the proposal and initially raised concerns regarding the grubbing up of the ground slabs and foundations to a depth of 1 metre. They advised that the methodology would result in substantial damage to any surviving early building remains, as well as the loss of any prehistoric, Roman, Anglo-Saxon, or medieval archaeological remains present. As a result, the demolition method statement has been amended and an archaeological demolition strategy submitted which now proposes the demolition works to slab level. Trial holes will be undertaken next to the existing slab, monitored by a suitably qualified Archaeologist which will inform the understanding of the depth of the slab and foundations, as well as informing the demolition and archaeological strategy for the main works across the site. This is

considered to be acceptable and ensure that any buried archaeology is adequately protected as this stage.

5.2.8 The proposal is therefore considered to be acceptable in terms of its impact on designated and non-designated heritage assets, and would comply with policies DM29, DM38, DM39, DM41 and DM42, in addition to the aims and objectives of section 16 of the NPPF.

5.3 **Highway impacts** NPPF section: 9 (Promoting Sustainable Transport); Development Management (DM) DPD policies DM29 (Key Design Principles) and DM60 (Enhancing Accessibility and Transport Linkages).

5.3.1 The site benefits from an existing access off St Leonard's Gate which will be utilised during the demolition works. The submission sets out that a vehicle marshal / banksman will be in attendance to assist safe access egress to the demolition zone. County Highways have raised no objections to the proposal, although they have requested a construction management plan. Given the relatively small scale of the site and proposed demolition works, and the information contained within the submitted demolition method statement and risk assessment, this is not considered to be necessary in this instance. It is considered that the proposal would not have a detrimental impact on highway safety in accordance with policy DM60 and section 9 of the NPPF.

5.3.2 County Highways have also advised that the pavement should be reinstated where the dropped crossing exists to prevent access to the adjacent car park, although they have not requested this as a planning condition. As some of the boundary walls are to be retained and hoarding erected, rather than the site being opened up, this would prevent the dropped crossing being used to access the adjacent car park.

5.4 **Impact on Biodiversity** NPPF section: 15 (Conserving and enhancing the natural environment); Strategic Policies and Land Allocations (SPLA) DPD policies: SP8 (Protecting the Natural Environment; Development Management (DM) DPD policy DM44 (Protection and Enhancement of Biodiversity)

5.4.1 A bat survey report has been submitted with the application, which includes a desk study and field survey to check the buildings for the evidence of use by bats which are a protected species. The submitted report sets out that the buildings have low potential for use by bats and no indication of use by bats was found during the survey. It recommends precautionary mitigation during demolition to ensure that bats are appropriately protected, if found during the duration of the works. The proposal is therefore in accordance with policy DM44 and section 15 of the NPPF.

5.4.2 The application was submitted after the requirement for 10% Biodiversity Net Gain (BNG) became mandatory. However, from the evidence submitted with the application, it is considered that this falls within the de minimus exemption as the proposal would impact less than 25 square metres of onsite habitat.

5.5 **Residential Amenity and pollution** NPPF sections: 12 (Achieving well-designed and beautiful places) and 15 (Conserving and enhancing the natural environment); Development Management (DM) DPD policy DM29 (Key Design Principles), DM31 (Air Quality Management and Pollution and DM32 (Contaminated Land)

5.5.1 There are some residential properties in the vicinity of the site, although not immediately adjacent. The submission includes measures to ensure that residential amenity is protected during the demolition of the buildings, including in relation to hours of works and measures to minimise dust. The submitted documents also include detailed procedures for asbestos removal and methods for demolition. As such, it is considered that the proposal would not result in a detrimental impact on residential amenity or pollution of the environment, in accordance with policies DM29, DM31 and DM32 in addition to sections 12 and 15 of the NPPF.

6.0 Conclusion and Planning Balance

6.1 The demolition of the buildings would be positive, in terms of the impact on the conservation area and the appearance of the area in general and measures have been taken to reduce the impacts of

the security hoarding which would be retained for a temporary period post development. The proposal is also considered to be acceptable in terms of its impact on highway safety, the environment and residential amenity. It is therefore considered to comply with the Development Plan and the aims and objectives of the NPPF, as discussed above.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 year timescale	Control
2	In accordance with approved plans and method statements (including archaeology)	Control
3	Erection of fencing in accordance with the approved details, including colour. Fencing to be removed after 3 years.	Control

