



Committee: PLANNING REGULATORY COMMITTEE

Date: MONDAY, 13 JANUARY 2025

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 16th December 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 24/00738/ADV | The Storey, Meeting House Lane,
Lancaster | Castle
Ward | (Pages 4 - 6) |
| | | Advertising application for the display of 7no. non-illuminated wall signs, 2no. non illuminated banners, 1no. internally illuminated projecting sign and 2no. vinyl wrap/artwork to doors | | |
| 6 | A6 24/00863/LB | The Storey, Meeting House Lane,
Lancaster | Castle
Ward | (Pages 7 - 9) |
| | | Listed building application for the fitting of 7no. non-illuminated wall signs, 2no. non illuminated banners, 1no. internally illuminated projecting sign and 2no. vinyl wrap/artwork to doors | | |
| 7 | Delegated List (Pages 10 - 13) | | | |

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

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

(ii) Substitute Membership

Councillors Mandy Bannon (Substitute), Roger Dennison (Substitute), Tim Hamilton-Cox (Substitute), Paul Hart (Substitute), Colin Hartley (Substitute), Paul Newton (Substitute) and Margaret Pattison (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 19th December 2024.

Agenda Item	A5
Application Number	24/00738/ADV
Proposal	Advertising application for the display of 7no. non-illuminated wall signs, 2no. non illuminated banners, 1no. internally illuminated projecting sign and 2no. vinyl wrap/artwork to doors
Application site	The Storey Meeting House Lane Lancaster Lancashire
Applicant	Lancaster City Council
Agent	N/A
Case Officer	Mr Sam Robinson
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 under the ownership of Lancaster City Council, and therefore, the application is referred to the Planning Regulatory Committee for determination.

1.0 Application Site and Setting

1.1 The Storey Institute is a grade II listed building located on Meeting House Lane which lies on the junction of Castle Hill and in the Lancaster Conservation Area. The building is also within the setting of various other listed buildings and non-designated heritage assets. The building occupies a prominent position within the street.

2.0 Proposal

2.1 This application seeks advertisement consent for the display of 7no. non-illuminated wall signs, 2no. non illuminated banners, 1no. internally illuminated projecting sign and 2no. vinyl wrap/artwork to doors to the front, side and rear elevations. The signs are proposed to match the rebranding of The Storey which has occurred within the building.

3.0 Site History

3.1 There are no planning applications that are relevant to this application.

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No response
County Highways	No objection (Subject to conditions for a construction management plan and any illuminations should not impact on highway safety. Advice note to be attached.)

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

5.0 Analysis

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

- Design and impact on designated heritage assets
- Residential amenity
- Highway safety

5.2 **Design and impact on designated heritage assets** (NPPF Section 12 and 16; Strategic Policies and Land Allocations DPD policy SP7; and Review of the Development Management DPD policies DM21, DM29, DM37, DM38 and DM39)

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

5.2.2 Policy DM37 states that *'The significance of a Listed Building can be harmed or lost through alteration or destruction of those elements which contribute to its special architectural or historic interest or through development within its setting. Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.'* In addition to this 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 DM21 states that *'Advertisements should be well designed and appropriately sited in order to positively contribute to a safe and attractive environment.'*

5.2.3 Both national and local policy are clear inasmuch that any harm to the significance of a listed building or Conservation Area must be clearly justified and needs to be outweighed by the public benefits of the proposal. If no harm has been identified, this test is not engaged.

5.2.4 The proposal does include a relatively high number of signs but considering the size and scale of the building, it will appear proportionate in comparison. The signage will be largely replacing existing signage and has a simple but pleasant and inoffensive design that appears well suited to the building using muted colours throughout. The signage will match that of the internal signage and branding which will provide a coherent design throughout. The majority of the signage is non-illuminated which limits the impact in low light, the projecting sign is internally illuminated but this is just for a small section of wording within the sign, which is relatively small, and finished in a warm light. Levels of illumination can be condition to ensure that the signage does not appear obtrusive in this setting. Subject to securing acceptable light levels, it is considered that the proposal would have a neutral impact on the significance of the listed building and wider Conservation Area. The proposal is therefore considered to comply with the policies listed above.