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

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

Background Papers

None

LIST OF DELEGATED PLANNING DECISIONS

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
22/01418/FUL	Trumley Farm, Trailholme Road, Overton Erection of a cattle building for Mr Wannop (Overton Ward)	Application Permitted
23/01244/FUL	Barn At OS Grid Reference E346558 N474927, Stankelt Road, Silverdale Demolition of an existing barn and erection of a new dwelling (C3) for Sarah Burrow (Silverdale Ward)	Application Permitted
23/01392/FUL	Land East Of Tithe Barn, Main Street, Whittington Erection of a dwelling (C3) with associated hardstanding and landscaping for Mrs Fiona Benn (Upper Lune Valley Ward)	Application Refused
23/01423/FUL	Unique Kidz And Co, Woodhill Lane, Morecambe Erection of an extension to existing community centre, extension to existing garage to form a storage building, erection of 2 lodges and a bike store, landscaping of adjacent field to create an accessible bike track, sensory garden, wetland area, gardening area and additional parking area for Unique Kidz and Co (West End Ward)	Application Permitted
24/00012/FUL	Fanny House Farm, Oxcliffe Road, Heaton With Oxcliffe Change of use of agricultural land for the siting of four holiday lodges with associated access and landscaping and associated works for Mr W Mason (Heysham Central Ward)	Application Refused
24/00070/DIS	28 Corless Cottages, Dolphinholme, Lancaster Discharge of condition 3a on approved application 23/00335/LB for Ms Naomi Browne (Ellel Ward)	Application Permitted
24/00075/DIS	28 Westbourne Road, Lancaster, Lancashire Discharge of condition 3 and 5 on approved application 20/00111/FUL for Mr Simon Gershon (Marsh Ward)	Split Decision
24/00092/DIS	Land South Of , 4 Washington Close, Lancaster Discharge of conditions 3,4,5,6 & 7 on approved application 23/00062/FUL for Mr James Glass (Marsh Ward)	Application Permitted
24/00107/DIS	Land To The South Of Lawsons Bridge Site, Scotforth Road, Lancaster Discharge of condition 20 and 21 on approved application 22/00423/VCN for Northstone Development Ltd. (Scotforth West Ward)	Application Permitted
24/00122/DIS	Cragg House, Kirkby Lonsdale Road, Over Kellet Part discharge of condition 3 on approved application 22/00777/LB for Mrs Elaine Stephenson (Halton-with-Aughton And Kellet Ward)	Split Decision
24/00125/DIS	Land East Of Hazelrigg Lane, Hazelrigg Lane, Scotforth Discharge of condition 8 and 16 on approved application 23/00505/VCN for Mr Darren Carlin (Ellel Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

24/00126/DIS	Flat Above, 4 China Street, Lancaster Discharge of conditions 3,4,5 and 6 on approved application 23/00544/FUL for Mr Husen Essa (Castle Ward)	Application Permitted
24/00127/DIS	Barn Owl, Garstang Road, Cockerham Part discharge of condition 3 on approved application 24/00414/LB for Mr Paul Astle (Ellel Ward)	Application Permitted
24/00128/DIS	Land To The Rear Of Nib Pub, 9 West View, Mill Lane Discharge of condition 11 on approved application 22/00622/VCN for Daniel White (Carnforth And Millhead Ward)	Application Permitted
24/00129/DIS	1A Alder Grove, Lancaster, Lancashire Discharge of conditions 3, 4 and 6 on approved application 21/01522/FUL for Mr T Greenwood (Marsh Ward)	Application Permitted
24/00131/DIS	Barn Owl, Garstang Road, Cockerham Discharge of condition 3 on approved application 24/00414/LB for Mr Paul Astle (Ellel Ward)	Application Permitted
24/00134/DIS	Lakeland Fells View, Kirkby Lonsdale Road, Over Kellet Discharge of condition 6 on approved application 22/00177/FUL for Mr And Mrs Colin Nichol (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00136/DIS	Thwaite Moss, Thwaite Lane, Tatham Discharge of part of condition 3 on approved application 22/00843/FUL for Mr and Mr Grant and Andrew Meldrum and Walker (Lower Lune Valley Ward)	Application Permitted
24/00149/DIS	The Croft, Bailrigg Lane, Lancaster Discharge of condition 3 on approved application 24/00374/LB for Lancaster University (Ellel Ward)	Application Permitted
24/00152/DIS	Hawthorn Bank Cottage, Cove Road, Silverdale Discharge of condition 4 on approved application number 23/00300/FUL for Miss Bessie Hallam (Silverdale Ward)	Application Permitted
24/00157/FUL	19 Seaborn Road, Morecambe, Lancashire Change of use of domestic garage into beauty salon including removal of garage door and installation of a replacement patio door to the front for Abigail Fawcett (Bare Ward)	Application Permitted
24/00168/FUL	Fanny House Solar Farm, Clay Lane, Heysham Installation of new drainage scheme and retrospective application for retention of temporary hardstanding for compound area for Mr Marco Rossi (Heysham South Ward)	Application Permitted
24/00208/FUL	Barclays, 3 Market Street, Carnforth Change of use of first and second floors of former bank into two apartments (C3) and alterations to window and door openings for Mr Glen Pearson (Carnforth And Millhead Ward)	Application Permitted
24/00209/FUL	27 Russell Drive, Morecambe, Lancashire Demolition of existing garage and erection of a two storey side extension for Mr & Mrs D Hoyle (Torrisholme Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

24/00278/FUL	Richmond Hall, Lancaster Road, Cockerham Demolition of a workshop building and erection of steel framed building to house calves for Richard & Victoria Walmsley (Ellel Ward)	Application Permitted
24/00283/ADV	Lancaster Food Court, 71 North Road, Lancaster Advertisement application for the display of one fascia sign with trough light illumination above for YAAA Foods Limited Yahia Abdullah (Castle Ward)	Application Refused
24/00294/VCN	Sofidel UK, Caton Road, Quernmore Demolition of part of existing warehouse building (B2) and detached outbuilding, refurbishment and recladding of remaining warehouse, installation of solar panels to the roof, erection of 2 storey rear office extension, associated access, parking, service yard, refuse storage, landscaping and drainage infrastructure (pursuant to variation of conditions 2, 4, 14 and 15 to amend plans, flood risk assessment and alterations to the construction and traffic management plan on planning permission 23/00063/FUL and submission of details relating to surface water and foul drainage) for GVS Real Estate UK (Lower Lune Valley Ward)	Application Permitted
24/00337/FUL	2 Kenilworth Road, Morecambe, Lancashire Construction of dormer extension to the front elevation for Mr L Dunphy (Westgate Ward)	Application Permitted
24/00345/FUL	12 Haylot Square, Lancaster, Lancashire Installation of air source heat pump to the rear elevation for Mr Graeme Ellis (Bulk Ward)	Application Permitted
24/00346/FUL	5 Haylot Square, Lancaster, Lancashire Installation of air source heat pump to the rear elevation for Mr David Swales (Bulk Ward)	Application Permitted
24/00360/FUL	TESCO Express, 362 Heysham Road, Heysham Installation of gas cooler and erection of timber fence with access gate for Mr. Andy Horwood (Heysham Central Ward)	Application Permitted
24/00370/FUL	68 Thornton Road, Morecambe, Lancashire Subdivision of dwelling (C3) to form 3 self contained flats (C3) for Ms Knight (Poulton Ward)	Application Permitted
24/00371/FUL	426 Marine Road East, Morecambe, Lancashire Demolition of existing garage and outbuilding and erection of a single storey rear/side extension and installation of area of raised decking for Mr B Scholes (Bare Ward)	Application Permitted
24/00443/REM	Land At Grid Reference E349246 N471955, Sand Lane, Warton Reserved matters application for the erection of 12 dwellings for Oakmere Homes (Warton Ward)	Application Refused
24/00462/REM	Land To The North And South Of Cinder Lane Nurseries , Cinder Lane, Lancaster Reserved matters application for erection of 2 dwellings (C3) with associated landscaping, vehicle parking and turning areas and installation of package treatment plants for Mr R Leaman (Scotforth West Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