5.3 **Residential amenity** (NPPF Section 12; and Review of the Development Management DPD policy DM29)

5.3.1 Policy DM29 states that the Council will expect development to *'Ensure there is no significant detrimental impact to amenity in relation to overshadowing, visual amenity, privacy, overlooking, massing and pollution.'*

- 5.3.2 Due to the nature of the works and separation distances to neighbouring properties, it is considered that the proposal would not result in any significant adverse impacts upon the amenity of the nearest properties.
- 5.4 **Highway safety** (NPPF Sections 8 and 12; and Review of the Development Management DPD policy DM29)
 - 5.4.1 Policy DM29 states that the Council will expect development to ‘Ensure that highway safety and efficiency is maintained or improved.’
 - 5.4.2 The majority of the signs will be non-illuminated and therefore will not distract or dazzle passing motorists. The illuminated sign will be static with low levels of luminance to limit the impact. The sign will also be close to other forms of illumination on other businesses, streetlights etc. and as such will not cause result in an adverse impact on highway safety.
 - 5.4.3 Lancashire County Highways have raised no objection to the application but have requested the submission of a construction management plan however, this is considered excessive given the scale of the proposed work. It is thought a standard advice note would be sufficient in thus instance.

6.0 Conclusion and Planning Balance

- 6.1 The proposal would aid in the rebranding of The Storey without resulting in any adverse impacts on the identified designated heritage assets, residential amenity or highway safety. As such, the seen to comply with the relevant local and national policies and is therefore recommended for approval.

Recommendation

That Advertisement Consent BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescales	Standard
2	Adverts to accord with plans	Standard
3	Consent required	Standard
4	Safety measures	Standard
5	Adverts to be maintained	Standard
6	Public safety	Standard
7	Removal condition	Standard
8	Removal of existing adverts	Standard
9	Luminance of advert	Standard

Background Papers

None

Agenda Item	A6
Application Number	24/00863/LB
Proposal	Listed building application for the fitting of 7no. non-illuminated wall signs, 2no. non illuminated banners, 1no. internally illuminated projecting sign and 2no. vinyl wrap/artwork to doors
Application site	The Storey Meeting House Lane Lancaster Lancashire
Applicant	Lancaster City Council
Agent	N/A
Case Officer	Mr Sam Robinson
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 under the ownership of Lancaster City Council, and therefore, the application is referred to the Planning Regulatory Committee for determination.

1.0 Application Site and Setting

1.1 The Storey Institute is a grade II listed building located on Meeting House Lane which lies on the junction of Castle Hill and in the Lancaster Conservation Area. The building is also within the setting of various other listed buildings and non-designated heritage assets. The building occupies a prominent position within the street.

2.0 Proposal

2.1 This application seeks listed building consent for the fitting of 7no. non-illuminated wall signs, 2no. non illuminated banners, 1no. internally illuminated projecting sign and 2no. vinyl wrap/artwork to doors. This application sits alongside the 24/00738/ADV application.

3.0 Site History

3.1 There are no historic planning applications that are relevant to this planning application.

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No response

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

5.0 Analysis

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

- Design and impact on designated heritage assets

5.2 **Design and impact on designated heritage assets** (NPPF Section 12 and 16; Strategic Policies and Land Allocations DPD policy SP7; and Review of the Development Management DPD policies DM21, DM29, DM37, DM38 and DM39)

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

5.2.2 Policy DM37 states that *'The significance of a Listed Building can be harmed or lost through alteration or destruction of those elements which contribute to its special architectural or historic interest or through development within its setting. Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.'* In addition to this 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 DM21 states that *'Advertisements should be well designed and appropriately sited in order to positively contribute to a safe and attractive environment.'*

5.2.3 Both national and local policy are clear inasmuch that any harm to the significance of a listed building or Conservation Area must be clearly justified and needs to be outweighed by the public benefits of the proposal. If no harm has been identified, this test is not engaged.

5.2.4 The proposal does include a relatively high number of signs but considering the size and scale of the building, it will appear proportionate in comparison. The signage will be largely replacing existing signage and has a simple but pleasant and inoffensive design that appears well suited to the building using muted colours throughout. The signage will match that of the internal signage and branding which will provide a coherent design throughout. The majority of the signage is non-illuminated which limits the impact in low light. The projecting sign is internally illuminated but this is just for a small section of wording within the sign, which is relatively small, and finished in a warm light. Levels of illumination can be conditioned to ensure that the signage does not appear obtrusive in this setting. Subject to securing acceptable light levels, it is considered that the proposal would have a neutral impact on the significance of the listed building and wider Conservation Area. The proposal is therefore considered to comply with the policies listed above.

6.0 **Conclusion and Planning Balance**

6.1 The proposal would aid in the rebranding of The Storey without resulting in any adverse impacts on the identified designated heritage assets. As such, the seen to comply with the relevant local and national policies and is therefore recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Timescales	Standard
2	Works to accord with plans	Standard

Background Papers

None

LANCASTER CITY COUNCIL

APPLICATION NO	DETAILS	DECISION
24/00157/DIS	Part Of Former St Georges Works (Pump House), Abram Close, Lancaster Discharge of conditions 3,4,5,6,7 and 9 on approved application 23/00571/FUL for Mr Nick Langford (Marsh Ward)	Split Decision
24/00166/DIS	Waters Edge, 11A Highfield Drive, Hest Bank Discharge of condition 3 on approved application 23/01265/FUL for Mr Peter Bamber (Bolton And Slyne Ward)	Application Permitted
24/00202/DIS	Pattys Barn, Hillam Lane, Cockerham Discharge of conditions 3, 4, 5, 6, 7 and 8 on approved application 23/01410/FUL for Mr C Parry (Ellel Ward)	Split Decision
24/00209/DIS	23 - 25 Common Garden Street, Lancaster, Lancashire Discharge of conditions 3 and 4 on approved application 24/00898/FUL for Mr Tarik Jayousi (Castle Ward)	Application Permitted
24/00548/LB	57 Main Street, Warton, Carnforth Listed building application to re-render the southern elevation, removal of wall between kitchen and dining room, reinstate ground floor dividing wall, replaster walls in kitchen, remove staircase from kitchen and bannister from room above, installation of en-suite to master bedroom, installation of timber partitions in eastern room to form 2 rooms and installation of secondary glazing to 4no first floor windows for Mrs Emma Spencer (Warton Ward)	Application Permitted
24/00614/FUL	Clear Water Fisheries, Kellet Lane, Over Kellet Erection of 4 single storey modular office buildings with associated parking and installation of septic tank for Mr Mollart (Warton Ward)	Application Refused
24/00616/FUL	57 Main Street, Warton, Carnforth Removal of existing cementitious render and replacement lime mortar to front (south) elevation for Mrs Emma Spencer (Warton Ward)	Application Permitted
24/00681/VCN	Land To The Rear Of , 52 Middleton Road, Heysham Erection of a single storey detached dwelling (pursuant to the variation of condition 2 on planning application 21/00889/FUL to amend the site layout and repositioning of window) for Mr John McDonagh (Heysham South Ward)	Application Permitted
24/00821/FUL	343 Marine Road Central, Morecambe, Lancashire Removal of rear garage door and installation of new timber painted doors, excavation to front elevation to re-instate light well and installation of three replacement windows for Mr Ian Dutton (Poulton Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