24/00473/VCN	University Of Cumbria , Bowerham Road, Lancaster Demolition of buildings including Sarah Witham Thompson, Gressingham and Melling Halls, Black Box Theatre, Old Dining Room and the Long Corridor and erection of a 4 storey Extra Care residential building (use class C3), partial demolition, conversion and change of use of the Art Studio from education facility (use class D1) to ancillary space associated with the Extra Care residential building and change of use and conversion of Barbon Hall and Hornby Hall from education facility (use class D1) to provide affordable residential apartments (use class C3) with associated landscaping, parking, access and service infrastructure (pursuant to the variation of condition 2 on planning permission 22/01576/VCN to amend the plans to include the addition of an acoustic enclosure to the upper roof of the Extracare building to surround the Air Source Heat Pumps) for Mr Paul Higham (Bowerham Ward)	Application Permitted
24/00476/ELDC	42 Golgotha Road, Lancaster, Lancashire Existing Lawful Development Certificate for use of property as House in Multiple Occupation (C4) for Mr Andrew Kelso (Bowerham Ward)	Lawful Development Certificate Granted
24/00488/ELDC	The Cottage, Holmere Hall, Dykes Lane Existing lawful development certificate for the use of the property as a single dwellinghouse (C3) for Mr & Mrs Green (Warton Ward)	Lawful Development Certificate Granted
24/00494/FUL	Ivy Lodge, Lowgill Lane, Lowgill Demolition of existing log store, shed and kennel and erection of detached outbuilding for Miss Caroline Parkinson (Lower Lune Valley Ward)	Application Permitted
24/00502/FUL	Flat 1, Ferncliffe, Craiglands Avenue Construction of a replacement dormer extension to the rear elevation for Mr K Will (Heysham Central Ward)	Application Permitted
24/00508/FUL	Back Lane, Tunstall, Lancashire Construction of new access road off Back Lane for Mr Ben Towers (Upper Lune Valley Ward)	Application Refused
24/00515/FUL	Lune Valley Swimming Pool, Melling Road, Hornby Installation of replacement roof with PV panels for Mrs Jo Mugford (Upper Lune Valley Ward)	Application Permitted
24/00537/LB	Lancaster Railway Station , Westbourne Road, Lancaster Listed building application for repainting of existing station items for Mr William Brand (Castle Ward)	Application Permitted
24/00546/NMA	9 Leslie Avenue, Caton, Lancaster Non-Material amendment to planning permission 23/00278/FUL to change position of front door and porch, moving two storey side extension back by 100mm and adding a new window to front elevation for Mr and Mrs Ian Ward (Lower Lune Valley Ward)	Application Permitted
24/00547/PAA	Hillam House Farm, Hillam Lane, Cockerham Prior approval for the change of use of agricultural building into 2 dwellings (C3) for Andrew Barker (Ellel Ward)	Prior Approval Granted

LIST OF DELEGATED PLANNING DECISIONS

24/00559/FUL	61 Slyne Road, Lancaster, Lancashire Demolition of existing lean-to and erection of a single storey side/rear extension for Mr Philip Osborne (Skerton Ward)	Application Permitted
24/00562/FUL	Gabriel Cottage, Coneygarth Lane, Tunstall Erection of a timber framed garage/workshop and store for Mr Phil Jones (Upper Lune Valley Ward)	Application Permitted
24/00569/FUL	69 Kayswell Road, Morecambe, Lancashire Construction of front and rear dormer extensions and infill to the rear extension for Claire Robinson (Torrisholme Ward)	Application Permitted
24/00571/PLDC	13 South Road, Lancaster, Lancashire Proposed lawful development certificate for the installation of wheelchair lift for Mr Yakub Musa (Castle Ward)	Lawful Development Certificate Granted
24/00574/FUL	107 West End Road, Morecambe, Lancashire Demolition of existing garage and conservatory and erection of single storey rear extension and garage for Mr Dean Todd (West End Ward)	Application Permitted
24/00575/FUL	8 Littledale Road, Brookhouse, Lancaster Construction of dormer extensions to front and rear elevations, extension of two flat roofs into hip roofs to the side and rear and installation of two roof lights to front for Mr Alan Crossman (Lower Lune Valley Ward)	Application Permitted
24/00577/PLDC	2 The Paddocks, Hest Bank, Lancaster Proposed lawful development certificate for the installation of ground mounted solar photo-voltaic panels for Lee Grant (Bolton And Slyne Ward)	Lawful Development Certificate Refused
24/00578/FUL	31 Sea View Drive, Hest Bank, Lancaster Construction of pitched roof over existing garage, demolition of conservatory with installation of windows and bi-fold doors for Neil Govill (Bolton And Slyne Ward)	Application Permitted
24/00582/FUL	22 Alderman Road, Lancaster, Lancashire Demolition of existing conservatory and erection of a single storey rear extension for Mr and Mrs Martin Wilkinson (Scotforth West Ward)	Application Permitted
24/00583/LB	Malt Kiln, Borwick Road, Borwick Listed Building application for the installation of solar panels to the front and rear roof slopes for Jim Sharp (Warton Ward)	Application Refused
24/00584/FUL	Malt Kiln, Borwick Road, Borwick Installation of solar panels to the front and rear roof slopes for Jim Sharp (Warton Ward)	Application Refused
24/00585/FUL	42 West Drive, Lancaster, Lancashire Erection of a timber building to the side to be used as an arts and craft studio for Miss Alice Bedford (Scale Hall Ward)	Application Permitted
24/00590/FUL	5 Nelson Street, Morecambe, Lancashire Retrospective application for the change of use of an existing basement and ground floor retail unit to a self contained flat (C3) for Mr F Sutherland (Poulton Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