24/00822/LB	343 Marine Road Central, Morecambe, Lancashire Listed building application for the installation of suspended timber floor at basement level, removal of rear garage door and installation of new doors, excavation to front elevation to reinstate lightwell, internal alterations including alterations to partition walls and layout, installation of services, installation of doors, installation of bathroom to second floor and installation of three replacement windows for Mr Ian Dutton (Poulton Ward)	Application Permitted
24/00837/LB	92 Main Road, Slyne, Lancaster Listed building application repairs to ground and first floor windows, replacement of two external doors, repairs to internal stairway, repoint sandstone, rebedding coping stones, slabs and flagstones and replace fence rail for Gary Waring (Bolton And Slyne Ward)	Application Permitted
24/00851/FUL	Woodend, Kirkby Lonsdale Road, Halton Change of use of equestrian land to a traveller site comprising of 1 mobile home and 1 touring caravan for Mr And Mrs McGowan (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/00985/FUL	Land At 29A Stanhope Avenue, Morecambe, Lancashire Demolition of existing bungalow and garage, erection of six dwellings (C3) and associated access for Mr Tom Hill (Torrisholme Ward)	Application Withdrawn
24/00990/VCN	Part Of Former St Georges Works (Pump House), Abram Close, Lancaster Change of use and conversion of existing pump house and erection of front and upwards extensions to create 35 studio apartments for students (C3 use) with associated communal areas (pursuant to the variation of condition 9 on planning permission 23/00571/FUL to accommodate changes to materials and to remove reference to aluminium windows) for Mr Nick Langford (Marsh Ward)	Application Refused
24/01074/ELDC	20 Coastal Road, Hest Bank, Lancaster Existing lawful development certificate for the erection of a detached outbuilding for Jack Clear (Bolton And Slyne Ward)	Lawful Development Certificate Granted
24/01081/FUL	32 Parliament Street, Lancaster, Lancashire Relevant part demolition of single storey rear extension, change of use of restaurant into four 1-bed flats, installation of windows and erection of a single storey rear extension for Mr Wiggins (Bulk Ward)	Application Permitted
24/01088/FUL	Toll House Inn , 120 Penny Street, Lancaster Installation of replacement windows and repairs to windows for Mr Jonny Firth (Castle Ward)	Application Permitted
24/01089/LB	Toll House Inn , 120 Penny Street, Lancaster Listed building application for installation of replacement windows and repairs to windows for Mr Jonny Firth (Castle Ward)	Application Permitted
24/01090/LB	Toll House Inn , 120 Penny Street, Lancaster Listed building application for internal refurbishment of ground floor including, removal of one internal lobby, repositioning of bar, insertion/alteration of wall and redecoration for Mr Jonny Firth (Castle Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

24/01102/FUL	Northern Hi-Tec, Wasco House, Willow Lane Installation of cladding to sides and frontage, new plinth kerbs, rainwater goods, window coating, new entrance canopy and signage for G. Hewitt (Marsh Ward)	Application Permitted
24/01107/FUL	3 Litledale Road, Brookhouse, Lancaster Installation of air source heat pump to the rear patio area for Mr Harry Hope (Lower Lune Valley Ward)	Application Permitted
24/01108/FUL	63 Balmoral Road, Morecambe, Lancashire Change of use of property into 10-bedroom house in multiple occupation (Sui Generis), replacement windows, demolition of outbuilding and excavation of land to front and installation of door to basement for GMD'S Estates Ltd (West End Ward)	Application Refused
24/01113/PLDC	35 Beech Road, Halton, Lancaster Proposed lawful development certificate for the construction of a dormer extension to the rear elevation for Mr & Mrs P Gardner (Halton-with-Aughton And Kellet Ward)	Lawful Development Certificate Granted
24/01114/FUL	35 Beech Road, Halton, Lancaster Erection of a single storey rear extension with external steps for Mr & Mrs P Gardner (Halton-with-Aughton And Kellet Ward)	Application Permitted
24/01124/FUL	Fields View, Back Lane, Wrayton Installation of air source heat pump for Ms Rosemary Cooper (Upper Lune Valley Ward)	Application Permitted
24/01126/FUL	Uggle Cottage, Uggle Lane, Lancaster Demolition of existing extension, raising of roof incorporating erection of two storey extension to the north/east facing elevations, erection of single storey extension to the south facing elevation, installation of an air source heat pump and associated landscaping works for Mr Liam Rawsthorne (Scotforth West Ward)	Application Permitted
24/01138/FUL	14 Rushley Mount, Hest Bank, Lancaster Construction of hip to gable roof extension, dormer extension to the rear, erection of single storey rear extension and front porch, roof mounted solar panels, raised patio area, alteration to land level and landscaping to allow for parking to the front for Mr and Mrs Bury (Bolton And Slyne Ward)	Application Refused
24/01139/PLDC	10 Fulmar Crescent, Heysham, Morecambe Proposed lawful development certificate for the erection of a single storey rear extension for Mr Daniel Harris (Heysham South Ward)	Lawful Development Certificate Granted
24/01142/LB	The Old Vicarage, Priory Close, Lancaster Listed building application for removal of gates and erection of new gateposts and gates for Mr Tarik Jayousi (Castle Ward)	Application Refused
24/01143/FUL	The Lodge, 92 Main Road, Slyne Repairs to ground and first floor windows, replacement of two external doors, replace fence rail and repairs to landscaping for Gary Waring (Bolton And Slyne Ward)	Application Permitted
24/01145/FUL	45 Fell View, Caton, Lancaster Erection of an outbuilding for Ally Whitfield (Lower Lune Valley Ward)	Application Permitted