24/00594/FUL	12 Royal Oak Meadow, Hornby, Lancaster Erection of a single storey side extension for Mr Jonathan Murton (Upper Lune Valley Ward)	Application Permitted
24/00595/PLDC	16 Church Park, Overton, Morecambe Proposed lawful development certificate for the erection of a single storey rear/side extension for Sarah Maude (Overton Ward)	Lawful Development Certificate Refused
24/00603/FUL	120 Newlands Road, Lancaster, Lancashire Erection of a part two storey, part single storey extensions to the sides and rear, erection of an outbuilding and creation of a new access for Mr & Mrs Morgan (Bowerham Ward)	Application Permitted
24/00608/FUL	St Barnabas Church Hall, Regent Road, Morecambe Replacement of timber windows, doors and cladding panels with uPVC windows, doors and cladding panels for Mr Pickersgill (West End Ward)	Application Permitted
24/00609/CU	24 De Vitre Cottages, Ashton Road, Lancaster Change of use of dwelling (C3) to a 4-bed HMO (C4) for Mr Ian Weald (Scotforth West Ward)	Application Permitted
24/00610/FUL	Upna Ghur Cottage , Fairfield Road, Lancaster Installation of an air source heat pump for Aira Home (Marsh Ward)	Application Permitted
24/00611/PLDC	268 Heysham Road, Heysham, Morecambe Proposed lawful development certificate for the construction of a hip to gable extension and dormer extension to the rear elevation and installation of rooflight to the front and window to the side elevation for Mr And Mrs J Anderson (Heysham Central Ward)	Lawful Development Certificate Granted
24/00612/FUL	29 Whin Avenue, Bolton Le Sands, Carnforth Erection of a single storey extension to existing storeroom at lower floor level with terrace/parking above, construction of external steps, installation of balustrade and erection of boundary wall, in association with land opposite 29 Whin Avenue for Mr Nigel Berry (Bolton And Slyne Ward)	Application Permitted
24/00613/FUL	19 Sharpes Avenue, Lancaster, Lancashire Erection of a first floor extension for Mr and Mrs Armer (Bowerham Ward)	Application Withdrawn
24/00618/FUL	8 Lathom Avenue, Morecambe, Lancashire Demolition of existing flat roof garage and erection of a side extension for Mrs Susan Baines (Bare Ward)	Application Permitted
24/00621/FUL	21 Clarendon Road East, Morecambe, Lancashire Change of use of dwelling (C3) to 9-bed HMO (Sui Generis) for Mr Peter Young (West End Ward)	Application Refused
24/00625/FUL	Cockhall Farm, Main Road, Thurnham Construction of three internal agricultural tracks for Andrew Clarkson (Ellel Ward)	Application Refused
24/00627/FUL	47 Lancaster Road, Overton, Morecambe Erection of a single storey side and rear extension for Ms Devon Riding (Overton Ward)	Application Permitted