LIST OF DELEGATED PLANNING DECISIONS

24/01146/FUL	West Wind, The Gars, Wray Constructions of a pitched roof over existing garage and erection of 3 single storey rear extensions for Mr Peter Irving (Lower Lune Valley Ward)	Application Permitted
24/01148/FUL	6 Bentham Road, Lancaster, Lancashire Erection of a first floor side extension incorporating dormer extensions to front and rear elevation for Mr Chris Pye (Scotforth East Ward)	Application Permitted
24/01154/FUL	Bay Vets, Baldrand House, Bowerham Road Retrospective application for the temporary siting of 2 portacabins for a maximum of Two Years for Baldrand Veterinary Practice (Castle Ward)	Application Refused
24/01156/FUL	15 Shaftesbury Place, Lancaster, Lancashire Construction of raised decking area and installation of external stairs for Mr Rodger Lea (Scotforth West Ward)	Application Permitted
24/01173/FUL	10 Greenwood Crescent, Bolton Le Sands, Carnforth Erection of a single storey rear extension and construction of raised decking with external stairs for Mrs Jean Lawrence (Bolton And Slyne Ward)	Application Permitted
24/01180/FUL	34 Kayswell Road, Morecambe, Lancashire Demolition of existing rear conservatory and lean-to kitchen extension and erection of a single storey rear extension for Mr C Murgatroyd (Torrisholme Ward)	Application Permitted
24/01190/FUL	144 Brookhouse Road, Brookhouse, Lancaster Construction of dormer extension to the rear elevation and relocation of front door for Mrs Laura Rickards (Lower Lune Valley Ward)	Application Permitted
24/01212/PAS	Armadillo Self Storage, 2 Stevant Way, White Lund Industrial Estate Prior approval for the installation of solar PV panels to the roof for Mr Riaan Basson (Westgate Ward)	Prior Approval Granted
24/01245/LB	Morecambe Winter Gardens And 214, Marine Road Central, Morecambe Listed building application for the installation of a new internal doorway between existing commercial unit and theatre for Morecambe Winter Gardens Theatre Trust (Poulton Ward)	Application Permitted
24/01246/EIR	Middleton Substation, Faraday Road, Heysham Screening request for request for proposed substation extension for National Grid Electricity Transmission (Heysham South Ward)	ES Not Required
24/01265/PLDC	16 Glen View Crescent, Heysham, Morecambe Proposed lawful development certificate for demolition of garage, removal of chimney stack, erection of single storey side extension and associated landscaping for Mr & Mrs Gorst (Heysham Central Ward)	Lawful Development Certificate Granted
24/01351/EIR	Land Near Fanny House Farm, Oxcliffe Road, Heaton With Oxcliffe Screening request for the variation of condition 3 on planning permission 11/00073/FUL to extend the operational time period for Nicola Jones (Heysham Central Ward)	ES Required