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24/00633/FUL	4 Lunedale House, Market Street, Morecambe Construction of a raised roof to create third floor accommodation comprising of 2 flats for Kingsway Developments Ltd (Poulton Ward)	Application Refused
24/00636/FUL	Overdale, Whams Lane, Bay Horse Erection of a two storey side extension and a single storey rear extension for Mr & Mrs Mclean (Ellel Ward)	Application Permitted
24/00640/ELDC	14A Betony, Morecambe, Lancashire Existing lawful development certificate for the lawful commencement of planning permission 21/00211/FUL for Mr S Livesey (Torrisholme Ward)	Lawful Development Certificate Granted
24/00641/VCN	2 Pemberton Drive, Morecambe, Lancashire Demolition of existing conservatory with erection of replacement single storey front extension with canopy, installation of solar panels to east roof slope, construction of hip to gable roof and dormer extension to rear elevation including the installation of solar panels (pursuant to the variation of condition 2 on approved application 23/00484/FUL to amend the approved plans) for Mr T McMeeking (Torrisholme Ward)	Application Refused
24/00642/FUL	33 Mattock Crescent, Morecambe, Lancashire Extension to existing dormer to the front elevation for Mr and Mrs Andy Thornborrow (Torrisholme Ward)	Application Permitted
24/00656/FUL	83 Twemlow Parade, Heysham, Morecambe Erection of a single storey rear extension with terrace above, construction of raised patio incorporating external lift and construction of dormer extensions to the rear elevations for Mr & Mrs Walden (Heysham Central Ward)	Application Permitted
24/00661/PAA	Middle Crag Farm, Starbank, Dolphinhholme Prior approval for the change of use of agricultural building into 2 dwellings (C3) for Mr K Drinkwater (Ellel Ward)	Prior Approval Refused
24/00663/VCN	Heaton Hall Farm, Heaton Bottom Road, Heaton With Oxcliffe Erection of cylindrical concrete above ground slurry store (pursuant to the variation of condition 2 on planning permission 22/01538/FUL to include a canvas cover over slurry store) for Mr D Wannop (Overton Ward)	Application Permitted
24/00665/PAA	Post Box Barn, Kirkby Lonsdale Road, Newton Prior approval for the change of use of agricultural building to a dwelling (C3) for Newton Hall Estate (Upper Lune Valley Ward)	Prior Approval Refused
24/00666/PLDC	19 Hatlex Drive, Hest Bank, Lancaster Proposed lawful development certificate for the removal of existing accesses, and creation of new access for Richard Teasdale (Bolton And Slyne Ward)	Lawful Development Certificate Refused
24/00676/PAC	23 - 25 Common Garden Street, Lancaster, Lancashire Prior Approval for the change of use of part of ground floor retail unit (E) to residential flat (C3) for Mr Tarik Jayousi (Castle Ward)	Prior Approval Refused

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24/00677/FUL	Restarigg Farm, Kirkby Lonsdale Road, Over Kellet Creation of hardstanding and access track for Mr E Fox (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00679/PAH	4 Strickland Drive, Morecambe, Lancashire Erection of a 5.9 metre deep, single storey rear extension with a maximum roof height of 2.95 metres and a maximum eaves heights of 2.85 metres for A Johnson (Bare Ward)	Prior Approval Not Required
24/00680/FUL	5 Ancliffe Lane, Bolton Le Sands, Carnforth Demolition of existing single storey extension and porch, erection of a two storey side extension and construction of a terrace to the side and rear for Mr and Mrs Fenton (Bolton And Slyne Ward)	Application Permitted
24/00682/FUL	15 Morecambe Road, Morecambe, Lancashire Part-retrospective application for the retention of boundary wall and fence and alterations to provide visibility splays for Mr M. Jeffries (Torrisholme Ward)	Application Permitted
24/00685/PLDC	61 Manor Road, Slyne, Lancaster Proposed lawful development certificate for the erection of a single storey rear extension for Mr and Mrs Dean Stride (Bolton And Slyne Ward)	Lawful Development Certificate Granted
24/00689/FUL	49 Lancaster Road, Overton, Morecambe Erection of a single storey side/rear extension for Mr J Bennett (Overton Ward)	Application Permitted
24/00690/FUL	The Bield, Lower Green Bank, Wray Erection of a two storey side extension for Mr & Mrs S Denny (Lower Lune Valley Ward)	Application Permitted
24/00693/VCN	Carnforth Cricket Club, Albert Street, Carnforth Construction of an enclosed two lane cricket practice net (variation of condition 3 on approved application 22/01551/FUL to allow use of cricket nets between 6pm and 9pm on Mondays) for Mr Peter Robinson (Carnforth And Millhead Ward)	Application Permitted
24/00695/FUL	17 Redcar Road, Lancaster, Lancashire Conversion of existing garage to habitable room, erection of first floor extension over and erection of a two storey side extension and conversion of loft for Mr M Afzal (Scotforth East Ward)	Application Refused
24/00704/NMA	University Of Cumbria , Bowerham Road, Lancaster Non material amendment to planning permission 22/01576/VCN to amend door on elevation 1 for Mr Paul Higham (Bowerham Ward)	Application Permitted
24/00706/PLDC	Overdale, Whams Lane, Bay Horse Proposed lawful development certificate for construction of a dormer extension to the rear elevation and installation of roof lights to the front for Mr & Mrs Mclean (Ellel Ward)	Lawful Development Certificate Granted
24/00712/PLDC	19 Pinewood Avenue, Bolton Le Sands, Carnforth Proposed lawful development certificate for the construction of a single storey dual pitched roof rear extension for Mrs Gemma Johnson (Bolton And Slyne Ward)	Lawful Development Certificate Granted

LIST OF DELEGATED PLANNING DECISIONS

24/00715/NMA	8 Warton Grange Close, Warton, Carnforth Non-material amendment to planning permission 23/00130/FUL to reduce the scale of the solar panel array from 6 to 4 integrated panels in landscape format for Mr Nick Lindsay (Warton Ward)	Application Permitted
24/00720/PAH	20 Heysham Mossgate Road, Heysham, Morecambe Erection of a 3.6 metre deep, single storey rear extension with a maximum roof height of 3.5 metres and a maximum eaves heights of 3 metres for Mr Elderton (Heysham South Ward)	Prior Approval Not Required
24/00729/PAD	Deroy Cottage, Hawk Street, Carnforth Prior Approval for the demolition of existing holiday let for Mr E Wilson (Carnforth And Millhead Ward)	Prior Approval Granted
24/00741/AD	Well Brook Farmhouse, Scorton Marshaw Road, Over Wyresdale Agricultural determination for alteration to an existing track for Mr Declan Hoare (Ellel Ward)	Prior Approval Granted
24/00750/PAD	Workshop, Princess Alexandra Way, Heysham Prior approval for the demolition of a workshop for Heysham Port Ltd (Overton Ward)	Prior Approval Refused
24/00762/PAH	68 Clarendon Road West, Morecambe, Lancashire Erection of a 4.8 metre deep, single storey rear extension with a maximum roof height of 3.46 metres and a maximum eaves heights of 3 metres for Mr And Mrs Hesford (West End Ward)	Prior Approval Not Required
24/00768/CU	2 Lodges Grove, Morecambe, Lancashire Change of use of dwelling (C3) to a residential care home for children (C2) for Therapeutic Care Ltd (Bare Ward)	Application Withdrawn
24/00777/EIR	The Castle Inn, 49 Main Street, Hornby Screening opinion for relevant demolition of existing toilet block and change of use and conversion existing public house (Sui Generis) to 6 apartments (C3) with external alterations to include new/replacement windows/doors, new external steps, alterations to roof, roof mounted solar panels and associated landscaping for Lucidity Group (Upper Lune Valley Ward)	ES Not Required
24/00779/NMA	Land North Of Old Hall Farm, Kirkby Lonsdale Road, Over Kellet Non-material amendment to planning permission 20/00405/REM for changes to Plot 17 from Amb (OPP) house type to BOW v2 (AS) house type, and relocation of house type further north east for Oakmere Homes (Northwest) Ltd (Halton-with-Aughton And Kellet Ward)	Application Refused
24/00799/EIR	32 Wallings Lane, Silverdale, Carnforth Screening request for the change of use of dwelling to holiday let for Mr Jules Ross (Silverdale Ward)	ES Not Required
24/00808/PAC	2 West Road, Lancaster, Lancashire Prior approval for change of use of part of ground floor of building into 2 apartments (C3) for Mr Ajzkenol (Marsh Ward)	Prior Approval Granted
24/00810/EIR	Well Brook Farmhouse, Scorton Marshaw Road, Over Wyresdale Screening opinion for the agricultural determination for alteration to an existing track for Mr Declan Hoare (Ellel Ward)	Closed

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24/00817/NMA	Pastordale Farm, Kellet Lane, Over Kellet Non material amendment to planning permission 23/00053/FUL to install solar panels on North, South and East elevation for Mr And Miss Bellamy (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00830/EIR	Whinney Hill Farm, Aughton Road, Aughton Screening opinion for the temporary siting of cabin in association with The British Thoroughbred Retraining Centre and resurfacing of part of existing Public Right of Way for Mrs G Carlisle (Halton-with-Aughton And Kellet Ward)	ES Not Required
24/00836/NMA	76 Gloucester Avenue, Lancaster, Lancashire Non material amendment to planning permission 23/01277/FUL to change material to rear of property for Mr Andy Wyeth (Scotforth East Ward)	Application Permitted